



MELTON PARISH COUNCIL

PLA(19)M08

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 14 August 2019 commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

Present:

Cllr Mr N Brown (Chairman) Cllr Mrs C Gradwell Cllr Mr P Groom Cllr Mrs E J G Hilson	Cllr Mr M Holmes Cllr Ms J Hosking Cllr Mr A Porter
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Absent:

Cllr Miss E A Barrington	
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In Attendance:

Cllr Mr P James Mr W J Grosvenor <i>Clerk to Melton Parish Council</i>	District Cllr Ms R Smith-Lyte 4 members of the public
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	PART ONE – OPEN TO THE PUBLIC
19.112	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Barrington.
19.113	DECLARATIONS OF INTEREST
19.113.01	To receive Amendments to the Register There were none.
19.113.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
19.113.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
19.113.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
19.114	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS In response to being asked by the Chairman whether there were particular matters that members of the public present wished to raise, information on the current position in respect of the Carter / Warburg planning application (DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane) was the

	<p>Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.117.02	<p>DC/19/2811/COU The Knackers Yard, Valley Farm Road, Melton Change of use of unused land to area for storage of containers and vehicles together with a further area for staff and visitor parking. It was resolved to recommend refusal of this application on the grounds that access to the site via Valley Farm Road is very constrained. Valley Farm Road is a narrow single track road without passing places. Initially Suffolk Highways expressed concerns about increase in the use of this road, but have been assured by the applicant that there will be no significant increase. On the basis of such an assurance Highways have since indicated that they do not wish to object to the grant of planning consent. However it seems to the Parish Council that an application for significant areas of land to be used for parking and the storage of containers and vehicles implies an increase in vehicle movements which local residents are concerned about on grounds of both safety and residential amenity; and the Council supports those concerns.</p>
19.117.03	<p>DC/19/2861/FUL 1 Holly Cottages, Melton Road, Melton Proposed two storey rear and side extension, formation of rear terrace and associated works, following demolition of existing rear single storey element. It was resolved to recommend approval of the application, as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.117.04	<p>DC/19/2862/VOC Turnpike House, Turnpike Lane, Melton Variation of Condition(s) 2 on planning permission DC/19/1802/FUL (erection of two detached dwellings). It was resolved to make no comment on this application.</p>
19.117.05	<p>DC/19/2973/FUL Grange House, Pytches Road, Melton Erection of new dwelling and annexe adjacent Grange House. It was resolved to recommend approval of the application, as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.117.06	<p>DC/19/2989/FUL Winterholme, 44 The Street, Melton Proposed construction of single room building to be used as a home office / workshop. It was resolved to recommend approval of the application, as Melton PC Planning and Transport Committee considers the application to be in line with the National Planning Policy Framework, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.117.07	<p>DC/19/3089/VOC Unit 1 Riduna Park, Station Road, Melton Variation of Condition 15 (opening hours) on application C/09/0584 (development of Riduna Park) in relation to Unit 1 only. It was resolved to make no comment on this application.</p>
19.118	<p>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</p>
19.118.01	<p>DC/19/2641/FUL Former Council Offices, Melton Hill, Woodbridge Residential development (100 units) including 32 affordable housing units (Class C3) plus a community space (91sq.m) (Class D1) and a retail unit</p>

	<p>(157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site.</p> <p>At the meeting of Melton PC's Planning and Transport Committee held on 17 July, it was agreed to maintain the Council's objection to this latest unsuitable application for this site, and to delegate to the Clerk in conjunction with the Chairman, to prepare a formal response recommending refusal, which was duly prepared and sent on 25 July. There have been no developments as yet with this application.</p>
19.118.02	<p>DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton Paper PLA(19)118.02 previously distributed was received.</p> <p>Residential development of up to 55 dwellings, with access off St Andrews Place.</p> <p>At the meeting of Melton PC's Planning and Transport Committee held on 17 July, the text of a response recommending refusal of this application was approved and sent to East Suffolk Council on 18 July.</p> <p>A follow up submission was sent to East Suffolk Council on 1 August and Members of Planning and Transport Committee were invited to ratify the text of those additional recommendations for refusal as set out in Paper PLA(19)118.02. Following discussion the text was APPROVED.</p> <p>Please see Minute 19.114 above for the discussion on the up to date position on this application.</p>
19.119	TO REVIEW PLANNING NOTICES RECEIVED
19.119.01	<p>APP/J3530/W/32113216 Crown Nursery Site, Ufford Appeal against refusal by Suffolk Coastal DC to grant consent for 34 dwellings, a 60 bed care home and business units.</p> <p>The clerk reported that this appeal has been withdrawn.</p>
19.119.02	<p>APP/025/2019 Land bounded by Melton Hill and Old Maltings Approach, Melton Hill Appeal against refusal by Suffolk Coastal DC to grant consent for a parking court to allow for 12no. garages. The appeal to be dealt with by way of written representations. The appellant's statement can be viewed at: http://publicaccess.eastsuffolk.gov.uk/online-applications/ Nothing to report.</p>
19.119.03	<p>APP/079/2019 Former Council Offices, Melton Hill Appeal against the decision of (the predecessor of) East Suffolk Council to refuse planning permission for residential development (100 units) including affordable housing (Class C3) plus a community building (364.1sq.m) (Class D1) and a retail unit (102.3sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site. The appeal will be determined by way of written representations.</p> <p>This new appeal, notice of which was received on 26 July, was NOTED.</p>
19.120	<p>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN Cllr Brown reported that the Melton Neighbourhood Plan will require review and amendment by the end of the year for it to remain fully effective as a tool to guide development in Melton, and to ensure that it remains fully in line with the new District Local Plan, currently going through the Independent examination stage.</p>
19.121	<p>EAST SUFFOLK LOCAL PLAN UPDATE Cllr Brown reported that the Independent examination hearings will start on 20 August, and he will be attending the afternoon session on that day, together with the Melton's Neighbourhood Planning consultant, when issues relating to housing provision across the district will be discussed. Of particular concern to Melton is the way in which the Local Plan lumps together both Woodbridge and</p>

	Melton sites (e.g. the Woods Lane development is treated as part of Woodbridge) as well as allocating the former Woodbridge Football Club site for 100 homes.
19.122	<p>TO CONSIDER FURTHER MELTON PARISH COUNCIL'S RESPONSE TO SIZEWELL C STAGE 4 CONSULTATION</p> <p>Paper PLA(19)122 prepared by Cllr Brown and previously distributed was received. Following discussion, and in view of the need to prepare something for consideration by Full Council on 11 September, Cllr Brown offered to prepare a draft response for consideration by the Working Group (the same composition as before).</p>
19.123	<p>TO CONSIDER MELTON PARISH COUNCIL'S DRAFT RESPONSE TO THE PUBLIC CONSULTATION RE THE PROPOSED IPSWICH NORTHERN ROUTE</p> <p>Paper PLA(19)123 prepared by Cllr Barrington and previously distributed was received and considered.</p> <p>The draft was AGREED subject to adding to the section dealing with the Orwell bridge, a suggestion that wind protection be considered to further reduce the likelihood of closure and would be even more cost effective than building an upper Orwell crossing to solve that issue. The response can then go to Full Council for sign off.</p> <p>The Clerk reported receiving a suggestion from a local resident that hard copies of the information and questionnaire might be made available for people without online access. Apparently Grundisburgh Parish Council has arranged this with Suffolk County Council. If Melton were to arrange something similar, copies could be left in both the church and the Burness Parish Rooms. The Clerk will see if this can be done. He also reported a communication from the Chairman of Grundisburgh, asking if Melton would wish to be a co-signatory to a letter of objection which his parish Council is sending in. It was AGREED that could not be done until after Full Council on 11 September.</p>
19.124	<p>TO FURTHER CONSIDER THE LICENSING APPLICATION BY HONEY AND HARVEY FOR THEIR PREMISES AT 1 RIDUNA PARK</p> <p>The Clerk reported on the outcome of the East Suffolk Licensing Sub-Committee hearing on the morning of 14 August. Whilst Melton PC argued for licensable activities to be allowed only until 11pm on Fridays and Saturdays, the decision was that they shall be allowed until 12 midnight.</p>
19.125	<p>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</p> <p>The Clerk reported a response to his request for further information regarding the training being offered on signing, lighting and guarding and relayed the information provided. It was AGREED that he will put forward the names of Councillors Groom, Barrington and Brown for the next available training session, which is held at Walsham le Willows.</p>
19.126	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
19.126.01	<p>Station Road traffic calming measures - update</p> <p>These works are now being carried out.</p>
19.126.02	<p>Report from Local Transport Officer (LTO)</p> <p>Paper PLA(19)126.02 previously distributed was received and NOTED. The Clerk to raise with County Cllr Nicoll the matter as to how First Bus has been allowed to make timetable changes without observing the Statutory consultation process.</p>
19.126.03	<p>Purchase of Speed Indicator Device (SID)</p> <p>Following the information provided by SCC Highways in respect of a suitable SID for Melton PC to purchase, it was AGREED following discussion to</p>

	procure the Standard Signs Model DFS 700 with batteries and a tripod at £2,900. Grant aid towards this might be forthcoming from the District Councillor's Locality Budget. The Clerk to follow up on funding and also to liaise with Highways in terms of the timescale for installing the infrastructure for the SID to be mounted on.
19.126.04	To consider update on developments arising from the Independent Surveyor's report re Old Church Road Cllr Groom reported, following his site visit with the Parish Handyperson, that the existing drains in Old Church Road, outside The Mill House, are fully silted up. The Clerk, having been advised of this previously by the Handyperson, has reported the problem to Suffolk Highways and a response is awaited.
19.126.05	Vehicle restrictions in Old Church Road - update Following correspondence with a Vehicle Management Officer at SCC Highways on the feasibility of deterring HGVs from using Old Church Road, and the decision by Planning and Transport Committee at its previous meeting to ask Suffolk Highways to obtain estimates for procuring advisory "unsuitable for HGV" signs, the Clerk confirmed that he has received confirmation that estimates are being sought.
19.126.06	Bus shelter provision outside Melton Station – update The Clerk advised the meeting that, now the bus stop relocation outside the station had been completed, he has asked for estimates for types of bus shelter approved by Suffolk Highways.
19.127	TO CONSIDER PLANNING ENFORCEMENT MATTERS
19.127.01	Suffolk coastal DC Authorised Enforcement Action – Case update Nothing to report.
19.128	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Nothing to report.
	PART TWO – CONFIDENTIAL
	Exempt / Confidential Item It was RESOLVED that the public be excluded from the meeting for the remaining item of business on the grounds of its confidential nature.
19.130	DATE OF NEXT MEETING The next meeting will take place on Wednesday 18 September 2019, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 21:15.