



MELTON PARISH COUNCIL

PLA(19)M10

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 16 October 2019 commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

Present:

Cllr Miss E A Barrington (in the Chair) Cllr Mrs C Gradwell Cllr Mrs E J G Hilson	Cllr Ms J Hosking Cllr Mr A Porter
---	---------------------------------------

Absent:

Cllr Mr N Brown Cllr Mr P Groom	Cllr Mr M Holmes
------------------------------------	------------------

In Attendance:

Cllr Mr P James Mr W J Grosvenor <i>Clerk to Melton Parish Council</i>	4 members of the public
---	-------------------------

	PART ONE – OPEN TO THE PUBLIC
19.147	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Cllr Brown, Cllr Groom and Cllr Holmes.
19.148	DECLARATIONS OF INTEREST
19.148.01	To receive Amendments to the Register There were none.
19.148.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
19.148.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
19.148.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.
19.149	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS It was confirmed that those members of the public present wished to listen to the matters discussed and had no specific issues to raise.

19.149.01	<p>Report from the Council's Footpaths Advocate on proposals for highway improvements in Melton Road</p> <p>With reference to a sketch plan tabled at the meeting, suggestions were made as to how Melton Road (B1438) could be improved for both pedestrians and parking arrangements. Melton Road was formerly the A12 and that section of road is built to A road standards. Traffic lights at both the Melton crossroads and Melton Hill could be replaced with mini roundabouts for improved traffic flow as well. Following discussion it was AGREED that the Clerk will set up a meeting (via County Cllr Nicoll) between Melton PC (and the Advocate) and County Highways to discuss these ideas.</p>
19.149.02	<p>Report from the Council's Cycling Advocate</p> <p>The focus here is to make cycling safer. The idea of a shared footway / cycleway along Woods Lane was discussed. This is unlikely to be considered by Highways as a suitable proposal. However the idea of having a cycle lane along Woods Lane, as well as boxes in front of the Melton traffic lights for cyclists, will be raised at the meeting with Highways.</p>
19.150	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 18 September 2019 (Minutes PLA(19)M09 previously distributed).</p> <p>Proposed by: Cllr Barrington Seconded by: Cllr Gradwell</p>
19.151	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>
19.151.01	<p>DC/19/3425/LBC Wilford Lodge, Station Road, Melton</p> <p>Approval of location of air conditioning Condenser Unit.</p> <p>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>
19.151.02	<p>DC/19/3752/FUL 38 Riverview, Melton</p> <p>Proposed alterations and single storey rear extensions.</p> <p>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>
19.151.03	<p>DC/19/3853/FUL Wilford Lodge, Station Road, Melton</p> <p>Proposed construction of a small ancillary leisure room incorporating a small sauna and gym equipment. Building Control have recommended a block construction clad with boarding reducing the gap between the boundary wall and the building to a permitted 600mm. The roof is to be Sarnafil to allow a minor pitch only so the neighbours continue to have an uninterrupted view. Neighbours have been consulted and support the application.</p> <p>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>
19.151.04	<p>DC/19/3854/LBC Wilford Lodge, Station Road, Melton</p> <p>Listed building application for the proposed construction of a small ancillary leisure room incorporating a small sauna and gym equipment. Building Control have recommended a block construction clad with boarding reducing the gap between the boundary wall and the building to a permitted 600mm. The roof is</p>

	<p>to be Sarnafil to allow a minor pitch only, so the neighbours continue to have an uninterrupted view. Neighbours have been consulted and support the application.</p> <p>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>
19.151.05	<p>DC/19/3900/FUL Part side garden, 5 South Close, Melton Construction of 2 dwellings, garaging and associated works (existing garaging to be removed).</p> <p>It was resolved to recommend refusal of the application on the following grounds:</p> <ul style="list-style-type: none"> • Pre-application planning advice from the Planning and Coastal Management Team of the former Suffolk Coastal District Council, in response to a similar proposal in 2015, was that the site is not a sustainable location for new developments, being detached from services and facilities. Occupiers of the dwellings, which would be located over 800 metres to the north of the physical limits boundary of Melton, would be largely dependent on the private car for every activity. It is considered that this position remains unchanged. • Access to any new dwellings at this location would be via Lodge Farm Lane, a very narrow highway, and potentially unsuited to increased use. • The proposal does not accord with draft (East Suffolk) Policy SCLP5.3 (Housing Development in the Countryside) contained in the new Draft Local Plan, which seeks to limit residential development outside defined settlement boundaries. • Housing development on this site would result in the potential loss of a number of mature trees. • The site includes part of a former dissenters' burial ground which would (under the proposal) be at the end of the rear gardens of the new dwellings. The applicant developer has submitted plans which indicate that this burial ground site is "proposed to be transformed by the Parish Council". However no approach has yet been made by the developer to the Council and no proposals have been made or terms agreed for the transfer and subsequent management of this important site.
19.152	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
19.152.01	<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 (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site.</p> <p>Following the meeting of Melton PC's Planning and Transport Committee held on 17 July, a formal response recommending refusal was sent to East Suffolk Council on 25 July. Melton PC has now been advised that the application will be considered by East Suffolk Council's Planning Committee on 22 October with an officer recommendation to APPROVE. Cllr Barrington had previously distributed a draft statement which she proposed to deliver to the Committee, which was welcomed. Following constructive comments and suggestions by other Members, Cllr Barrington undertook to make revisions to the statement, including on parking provision and affordable housing.</p>

19.152.02	<p>DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton 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. A follow up submission was sent to East Suffolk Council on 1 August and Members of Planning and Transport Committee ratified the text of that further submission at the meeting held on 14 August.</p> <p>This application has now been withdrawn. Contact is being made with the landowners to try to secure a new application, which better reflects the proposals for the site, including the community benefits, as proposed in the Melton Neighbourhood Plan.</p>
19.152.03	<p>DC/19/2683/FUL Land off Garrod Approach, Melton Park Construction of 3 dwellings, garaging, associated works and alterations to vehicular access following demolition of existing building.</p> <p>At the meeting of Melton PC's Planning and Transport Committee held on 18 September, it was resolved to recommend refusal of the application which has now been withdrawn. The current position was NOTED. There was a brief discussion on the extent to which the future recreational use of the golf course, cricket club and bowling green is protected by the existing s106 Agreement and planning policies.</p>
19.153	<p>TO REVIEW PLANNING NOTICES RECEIVED</p>
19.153.01	<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 is being determined by way of written representations. As at 16 October, no decision had been made, and is likely to be deferred until a decision has been made on the new application DC/19/2641/FUL (see Minute 19.152.01 above).</p>
19.154	<p>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN Cllr Barrington reported that she has forwarded a list of matters considered for updating to the Council's Neighbourhood Plan consultant, and is awaiting a response. These include the need to protect community assets at Melton Park. In discussion it was queried whether the revised Plan could include something that reflects the recent votes by both Suffolk County Council and East Suffolk Council to declare a "Climate State of Emergency" and thereby have additional "green" criteria for any developments within Melton. Cllr Barrington promised to enquire about this.</p>
19.155	<p>EAST SUFFOLK LOCAL PLAN UPDATE Nothing to report.</p>
19.156	<p>TO CONSIDER PROPOSALS BY EAST SUFFOLK COUNCIL TO REPLACE 4 EXISTING PLANNING GUIDANCE DOCUMENTS FROM THE FORMER SUFFOLK COASTAL DC WITH A NEW "HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT" Paper PLA(19)156 previously distributed was received. East Suffolk Council (ESC) is working on the preparation of a new Historic Environment Supplementary Planning Document, combining existing guidance documents which will be updated to accord with current policy and technical best practice, and is seeking initial consultation on what should be included. Following discussion Councillors felt that consultation will be more effective once ESC has</p>

	produced a draft of the new document for consideration. The deadline for the current round of consultation is 25 October and the Clerk to pass on that view accordingly.
19.157	<p>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</p> <p>The names of the Councillors who had volunteered to undertake the training being offered on signing, lighting and guarding were put forward on 17 September, and advice on course availability at Walsham le Willows is awaited. Meanwhile delegates are advised to read: Safety at Street Works and Road Works: A Code of Practise otherwise known as “The Red Book” in preparation for the course.</p>
19.158	<p>TO RECEIVE A REPORT ON MELTON’S ROADSIDE NATURE RESERVE</p> <p>The Clerk had previously distributed by email a Factsheet received from an Assistant Ecologist working in Suffolk County Council’s Highways Infrastructure Directorate. This records the existence of Melton Roadside Nature Reserve No.162 (on the Yarmouth Road northbound side, opposite Ufford Park Hotel) which contains a legally protected rare fungus. The site is both fragile and dangerous because of its proximity to fast moving traffic and the advice from County is that the site should not be visited. Councillors NOTED the information which is not being put on the Melton website.</p>
19.159	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
19.159.01	<p>Station Road traffic calming measures / Wilford Bridge Road refuge - update</p> <p>The Station Road works are now complete. Concern was expressed at the ineffectiveness of the new speed humps in slowing traffic; they are viewed as a rather poor compromise which in reality achieves little.</p>
19.159.02	<p>Report from Local Transport Officer (LTO)</p> <p>Paper PLA(19)159.02 previously distributed was received and discussed. In respect of the request for a funding contribution from Melton PC towards the safe footway from Melton Station to East Suffolk House, in order to clarify the position, the Clerk was requested to invite the LTO to come to the next meeting of Full Council on 13 November, where any decision on funding will need to be made. In respect of the new bus timetables, and concern about font size, the Clerk has explained to the LTO that printing has been within the constraints of the Council’s available technology, but if he or others can arrange printing in a more reader friendly font size then the Council will be very pleased to accept assistance.</p>
19.159.03	<p>Purchase of Speed Indicator Device (SID)</p> <p>The Clerk reported the current position on this which is as follows:</p> <ul style="list-style-type: none"> • Following reconsideration, Highways have proposed a site for a SID along Woods Lane; they suggest the post with the cycle sign near to the bus stop (eastbound) outside the new Bloor Homes development. This was AGREED and the Clerk to advise Highways accordingly. • The contract has been placed for the installation of all the “SID stalks” in the agreed places; however the contractor has 14 weeks in which to install them. • A grant application has been made to East Suffolk Council for a contribution to the purchase cost of the SID from the District Councillor’s share of the Enabling Communities budget. • Although Members have indicated that they wish to purchase a DFS 700 model at £2,900, the Clerk has made enquiries about a new, cheaper version from the same manufacturer, and a response is awaited.

19.159.04	<p>To consider update on developments arising from the Independent Surveyor’s report re Old Church Road</p> <p>Highways has advised that the silted up drain has been cleared, although anecdotal evidence suggests this has not been effective. The Clerk to contact Cllr Groom to arrange a joint visit with the Council’s Footpaths Advocate (a former Highways Surveyor) to reassess the situation.</p>
19.159.05	<p>Vehicle restrictions in Old Church Road - update</p> <p>The Clerk asked for estimates to be provided for the supply and installation of “unsuitable for HGVs” signage in Old Church Road on 1 August. This has been chased several times and a response is still awaited. The Clerk will seek the intervention of County Cllr Nicoll if a response is not forthcoming shortly.</p>
19.159.06	<p>Bus shelter provision outside Melton Station – update</p> <p>Following the agreement at the previous meeting to purchase the “Eaton” model at £4,980.00, this has been ordered and an installation date is awaited. In discussion, concerns were expressed at the condition of the shelter in Bredfield Road, which suffers from ongoing vandalism. The Clerk to speak to the Handyperson to see if anything can be done.</p>
19.159.07	<p>Parking problems outside Plantation Place</p> <p>The Clerk reported an email from a resident, asking whether anything can be done to provide a pavement outside her residence, to stop vehicles parking immediately outside the dwelling. The Clerk to provide information to the Footpaths Advocate to enable him to investigate.</p>
19.160	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
19.160.01	<p>Suffolk coastal DC Authorised Enforcement Action – Case update</p> <p>Nothing to report.</p>
19.161	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <p>Cllr Porter reported back on his attendance at a meeting of representatives from local councils, held at the Shire Hall, Woodbridge, on 15 October, to discuss a strategy to oppose the recent and proposed bus cuts. A further meeting has been scheduled for 24 October* with representatives of First Bus. Initial concerns expressed included:</p> <ul style="list-style-type: none"> • The need to reinstate the 800 route • Route 71 to serve Peterhouse Crescent on at least some journeys • Buses to stop going down Felixstowe Road. <p><i>*Subsequently changed to 29 October</i></p>
19.162	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 20 November 2019, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 20.50.</p>