



MELTON PARISH COUNCIL

PLA(19)M12

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 18 December 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 P James Cllr Mr A Porter
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Absent:

None	
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In Attendance:

Cllr Mrs B Abbott Cllr Mrs D Darby Mr W J Grosvenor <i>Clerk and Executive Officer to Melton Parish Council</i>	Melton Parish Council Footpaths Advocate 2 members of the public
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	PART ONE – OPEN TO THE PUBLIC
19.177	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Melton Parish Council’s Cycling Advocate.
19.178	DECLARATIONS OF INTEREST
19.178.01	To receive Amendments to the Register There were none.
19.178.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
19.178.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
19.178.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

19.181	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
19.181.01	<p>DC/19/4506/VOC Unit 18 Riduna Park, Station Road, Melton Variation of Condition 15 [to extend permitted hours from 7am to 7pm 7 days a week for access by Healthcare staff]. 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 former Suffolk Coastal District Council Core Strategy and Development Management policies, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.181.02	<p>DC/19/4667/FUL 10 Coppice Close, Melton Proposed alterations and 1st floor extension. 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 former Suffolk Coastal District Council Core Strategy and Development Management policies, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.181.03	<p>DC/19/4687/CLP 31 Riverview, Melton Proposed loft conversion, including a side facing dormer and front / rear facing windows. 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 former Suffolk Coastal District Council Core Strategy and Development Management policies, the Final Draft Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
19.181.04	<p>DC/19/4757/FUL Turnpike House, Turnpike Lane, Melton Proposed two storey side extension and minor alterations and 2 bay cartlodge. It was resolved to make no comment on this application.</p>
19.182	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
19.182.01	<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. 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 APPROVED. The formal determination letter confirming the approval was subsequently issued on 29 November 2019. Meanwhile Melton Full Council on 13 November considered the proposal by a number of residents and a Woodbridge 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. Counsel's opinion is still awaited. Following discussion on the matter of a possible judicial review, Councillors on Planning and Transport Committee AGREED that if the advice gives a reasonable prospect of success, to support the actions of Woodbridge Town Council in this regard, pending any decision on the giving of financial support by Full Council.</p>
19.182.02	<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>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.</p> <p>This application has now been withdrawn. Cllr Barrington reported on the contact 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 ongoing discussions.</p> <p>Cllr Gradwell reported the presence of vehicles on privately owned lanes adjacent to the site. These were believed to be carrying surveying equipment. Cllr Barrington undertook to seek an explanation from the developer, and, in the context of the report by Cllr Darby (see Minute 19.179.02 above) to seek clarification as well on the recently installed fencing and gates.</p>
19.182.03	<p>DC/19/2683/FUL Land off Garrod Approach, Melton Park (the Bowling Green site)</p> <p>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 was subsequently withdrawn.</p> <p>Cllr Brown reported on the latest developments in relation to the dialogue between the Parish Council and the developer over the future of the site, which has been declared an asset of community value (ACV) by East Suffolk Council on the initiative of local residents.</p> <p>It is now understood that the developer is likely to submit a fresh application for the Bowling Green site in the new year and may also appeal against the ACV designation. Please see Minute 19.179.02 above for an update on the position relating to the footpath which skirts the site, linking Garrod Approach with Hospital Grove, as reported by Cllr Abbott.</p>
19.183	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None have been received.</p>
19.184	<p>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN</p> <p>Following discussion it was AGREED to identify suitable dates in February – ideally a Friday afternoon / evening and the following Saturday am, to host an open event – probably at the Burness Parish Rooms.</p>
19.185	<p>EAST SUFFOLK LOCAL PLAN UPDATE</p> <p>Nothing to report.</p>
19.186	<p>TO REVIEW THE PROVISIONAL BUDGET FOR PLANNING AND TRANSPORT COMMITTEE FOR 2020/21</p> <p>Paper PLA(19)186 previously distributed was received and discussed. It was AGREED not to propose any changes to the provisional budget for next year as adopted by Full Council on 13 November.</p>
19.187	<p>REPORT ON THE CLEARANCE OF FOOTPATH 22</p> <p>The Clerk reported an email received from a member of the Ramblers Association to the effect that their members have now cleared obstacles along Footpath 22, between Valley Farm Road and Saddlemakers Lane. This was confirmed by local residents and the thanks of Melton PC have been sent to the correspondent.</p>
19.188	<p>REPORT ON CONSULTATION RE THE ENGLAND COASTAL PATH</p> <p>Paper PLA(19)188 previously distributed was received and discussed. Broadly the proposals are welcomed, with the suggestion made that rest stops might usefully be incorporated along the route. The Clerk to respond to Natural England accordingly.</p>

19.189	<p>REPORT ON CONSULTATION RE MELTON WAR MEMORIAL</p> <p>The link to the consultation material can be found here: http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=D0A4F58E-F278-4168-B165-E42FA60DD255&cn=81FD84E7-5486-4583-8B22-9C996BCC324F</p> <p>Following discussion it was AGREED that Melton PC will support the proposal to list the memorial. The St Andrew's Parochial Church Council has also agreed to support the listing, which has been agreed as well by the Secretary of the Diocesan Advisory Committee.</p>
19.190	<p>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</p> <p>The Clerk reported that, for those Councillors who had put their names forward for signing, lighting and guarding training, dates for a future course in January 2020 will be announced soon.</p>
19.191	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
19.191.01	<p>Report from Local Transport Officer (LTO)</p> <p>Paper PLA(19)191.01 previously distributed was received and discussed. The suggestion made in the final paragraph of the section entitled "Buses" was broadly supported and it was AGREED to forward the proposal to the Secretary of the Woodbridge Bus Action Group and publicise it in the next edition of the <i>Melton Messenger</i>.</p>
19.191.02	<p>Proposed road safety improvements – report back on meeting with SCC Highways Engineer</p> <p>Cllr Brown reported back on the meeting with an SCC Highways Engineer earlier the same day. It was proposed at the meeting that feasibility studies / costs will be investigated for the following schemes:</p> <ul style="list-style-type: none"> • Two pedestrian crossings along Melton Road – one near to the Playing Field / <i>Coach and Horses</i> and the other near to Turnpike Lane. The form of the crossings to be identified as part of the feasibility study. • Widening the southern footway of the A1152 from the railway station to the Melton crossroads to consider possibility of shared pedestrian / cyclist use. • Providing a shared footway / cycleway on the eastern side of Melton Road, from the Melton crossroads towards Woodbridge. • Providing cycle parking racks near to Winifred Fison House. <p>Additionally the historic request to obtain a right of way from Melton Playing Field onto Jenners Close will be followed up, with the aim of providing an off-road cycle facility through the Playing Field.</p> <p>Following discussion Councillors on Planning and Transport Committee ENDORSED these proposals.</p>
19.191.03	<p>Purchase of Speed Indicator Device (SID)</p> <p>The Clerk reported that the SID which Melton PC has decided to purchase is available from stock, and he has chased Suffolk CC as to when the SID posts are likely to be installed, and is awaiting a response.</p>
19.191.04	<p>To consider update on developments arising from the Independent Surveyor's report re Old Church Road</p> <p>The Clerk reported that following his request for a revisit by the contractor, the drains and gullies along Old Church Road are next due to be cleansed in January 2020. Cllr Groom and the Council's Handyperson will aim to carry out another visit as soon as that has been done.</p>
19.191.05	<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</p>

	chased numerous times without success. County Cllr Nicoll has been involved and this will be further chased via the Safety and Speed Management Engineer.
19.191.06	Quiet Lanes initiative In response to an enquiry as to whether Melton PC is interested in pursuing this initiative again, it was AGREED that the Council does not have the capacity to undertake any work on this at the moment. The Clerk to advise accordingly.
19.191.07	Campaign against local bus route closures It was NOTED with approval that route 71 has been reinstated following a meeting with First Bus. The suggestion by the Council's Local Transport Officer will be forwarded to the Bus Action Group. Cllr Porter reported very positively on what the Group has actually managed to achieve.
19.192	TO CONSIDER PLANNING ENFORCEMENT MATTERS
19.192.01	Suffolk coastal DC Authorised Enforcement Action – Case update Nothing to report.
19.193	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS <ul style="list-style-type: none"> • A brief report from Cllr Banks on the Sizewell C Community Forum held on 16 December, previously distributed to Councillors on the Planning and Transport Committee, was received and NOTED with thanks. • A report was received on a new "Green veining" initiative from Woodbridge TC to create an environment that positively creates support for insect / wildlife. There is to be an open day on 15 February 2020. The initiative will be put on the agenda for discussion at Melton Full Council on 15 January 2020.
19.194	DATE OF NEXT MEETING The next meeting will take place on Wednesday 22 January 2020, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 20.45.