



# 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 Miss E A Barrington 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
--	--

**Absent:**

Cllr Mr P James	
-----------------	--

**In Attendance:**

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

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



<b>19.167</b>	<b>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</b>
<b>19.167.01</b>	<p><b>DC/19/4215/FUL 62 Orchard Close, Melton</b> Proposed alterations and extensions. <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>19.167.02</b>	<p><b>DC/19/4288/PN3 Former Bellafigura Lighting Manufacturer, Decoy Farm, Old Church Road, Melton</b> 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. <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>19.167.03</b>	<p><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.</p>
<b>19.167.04</b>	<p><b>DC/19/3987/CON Red House Farm development within the Ipswich Garden Suburb site</b> 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 many of the existing environmental features.</p>
<b>19.167.05</b>	<p><b>DC/19/4357/FUL Thatched Cottage, Old Church Road, Melton</b> 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.</p>
<b>19.168</b>	<b>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</b>
<b>19.168.01</b>	<p><b>DC/19/2641/FUL Former Council Offices, Melton Hill, Woodbridge</b> 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. 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. The application was considered by East Suffolk Council's Planning Committee on 22 October and <b>APPROVED</b>. Full Council on 13 November considered the proposal by a number of residents and a Woodbridge</p>

	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.
<b>19.168.02</b>	<b>DC/19/2558/OUT Land off St Andrews Place and Waterhead Lane, Melton</b> 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 proposed in the Melton Neighbourhood Plan, and discussions are ongoing.
<b>19.168.03</b>	<b>DC/19/2683/FUL Land off Garrod Approach, Melton Park</b> 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
<b>19.169</b>	<b>TO REVIEW PLANNING NOTICES RECEIVED</b> None have been received.
<b>19.170</b>	<b>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN</b> 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.
<b>19.171</b>	<b>EAST SUFFOLK LOCAL PLAN UPDATE</b> Nothing to report.
<b>19.172</b>	<b>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</b> 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.

<b>19.173</b>	<b>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</b>
<b>19.173.01</b>	<b>Report from Local Transport Officer (LTO)</b> No report was received.
<b>19.173.02</b>	<b>Proposed road safety improvements – update</b> 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 was on leave. He will pursue a date for a meeting early in December.
<b>19.173.03</b>	<b>Purchase of Speed Indicator Device (SID)</b> The Clerk reported the current position on this which is as follows: <ul style="list-style-type: none"> <li>• All the sites for SID locations, including Woods Lane, have been agreed.</li> <li>• Installation of the “SID” stalks are still awaited.</li> <li>• A grant of £1k has been received from District Cllr Smith-Lyte’s Enabling Budget towards the purchase of a SID.</li> <li>• Following information distributed to Members about a newer cheaper version of SID from the same manufacturer, <b>it was AGREED</b> to purchase that model at a cost of £1,900.00. The Clerk to check on availability and delivery times.</li> </ul>
<b>19.173.04</b>	<b>To consider update on developments arising from the Independent Surveyor’s report re Old Church Road</b> 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.
<b>19.173.05</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 numerous times without success. The Clerk will seek the intervention of County Cllr Nicoll to try to expedite a response.
<b>19.173.06</b>	<b>Bus shelter provision outside Melton Station – update</b> Following discussion, in view of the severe reduction in bus services using that stop, <b>it was AGREED</b> to put the proposal back for consultation with other competing projects.
<b>19.173.07</b>	<b>Parking problems outside Plantation Place</b> 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.
<b>19.173.08</b>	<b>Campaign against local bus route closures</b> <b>It was NOTED</b> with approval that route 71 has been reinstated following a meeting with First Bus.
<b>19.174</b>	<b>TO CONSIDER PLANNING ENFORCEMENT MATTERS</b>
<b>19.174.01</b>	<b>Suffolk coastal DC Authorised Enforcement Action – Case update</b> Nothing to report.
<b>19.175</b>	<b>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</b> There was none.
<b>19.176</b>	<b>DATE OF NEXT MEETING</b> 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.