

# MELTON PARISH COUNCIL

### PLA(19)M11

## Planning and Transport Committee

**Minutes** of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 20 November 2019 commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

#### Present:

Cllr Mr N Brown (in the Chair)	Cllr Mrs E J G Hilson
Cllr Miss E A Barrington	Cllr Mr M Holmes
Cllr Mrs C Gradwell	Cllr Ms J Hosking
Cllr Mr P Groom	Cllr Mr A Porter

#### Absent:

Cllr Mr P James

#### In Attendance:

Cllr Mrs B Abbott	Melton Parish Council Cycling Advocate
Cllr Mrs D Darby	Melton Parish Council Footpaths
District Cllr Ms R Smith-Lyte	Advocate
Mr W J Grosvenor Clerk and Executive Officer to	7 members of the public
Melton Parish Council	

	PART ONE – OPEN TO THE PUBLIC
19.163	TO RECEIVE APOLOGIES FOR ABSENCE
	Apologies for absence were received from Cllr James.
19.164	DECLARATIONS OF INTEREST
19.164.01	To receive Amendments to the Register
	There were none.
19.164.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the
	Agenda
	There were none.
19.164.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on
	the Agenda
	There were none.
19.164.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared
	It was noted that there had been no requests for dispensations.

19.165	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS
19.165.01	To consider a request for funding towards the safe footway from Melton
	Station to Riduna Park
	The Chairman of the East Suffolk Lines Community Rail Partnership addressed
	the Committee. The CRP is looking to create a new safe footway for pedestrians from the station platform to Wilford Bridge Road, near to the relocated northbound
	bus stop and the new pedestrian refuge, which would avoid crossing the car park.
	The works element would be match funded by the CRP, but funding is required
	for the design stage which is likely to cost £1,650, of which 50% (£825) is being
	sought from Melton PC. Councillors raised queries about the likely extent of
	usage and whether the new proposed route would really make any difference in
	terms of community safety. Following discussion and a further dialogue with the
	CRP Chairman, it was unanimously AGREED to recommend to Full Council
	that this proposal is <b>not supported</b> by the Parish Council.
19.165.02	Reports from the Parish Council's Footpaths and Cycling Advocates
	<ul> <li>The following items were raised:</li> <li>Two car doors have been dumped on the footpath at the side of St</li> </ul>
	• Two car doors have been duriped on the loopath at the side of St Andrew's Church. The Clerk requested to be notified if they have not been
	removed within a week or so and he will arrange for the Parish
	Handyperson to remove them.
	• Developing a cycling strategy - both advocates proposed to devise new
	cycle routes to fit in with existing cycle paths and potential new ones to
	encourage children, in particular, to cycle along relatively safe routes.
	Love Lane was cited as an example, and routes which enable access to
	key locations, e.g. rail stations, will also be looked at. Councillors felt that
19.165.03	any proposals like these will be welcomed. Reports on other village matters
19.105.05	<ul> <li>Clir Abbott reported the latest position in respect of the closure of the</li> </ul>
	footpath between Garrod Approach and Hospital Grove by Hopkins
	Homes. She has collected numerous statements from local residents
	attesting to long usage of the route. The Clerk advised the meeting that
	discussions on re-opening the footpath were ongoing with Hopkins and
	the Council is awaiting a response following representations raised at a
	meeting earlier that day.
	<ul> <li>It was reported that surveyors were seen working on land off Waterhead</li> </ul>
	Lane which is subject to a Forestry Commission restocking notice, and at the same time part of land identified for development as part of the Melton
	Neighbourhood Plan.
	<ul> <li>Comments were made on the state of the footpaths and weed growth in</li> </ul>
	the parking areas in Orchard Close.
	• The intended positioning of the speed indicator device (when purchased)
	along Woods Lane was queried. The Clerk explained the intended location
	approved by Highways.
	In response to a query about a possible cycleway along Woods Lane, it
	was explained that the road is considered by Highways to be too narrow.
	<ul> <li>It was reported that the Ipswich law firm Birketts is representing the Stop the Ipswich Northern Burgess Group</li> </ul>
19.166	the Ipswich Northern Bypass Group. MINUTES OF THE PREVIOUS MEETING
19.100	It was RESOLVED to agree the Minutes of the Planning and Transport
	Committee meeting held on 16 October 2019 (Minutes PLA(19)M10 previously
	distributed).
	Proposed by: Cllr Gradwell Seconded by: Cllr Hosking

19.167	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
19.167.01	DC/19/4215/FUL 62 Orchard Close, Melton
	Proposed alterations and extensions.
	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.
19.167.02	DC/19/4288/PN3 Former Bellafigura Lighting Manufacturer, Decoy Farm,
	Old Church Road, Melton
	Prior Notification - Change of Use from Light Industrial use to Class B1c and
	curtilage land to residential use (Class 3). This would significantly reduce
	commercial transport activity. There would be no impact on any existing storage,
	distribution or industrial services in the vicinity.
	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
19.167.03	Melton Neighbourhood Plan, and it is not aware of any objections from residents.
19.107.03	<b>DC/19/4300/FUL Maltings Cottage, Melton Hill, Melton</b> Proposed continuation of use of detached building as scenery workshop and
	costume store and retention of building (renewal of planning consent
	DC/14/3853/FUL).
	<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.
19.167.04	DC/19/3987/CON Red House Farm development within the Ipswich Garden
	Suburb site
	This was not a formal planning application but an environmental scoping report
	only, ahead of a formal application for the construction of a neighbourhood
	between the north of Ipswich and Westerfield, which will form a 1,100 home
	garden suburb with a primary and secondary school, all constructed on what is
	currently open farmland. The formal application will be made to Ipswich Borough
	Council, and East Suffolk Council is a consultee. The contents of the scoping
	report were <b>NOTED</b> . Cllr Hosking praised the proposals in the report to retain
19.167.05	many of the existing environmental features. DC/19/4357/FUL Thatched Cottage, Old Church Road, Melton
19.107.05	Proposed single storey extensions and alterations to house and outbuilding.
	<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.
19.168	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
19.168.01	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
1	following demolition of the buildings on site.
	Following the meeting of Melton PC's Planning and Transport Committee held
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	Town Councillor to seek counsel's opinion as to whether or not there is a strong
	enough case to subject the decision to judicial review proceedings. If the advice
	is positive, then Melton PC may be asked to contribute an element of funding. If
	that is the case then a request will be taken to Full Council on 15 January 2020
	for Councillors to consider.
19.168.02	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.
	Melton PC's Planning and Transport Committee recommended refusal of this
	application by submissions sent to East Suffolk Council on 18 July and 1
	August.
	This application has now been withdrawn. Contact has being made with the
	landowners and their agent to try to secure a new application, which better
	reflects the proposals for the site, including the community benefits, as
40.400.00	proposed in the Melton Neighbourhood Plan, and discussions are ongoing.
19.168.03	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.
	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 was
	subsequently withdrawn. The developer has recently initiated a dialogue with the
	Parish Council over the future of the site and it was <b>NOTED</b> that it has meanwhile
	been declared an asset of community value (ACV) by East Suffolk Council on the
	initiative of local residents. Additionally, as already minuted at Item 19.165.03
	above, concerns over the blocking of the footpath between Garrod Approach and
	Hospital Grove, have been raised with the developer. Councillors noted that the
	description "Land off Garrod Approach" was a misnomer. The site was in fact the
	Bowling Green referred to in the section 106 agreement
19.169	TO REVIEW PLANNING NOTICES RECEIVED
10.100	None have been received.
19.170	TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN
13.170	Cllr Barrington summarised the proposals for updating the Melton
	Neighbourhood Plan which were previously distributed to Councillors on the
	Planning and Transport Committee. These are also being discussed with the
	Council's Neighbourhood Planning consultant and the changes will need to be in
	draft form for Full Council to consider in January 2020, before being put out for
	consultation in late January / February. They include proposals to green-up the
	Neighbourhood Plan, tighten some of the policies where loopholes have been
	identified, resolve the current impasse with the Carter / Warburg development,
	conduct a transport survey and include the findings, and include as local green
	spaces earlier omissions together with the new sites being divested to Melton
	from 1 April 2020. Cllr Barrington asked for volunteers to work with her on these
	issues, and Cllrs Gradwell and Hosking indicated that they are willing to assist.
19.171	EAST SUFFOLK LOCAL PLAN UPDATE
	Nothing to report.
19.172	TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY
	COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON
	The Clerk reported that, for those Councillors who had put their names forward
	for signing, lighting and guarding training, a course would be available at
	Walsham le Willows on 11 December. Unfortunately none of the delegates can
	make that date due to other commitments, and the Clerk to advise Highways
	accordingly, and await advice on future dates.

19.173	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
19.173.01	Report from Local Transport Officer (LTO)
	No report was received.
19.173.02	Proposed road safety improvements – update
	Following the decision at the previous meeting (Minute 19.149.01) to seek a
	meeting with Highways to discuss some of the ideas put forward by the Parish
	Council's Footpaths Advocate, the Clerk reported that, via County Cllr Nicoll,
	Highways had delegated an officer to contact the Parish Council, but that officer
40.470.00	was on leave. He will pursue a date for a meeting early in December.
19.173.03	Purchase of Speed Indicator Device (SID)
	The Clerk reported the current position on this which is as follows:
	<ul> <li>All the sites for SID locations, including Woods Lane, have been agreed.</li> </ul>
	<ul> <li>Installation of the "SID" stalks are still awaited.</li> </ul>
	<ul> <li>A grant of £1k has been received from District Cllr Smith-Lyte's Enabling</li> </ul>
	Budget towards the purchase of a SID.
	<ul> <li>Following information distributed to Members about a newer cheaper version of SID from the same manufacturer, it was AGREED to purchase</li> </ul>
	that model at a cost of £1,900.00. The Clerk to check on availability and
	delivery times.
19.173.04	To consider update on developments arising from the Independent
	Surveyor's report re Old Church Road
	Highways has advised that the silted up drain has been cleared, although
	anecdotal evidence suggests this has not been effective. Cllr Groom to advise
	the Clerk on a possible date for him to visit with the Council's Handyperson.
19.173.05	Vehicle restrictions in Old Church Road - update
	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 numerous times without success. The Clerk will seek the intervention of
40.470.00	County Cllr Nicoll to try to expedite a response.
19.173.06	Bus shelter provision outside Melton Station – update
	Following discussion, in view of the severe reduction in bus services using that
	stop, it was AGREED to put the proposal back for consultation with other
19.173.07	competing projects. Parking problems outside Plantation Place
13.175.07	The Clerk reported that the matter has been investigated by the Footpaths
	Advocate, in his capacity as a retired Highways Engineer, and a response with
	options forwarded to the resident.
19.173.08	Campaign against local bus route closures
	It was NOTED with approval that route 71 has been reinstated following a
	meeting with First Bus.
19.174	TO CONSIDER PLANNING ENFORCEMENT MATTERS
19.174.01	Suffolk coastal DC Authorised Enforcement Action – Case update
	Nothing to report.
19.175	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS
	There was none.
19.176	DATE OF NEXT MEETING
	The next meeting will take place on Wednesday 18 December 2019,
	commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There
	being no further business the meeting closed at 20.40.