



MELTON PARISH COUNCIL

PLA(20)M01

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 22 January 2020 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 Mr P Groom	Cllr Mrs E J G Hilson Cllr Mr M Holmes Cllr Mr A Porter
---	---

Absent:

Cllr Mrs C Gradwell Cllr Ms J Hosking	Cllr Mr P James
--	-----------------

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 4 members of the public
---	---

	PART ONE – OPEN TO THE PUBLIC
20.01	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillors Gradwell, Hosking and James.
20.02	DECLARATIONS OF INTEREST
20.02.01	To receive Amendments to the Register There were none.
20.02.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
20.02.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
20.02.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

	Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.
20.05.02	<p>DC/20/0063/FUL 5 Rixon Crescent, Melton Proposed single storey extension to form garden room (existing conservatory to be removed).</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 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>
20.05.03	<p>DC/20/0076/FUL 27 Riverview, Melton Proposed single storey rear extension to create dining area and bedroom.</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 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>
20.06	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
20.06.01	<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. 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. A Judicial Review application has been lodged against this approval on behalf of a number of local residents. Counsel's opinion is awaited as to the likely chances of success in such an action. No commitment of either financial or moral support is required from Melton in the interim. It was AGREED to monitor developments for the time being.</p>
20.06.02	<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. 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 gave an update 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. A positive meeting was held with one set of landowners and the East Suffolk planners on 21 January. A meeting involving all the interested parties is now being arranged.</p> <p>Concerns were expressed about access to the site and activities in the light of the recent temporary gated access that has been made from St Andrews. Cllr Barrington made it clear that it is the firm intention of the Parish Council to do its best to ensure that there is no vehicular access via St Andrews. Suffolk Highways have also stated that vehicular and pedestrian access should be from the site directly to the Wilford Bridge Road and the station. In the light of</p>

	<p>the recently published policy document about the spending of District Community Infrastructure Levy (CIL) funds, the Clerk will make enquiries of the appropriate officer at East Suffolk Council to see if there is any scope for a meeting to discuss the possibility of accessing District CIL to help with infrastructure costs.</p>
20.06.03	<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. A fresh application is awaited but has not yet been lodged. Cllr Brown reported on the recent exchange of letters / emails between the Parish Council and the developer. A summary of the issues and the Council's position is published on the Council's website.</p> <p>The nomination of the bowling green site as an asset of community value has been accepted by East Suffolk Council, although the landowner has appealed against the listing.</p> <p>[See Minute 20.03.02 above for developments concerning the claiming of a Right of Way for the footpath that runs alongside the Bowling Green.]</p>
20.07	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>The Clerk reported notification of an appeal under s78 against the decision of Suffolk Coastal DC to refuse planning consent for a phased development of 75 dwellings, car parking, public open space, hard and soft landscaping and associated infrastructure and access on land north of Gardenia Close and Garden Square, Rendlesham [DC/19/1499/FUL]. Deadline for comments to the Planning Inspectorate is 31 January under Ref: APP/X3540/W/19/3242636. This was NOTED in the context of increased traffic that might further exacerbate the situation at the Melton crossroads.</p>
20.08	<p>TO CONSIDER THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN</p> <p>Cllr Brown proposed a vote of thanks to Cllr Barrington for all the work she is doing on this. Councillors unanimously supported the sentiments expressed in recognition of the amount of work involved.</p> <p>Cllr Barrington reported that a new page has been added to the Neighbourhood Plan website and the Open Event for consultation on both the refreshing of the Neighbourhood Plan and proposals to spend Parish Community Infrastructure Levy (CIL) funding will take place at the Council's offices on the evening of Friday 7 February and the morning of Saturday 8 February. Councillors are being asked to volunteer to staff these sessions. A grant application has been made for all the costs in connection with the refresh, including consultant's time and a landscape and biodiversity survey to be undertaken by Suffolk Wildlife Trust. An online survey is being prepared which will be made available via e-news and <i>nextdoor</i> as well as via the Council and Neighbourhood Plan websites.</p>
20.09	<p>EAST SUFFOLK LOCAL PLAN UPDATE</p> <p>Nothing to report.</p>
20.10	<p>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</p> <p>The Clerk reported that he has been advised of another date for training in signing, lighting and guarding – which is 28 January 2020 at Walsham Le Willows. Cllr Porter and Cllr Brown volunteered, and the Clerk will pass the details to them and advise the course organiser accordingly.</p>

20.11	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
20.11.01	Report from Local Transport Officer (LTO) Paper PLA(20)11.01 previously distributed was received and discussed. The report on the discussions between the Woodbridge Area Bus Action Group (WABAG) and First Bus management on 16 January was NOTED with interest, particularly the fact that First Bus will consider Melton PC's suggestion for rerouting service 65 via Melton Road and using the time saved to implement other service improvements. The failure so far to improve / restore services for Rendlesham is disappointing.
20.11.02	Proposed road safety improvements – report back on meeting held on 20 January with SCC Highways Engineer A site meeting took place on 20 January at which a Highways Engineer together with Councillors, the Council's Footpaths Advocate and the Assistant Clerk, walked from Melton Station to the crossroads and along Melton Road, examining both the potential for a safe cycling route from the station to Woodbridge, and also the potential for safe pedestrian crossing facilities along Melton Road. The Engineer will produce a costed feasibility study for Councillors to consider.
20.11.03	Purchase of Speed Indicator Device (SID) It appears that the infrastructure in the form of "SID stalks" has not yet been installed by Highways and the Clerk will chase. In discussion it was AGREED that when East Suffolk Council takes over responsibility for parking enforcement from April 2020, there will be a need to liaise over illegal parking which causes as much concern as speeding.
20.11.04	To consider update on developments arising from the Independent Surveyor's report re Old Church Road The Clerk reported that, following his request on 27 November 2019 for a revisit by the contractor, it appears the drains and gullies along Old Church Road were next due to be cleansed in January 2020. As at 22 January the job was recorded as still being at the "works ordered" stage. Cllr Groom and the Council's Handyperson will aim to carry out another visit as soon as that has been done.
20.11.05	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 2019, and a substantive response was only received on 31 December following intervention by Cllr Nicoll. However the estimate provided only covers a site visit, design, CDM, works information pack and handover to the Operations Team. It does not include costs for the supply and installation of signs and posts along with the associated traffic management which will be calculated at the design stage. In discussion Councillors considered this response to be completely unsatisfactory; not only did it take 5 months to produce but Melton PC requires to know the FULL potential cost of the project, otherwise it could find after spending the initial fee of £583.07 that the overall cost is too great to complete, leading to an abortive spend. The Clerk to follow up with Cllr Nicoll.
20.11.06	Campaign against local bus route closures Please see Minute 20.11.01 above. Cllr Porter reported that the Secretary of WABAG is producing a list of Action Points from the meeting on 16 January.
20.11.07	Dangerous road surface at junction of Bury Hill / Bredfield Road The Clerk reported receipt of email correspondence about this. Suffolk Highways have acknowledged there is a problem and remedial work is programmed for may 2020.
20.12	TO CONSIDER PLANNING ENFORCEMENT MATTERS
20.12.01	Suffolk coastal DC Authorised Enforcement Action – Case update Nothing to report.

20.13	<p>PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS</p> <ul style="list-style-type: none"> • Draft Heads of Terms for transfer of assets from East Suffolk Council to Melton PC – further to the email sent by the Clerk to all Councillors on 22 January, Members were asked if they had any comments to make on the final Heads of terms following the East Suffolk Cabinet decision on 7 January. There were none. • East Suffolk Council Planning Forum 24 January at 8.45am – Cllr Brown to attend; Clerk to book a place. • Concerns re traffic growth in the Rendlesham area – Campsea Ashe PC is trying to set up a meeting of local councils concerned about traffic growth being generated by development at Bentwaters. It was AGREED that Melton would wish to be represented at this and the Clerk will advise Campsea Ashe accordingly and inform Councillors when possible meeting dates are advised. • Application for caravan site at Ufford – This was NOTED. • Proposed Ipswich Northern Route – The Clerk advised that Suffolk CC has now completed the strategic outline business case for the road and there will be a Cabinet meeting on 29 January at which the County Council will decide its future position.
20.14	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 26 February 2020, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 20.40.</p>