

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 Mr M Holmes	
Cllr Mrs C Gradwell Cllr Ms J Hosking	
Cllr Mr P Groom Cllr Mr A Porter	
Cllr Mrs E J G Hilson	
Absent:	

Cllr Miss E A Barrington

In Attendance:

Cllr Mr P James	District Cllr Ms R Smith-Lyte
Mr W J Grosvenor Clerk to Melton Parish Council 4 members of the public	

	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

	primary concern. The Clerk advised all present that there was currently no
	decision on the application by East Suffolk planners, nor has there been any
	movement in terms of a dialogue between the Parish Council and the
	developers about withdrawing the present application and reverting to the
	original proposal, as set out in the Neighbourhood Plan, to develop the area
	comprehensively, with all the proposed community benefits and access other
	than through the St Andrews estate. Cllr Brown explained that the Parish
	Council is trying to make contact with the various parties, to resurrect the
	original approach which was thought to have been agreed by all.
	Apart from concerns about the Carter / Warburg application, the only other item
	raised by members of the public was to find out how the Parish Council will
	approach the planning application in respect of The Knackers Yard, Valley Farm Road (DC/19/2811/COU) which will be dealt with later on the Agenda.
19.115	TO RECEIVE A REPORT FROM THE EAST SUFFOLK ASSET REVIEW
19.115	SURVEYOR IN RELATION TO THE PROPOSED TRANSFER TO MELTON
	PARISH COUNCIL OF EAST SUFFOLK ASSETS IN MELTON
	Papers PLA(19)115, PLA(19)115a and PLA(19)115b previously distributed
	were received.
	The Chairman summarised the background to the present documentation that
	Councillors are being asked to consider. There are some 21 parcels of land,
	some small, some of significant size, which East Suffolk Council is willing to
	divest to Melton Parish Council. The East Suffolk Surveyor introduced himself
	and indicated he would be happy to answer questions. Issues raised included:
	 How much would Melton have to pay? – the consideration will be a
	nominal sum only, although East Suffolk will expect Melton to bear its
	own legal costs.
	• The parcels of land contain a number of trees – is there an up to date
	inspection report? – this will be ascertained. If there is one it will need to be made available. Following discussion it was felt by the Committee
	that it might be prudent (although expensive) for Melton to have its own
	inspection carried out should a transfer be agreed by Full Council.
	 Maintenance costs – here it was felt that Melton can obtain better value
	for money, although clarification is needed on bin-emptying costs.
	 Would it be possible to take divestment of only some parcels of land? –
	it is preferable from the District perspective to divest all the District
	owned sites in the Parish.
	 Could purchase be phased? – this will be investigated.
	Following discussion it was AGREED that there needs to be a debate at Full
	Council on 11 September, and all the Committees also need to consider the
	implications from their different perspectives. The Surveyor promised to
	respond to the Clerk with additional information and a formal offer. The Clerk
10 116	will meanwhile prepare a report for Full Council to consider in detail. MINUTES OF THE PREVIOUS MEETING
19.116	It was RESOLVED to agree the Minutes of the Planning and Transport
	Committee held on 17 July 2019 (Minutes PLA(19)M07 previously distributed).
	Proposed by: Cllr Hilson Seconded by: Cllr Groom
19.117	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
19.117.01	DC/19/2771/PN3 Former Bella Figura Lighting Manufacture, Decoy Farm,
	Old Church Road, Melton
	Prior Notification Application – Conversion of existing building (light industrial
	Use Class B1c) and curtilage land to residential use Class C3.
	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.
19.117.02	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.
19.117.03	
19.117.03	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
40.447.04	residents.
19.117.04	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.
19.117.05	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.
19.117.06	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.
19.117.07	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.
19.118	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
19.118.01	DC/10/26/11/EUL Former Council Offices Malter Hill Weedbridge
13.110.01	DC/19/2641/FUL Former Council Offices, Melton Hill, Woodbridge
	Residential development (100 units) including 32 affordable housing units (Class C2) plus a community space (01sg m) (Class D1) and a retail unit
	(Class C3) plus a community space (91sq.m) (Class D1) and a retail unit

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19.118.02	 (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site. 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. DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton Paper PLA(19)118.02 previously distributed was received. Residential development of up to 55 dwellings, with access off St Andrews Place. 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. A follow up submission was sent to East Suffolk Council on 1 August and Mambers of Departs of Transport Committee the text of a response recommending refusal of the application was approved and sent to East Suffolk Council on 18 July.
	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 .
	Please see Minute 19.114 above for the discussion on the up to date position
	on this application.
19.119	TO REVIEW PLANNING NOTICES RECEIVED
19.119.01	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. The clerk reported that this appeal has been withdrawn.
19.119.02	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.
19.119.03	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. This new appeal, notice of which was received on 26 July, was NOTED .
19.120	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.
19.121	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

	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	TO CONSIDER FURTHER MELTON PARISH COUNCIL'S RESPONSE TO
	SIZEWELL C STAGE 4 CONSULTATION
	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).
19.123	TO CONSIDER MELTON PARISH COUNCIL'S DRAFT RESPONSE TO THE
	PUBLIC CONSULTATION RE THE PROPOSED IPSWICH NORTHERN
	ROUTE
	Paper PLA(19)123 prepared by Cllr Barrington and previously distributed was
	received and considered.
	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.
	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.
19.124	TO FURTHER CONSIDER THE LICENSING APPLICATION BY HONEY AND
19.124	HARVEY FOR THEIR PREMISES AT 1 RIDUNA PARK
	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.
19.125	TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY
	COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON
	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.
19.126	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
19.126.01	Station Road traffic calming measures - update
13.120.01	These works are now being carried out.
19.126.02	Report from Local Transport Officer (LTO)
	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.
19.126.03	Purchase of Speed Indicator Device (SID)
	Following the information provided by SCC Highways in respect of a suitable
	SID for Melton PC to purchase, it was AGREED following discussion to
	in monor i e to paronado, it into rettere fonothing alouddolot to

 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 19.128 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Nothing to report. 19.128 PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Nothing to report. 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. 		
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