



# MELTON PARISH COUNCIL

**PLA(19)M09**

## Planning and Transport Committee

**Minutes** of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 18 September 2019 commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

**Present:**

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

Cllr Mrs E J G Hilson	
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**In Attendance:**

Cllr Mrs B Abbott Cllr Mr P James Mr W J Grosvenor <i>Clerk to Melton Parish Council</i>	District Cllr Ms R Smith-Lyte 26 members of the public
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	<b>PART ONE – OPEN TO THE PUBLIC</b>
<b>19.131</b>	<b>TO RECEIVE APOLOGIES FOR ABSENCE</b> Apologies for absence were received from Cllr Hilson.
<b>19.132</b>	<b>DECLARATIONS OF INTEREST</b>
<b>19.132.01</b>	<b>To receive Amendments to the Register</b> There were none.
<b>19.132.02</b>	<b>To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda</b> There were none.
<b>19.132.03</b>	<b>To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda</b> Cllr Brown declared a non-pecuniary interest in Item 19.135.01 – the planning application for housing development on the former St Audry's bowling green site.
<b>19.132.04</b>	<b>To Consider Full / Partial Dispensations for Pecuniary Interests Declared</b> It was noted that there had been no requests for dispensations.

19.133	<p><b>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</b></p> <p>It was confirmed by the Chairman asking those present, that the public attending all wished to make representations on, and listen to the discussion by Parish Councillors, in respect of the planning application for the housing development on the former St Audry's bowling green site (application DC/19/2683/FUL). It was observed that a member of the Press was in attendance.</p> <p>Comments made were:</p> <ul style="list-style-type: none"> <li>• It was pointed out that the s106 Agreement contained guarantees in respect of the Community Scheme for the provision of recreational facilities and for the retention of the golf course and bowling green. What was set out in the Community Scheme should have been honoured and needs to be followed up.</li> <li>• There is a wider principle of whether what is now being proposed is legal. There has so far been no variation in the s106 Agreement.</li> <li>• The developer made a pledge to maintain the sports and recreational facilities. These proposals have been made because of disuse. The bowls club was driven out and then the developer failed to maintain the green. The proposals to build 3 houses beyond the envelope is contrary to planning policy.</li> <li>• The Melton Park Management Company is not mandated to take sides in respect of this application.</li> <li>• The s106 Agreement should be adhered to.</li> <li>• The site notice refers to "Land off Garrod Approach" rather than "St Audrys bowls site" and is therefore incorrect.</li> <li>• There are concerns that the planning application may be decided by officers rather than by East Suffolk Council Planning Committee.</li> <li>• The application does not mention the s106 Agreement.</li> <li>• People feel betrayed by the fact that the s106 Agreement can seemingly be ignored. East Suffolk Council should confirm that the Agreement will be upheld.</li> <li>• The existence of the Community scheme was questioned. East Suffolk Council staff have said it doesn't actually exist. <i>[Note: the Community Scheme Document has subsequently been located and is consistent with the terms of the s106 Agreement referred to at the meeting.]</i></li> <li>• There were concerns expressed in the context of the proposed purchase of the cricket club site, both in terms of precedent and the knock-on effect. If the s106 Agreement is overridden, then both the English Cricket board and Football Association will be involved.</li> <li>• Cllr Smith-Lyte commented that just because the land is not in use does not mean it is not ecologically significant. If developed the community not only loses the space but also an important wildlife habitat.</li> <li>• Cllr Barrington recommended that all members of the public present should submit objections to the application and also send a copy of the objection to the Leader of East Suffolk Council.</li> </ul> <p>The Chairman thanked all present for their comments and participation. He explained that after dealing with the formal business of the meeting, Members would be considering the application and coming to a view on their recommendation to East Suffolk Council.</p>
19.134	<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p><b>It was RESOLVED</b> to agree the Minutes of the Planning and Transport Committee held on 14 August 2019 (Minutes PLA(19)M08 previously</p>

	distributed). <b>Proposed by:</b> Cllr Groom <b>Seconded by:</b> Cllr Gradwell
<b>19.135</b>	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
<b>19.135.01</b>	<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. It was resolved to recommend refusal of this application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The existence of the S106 agreement dated 17 July 1997 with obligations to retain (<i>inter alia</i>) the bowling green (see clause 2.2 of the schedule – details relating to which were to have been set out in the “Community Scheme” which cannot be traced). However the agreement itself is still valid and should be respected. There is a legitimate expectation on the part of Melton park residents that the obligations contained in the s106 agreement will be maintained and that should be met.</li> <li>2. The bowling green has been allowed to become disused only because of the high handed action of the applicant in deliberately making the site uneconomic to operate as a bowling green, and he should not be allowed to profit from his own actions in breaching the s106 agreement.</li> <li>3. The fact that the site is now disused is not a sufficient reason to allow development of a valuable asset to the community which supports well-being and community cohesion.</li> <li>4. Protection of facilities to support community well-being is supported by Strategic Policies SP16 and SP17 in the current SCDC Development Management Policies and under Policy SCLP8.2 in the new draft Local Plan.</li> <li>5. Similarly current SCDC Policy DM32 protects existing sports facilities, including the value and contribution a facility makes to the area; this will be preserved under the new draft Local Plan policy SCLP8.2. The space available for recreation generally afforded by this site should be protected notwithstanding it no longer functions as a live bowling green.</li> <li>6. Policy MEL8 in the Melton Neighbourhood Plan makes it clear that proposals that would result in the loss of existing community facilities will not be supported unless appropriate re-provision is made.</li> <li>7. Policy MEL17 in the Melton Neighbourhood Plan requires all development to protect the amenity of neighbours, and contribute positively to the features of the particular character areas, of which Melton Park is one. It is submitted that these proposals fail to do that.</li> <li>8. Whilst an ecology assessment was undertaken on the site by Hopkins Ecology in April 2019, it is being suggested that species which it was concluded to be absent from the site are now in fact present – bats and reptiles – and if development is to be recommended, then a further survey should be commissioned to either confirm or refute these reported sightings. Also the application fails to demonstrate adequately how the proposals will protect and enhance biodiversity and geodiversity as required by paragraph 174 of the NPPF.</li> <li>9. Access to the site is very constrained and there will additionally be a loss of mature trees covered by TPO no 106.</li> <li>10. Finally if East Suffolk Council Planning Officers are mindful to recommend approval of this application, then Melton Parish Council requests that this application is considered by the Planning Committee in view of its significance both to local people and because of the s106 issues involved.</li> </ol>
<b>19.135.02</b>	<p><b>DC/19/2898/OUT Land west of PRoW 21, Woods Lane, Melton</b> Outline application (some matters reserved) for up to 30no. Self-Build and Custom dwellings. <b>It was as</b> resolved to recommend refusal of this application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. This site lies outside the physical limits boundary for Melton as defined in the Melton Neighbourhood Plan, nor is it allocated for development within the Plan.</li> <li>2. Whilst the Highways Authority is apparently satisfied with the proposals from the technical aspect of access from the proposed development onto Woods Lane, Melton Parish Council is very concerned at the increase in traffic movements which will be generated by the development, given the fact that the nearby Melton crossroads is</li> </ol>

	<p>acknowledged to be operating at capacity.</p> <p>3. The current application does not meet the requirements of SCC Flood and Water Management in terms of a sustainable drainage strategy to ensure it does not increase flood risk.</p> <p>4. The assessment by the East Suffolk Council's own Arboriculture and Landscape Manager considers the "Landscape and Visual Assessment" report submitted with the application to be inadequate. This stretch of Woods Lane does serve to separate Melton village from that part of Melton which adjoins Woodbridge, and the landscape with its Woods Lane road frontage tree / hedge cover gives a rural character and value as a setting and approach into Melton village. This proposal therefore represents a significant degree of landscape harm in what is a sensitive location.</p>
<b>19.135.03</b>	<p><b>DC/19/3204/COU 4-6 Spur End, Melton</b></p> <p>Change of use application from A1 to B2 Use Class.</p> <p><b>It was resolved</b> 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>
<b>19.135.04</b>	<p><b>DC/19/3294/LBC 6 Clements Road, Melton Park</b></p> <p>Listed building consent for single storey rear extension and insertion of roof window to convert loft space into bedroom with ensuite.</p> <p><b>It was resolved</b> 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>
<b>19.135.05</b>	<p><b>DC/19/3355/FUL Palomar House, The Grove, Melton</b></p> <p>Conversion of loft space to create 2no. new bedrooms and informal area,</p> <p><b>It was resolved</b> 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>
<b>19.136</b>	<b>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</b>
<b>19.136.01</b>	<p><b>DC/19/2641/FUL Former Council Offices, Melton Hill, Woodbridge</b></p> <p>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. There have been no developments as yet with this application.</p>
<b>19.136.02</b>	<p><b>DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton</b></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. 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>At the date of the meeting no decision has been announced. It was flagged up by Cllr Barrington that contact needs to be made with the landowners to try to put the original project back on track.</p>
<b>19.137</b>	<b>TO REVIEW PLANNING NOTICES RECEIVED</b>
<b>19.137.01</b>	<p><b>APP/025/2019 Land bounded by Melton Hill and Old Maltings Approach, Melton Hill</b></p> <p>Appeal against refusal by Suffolk Coastal DC to grant consent for a parking</p>

	court to allow for 12no. garages. This was dealt with by way of written representations and permission has been granted with conditions.
<b>19.137.02</b>	<p><b>APP/079/2019 Former Council Offices, Melton Hill</b></p> <p>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 18 September, no decision had been made.</p>
<b>19.138</b>	<p><b>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN</b></p> <p>It was considered important to start work on this as soon as possible. It is hoped that only minor changes will be required, which could include improvements to the mapping, and consideration of including plots for self-builders. Cllrs Barrington and Brown will prepare proposals for further discussion by Councillors and which will then need to be taken to public consultation.</p>
<b>19.139</b>	<p><b>EAST SUFFOLK LOCAL PLAN UPDATE</b></p> <p>Cllr Brown reported back on his attendance at the Independent examination hearing on the afternoon of 20 August, together with the Council's Neighbourhood Planning Consultant. The focus here was to seek clarity in Policy SCLP3.2 to ensure that Melton village retains its geographic distinction in the settlement hierarchy, and that it is more clearly recognised that part of the Woodbridge built up area includes the area within the parish of Melton south of Woods Lane, plus the new Bloor development to the north of it.</p> <p>The morning session on 5 September was attended by Cllrs Banks and Barrington. The focus here was on the policy for the former Council offices site at Melton Hill, and Cllr Barrington stressed its importance as a Character Area under the Melton Neighbourhood Plan Policy MEL17. Additionally there was a discussion on the planning policy for the Woodbridge Town FC site. It is likely that the requirement for it to be relocated "within the town" will be removed because of lack of suitable local sites, but the need for relocation not to be to the detriment of local amenity will be retained.</p>
<b>19.140</b>	<p><b>TO CONSIDER FURTHER MELTON PARISH COUNCIL'S RESPONSE TO SIZEWELL C STAGE 4 CONSULTATION</b></p> <p>Paper PLA(19)140 previously distributed was received. Following discussion the revised text was agreed, and <b>it was RESOLVED</b> that the Clerk will issue it as the Council's final response to the Stage 4 consultation.</p> <p><b>Proposed by:</b> Cllr Porter <b>Seconded by:</b> Cllr Gradwell</p>
<b>19.141</b>	<p><b>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</b></p> <p>The Clerk reported that, as agreed at the previous meeting, he had put forward the names of the Councillors who had volunteered to undertake the training being offered on signing, lighting and guarding, and has been advised that they are now added to the training waiting list. The Council will be advised when a session becomes available at Walsham le Willows.</p> <p>Meanwhile delegates are advised to read:  <a href="#">Safety at Street Works and Road Works: A Code of Practise</a>  otherwise known as "The Red Book" in preparation for the course.</p>

<b>19.142</b>	<b>TO CONSIDER PROGRESSION OF COMMUNITY INFRASTRUCTURE PROJECTS WITHIN THE BUSINESS PLAN UNDER THE REMIT OF PLANNING AND TRANSPORT COMMITTEE</b> Paper PLA(19)142 previously distributed was received. The Clerk took Members through the short report, which set out in table format a list of those projects included in the Business Plan agreed by Full Council on 11 September 2019, which fall to Planning and Transport Committee to progress. The position was <b>NOTED</b> .
<b>19.143</b>	<b>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</b>
<b>19.143.01</b>	<b>Station Road traffic calming measures - update</b> These works are now complete save for the marking of parking bays, yellow line markings, and one remaining speed cushion, which was deferred because of a parked car.
<b>19.143.02</b>	<b>Report from Local Transport Officer (LTO)</b> Paper PLA(19)143.02 previously distributed was received and <b>NOTED</b> . The Clerk to seek to clarify the position on funding for the safe footway from Melton Station to East Suffolk House. Through liaison with SCC, the Parish Office has obtained the relevant bus stop timetables and these have been printed and are being distributed to the bus stops.
<b>19.143.03</b>	<b>Purchase of Speed Indicator Device (SID)</b> Following the information provided by SCC Highways in respect of a suitable SID for Melton PC to purchase, it was agreed at the previous meeting to procure the Standard Signs Model DFS 700 with batteries and a tripod at £2,900. The Clerk is in touch with the District Councillor regarding the possibility of part funding, and has chased Highways to clarify when the SID stalks (as they are termed) will be installed.
<b>19.143.04</b>	<b>To consider update on developments arising from the Independent Surveyor's report re Old Church Road</b> 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, reported the problem to Suffolk Highways on 20 August and a response is awaited. This will be chased.
<b>19.143.05</b>	<b>Vehicle restrictions in Old Church Road - update</b> 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 and a response is still awaited.
<b>19.143.06</b>	<b>Bus shelter provision outside Melton Station – update</b> The meeting considered various types of bus shelter approved by Suffolk Highways. It was <b>AGREED</b> to purchase the "Eaton" model at £4,980.00 and the Clerk to progress accordingly.
<b>19.143.07</b>	<b>Parking problems in Station Road</b> The Clerk reported receipt of an email from a resident in Station Road complaining about parking by non-residents. Councillors expressed sympathy but felt that the imposition of double yellow lines would only move the problem on. Residents' parking permits might be an idea but there is no point in this until an enforcement regime is in place. Clerk to respond to the resident accordingly.
<b>19.144</b>	<b>TO CONSIDER PLANNING ENFORCEMENT MATTERS</b>
<b>19.144.01</b>	<b>Suffolk coastal DC Authorised Enforcement Action – Case update</b> Nothing to report.
<b>19.145</b>	<b>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</b> <ul style="list-style-type: none"> <li>The Clerk reported an overture by the Chairman of Woodbridge TC, on the matter of bus cuts. He wished to know if Melton wanted to be</li> </ul>

	<p>involved in a move by a group of local parishes to engage with First Bus. <b>It was AGREED</b> that Melton would wish to be involved, and will let Woodbridge take the lead.</p> <ul style="list-style-type: none"> <li>• The Clerk reported a free workshop event about engagement and involvement in relation to planning applications, to be held in Stowmarket on 15 October.</li> </ul>
<b>19.146</b>	<p><b>DATE OF NEXT MEETING</b></p> <p>The next meeting will take place on Wednesday 16 October 2019, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 21:05.</p>