



MELTON PARISH COUNCIL

PLA(20)M02

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 26 February 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 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
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Absent:

Cllr Mr P James	
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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>	1 member of the public
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	PART ONE – OPEN TO THE PUBLIC
20.15	TO RECEIVE APOLOGIES FOR ABSENCE Apologies for absence were received from Councillor James.
20.16	DECLARATIONS OF INTEREST
20.16.01	To receive Amendments to the Register There were none.
20.16.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
20.16.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda Cllr Brown wished to declare that he lives in Melton Park in relation to Agenda Item 20.29. <i>[This is not strictly a requirement under the Code of Practice for declaration of Local non-pecuniary interests but a voluntary disclosure on his part.]</i>
20.16.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

20.17	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS
20.17.01	Report from the Parish Council's Footpaths Advocate Nothing to report.
20.17.02	Report from the Parish Council's Interim Cycling Advocate Nothing to report.
20.17.03	<p>Reports on other village matters</p> <ul style="list-style-type: none"> Concerns were expressed about the temporary closure of The Street due to storm damage to a chimney stack. The diversion signs were inadequate, there was an impact on Station Road in terms of traffic and an economic impact as well on the businesses along The Street. The Clerk advised that the closure was advertised as being until 28 February. As soon as it is safe to do so the intention is to install temporary traffic lights and re-open the highway. The appearance of a "road closure" sign along Melton Road was causing some anxiety. The Assistant Clerk was trying to get more information on this but it was proving difficult. Cllr Abbott wished to make some comments in respect of Melton Park issues. Despite the desire of the developer to rewrite the s106 agreement it should be retained as it is. The Parish Council should stand behind the residents in relation to both the declaration of the former bowling green as an Asset of Community Value (ACV) and in ensuring the footpath to Hospital Grove is reopened and made permanent. Although it had been impossible to demonstrate 20 years of continuous usage of the path, there were a number of old maps evidencing its existence. She also supported the Sports and Social Club being declared an ACV. Cllr Abbott referred to the suggestion by District Councillor Rachel Smith-Lyte that Melton PC should use CIL monies to secure the future of the sports ground / cricket club. She acknowledged any decision on that was a matter for Full Council, but in any event the Council should at least give strong moral support to those striving to save that important community sport and recreation resource. After the pending Extraordinary General Meeting of the Club, it will see whether it can remain viable.
20.18	<p>MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 22 January 2020 (Minutes PLA(20)M01 previously distributed).</p> <p>Proposed by: Cllr Hilson Seconded by: Cllr Porter</p>
20.19	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
20.19.01	<p>DC/19/4520/FUL 26 Hall Farm Road, Melton</p> <p>Proposed second storey rear extension – timber framed build on top of existing single storey building.</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>
20.19.02	<p>DC/20/0527/LBC 13 The Clubhouse, Clements Road, Melton Park</p> <p>Application for listed building consent to remove internal non load-bearing wall between two small bathrooms to create one bathroom on 1st floor.</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</p>

	<p>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>
20.19.03	<p>DC/20/0570/FUL 29 Bredfield Road, Melton Proposed re-surfacing works to footway and verge crossover point adjacent 29 and 27 Bredfield Road. It was resolved to recommend approval of the application subject to the plans being considered acceptable by Highways on technical grounds, 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>
20.20	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
20.20.01	<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. A Judicial Review application has been lodged against this approval on behalf of a number of local residents. No commitment of either financial or moral support is required from Melton at the moment, nor is any further information available, and it was AGREED to monitor the situation for the time being. A discussion took place on the current situation regarding the development site, in the context that the appeal in relation to the previous application (DC/18/3424/FUL) has now been refused. There is no information yet publicly available on what the next steps might be in relation to actually implementing the planning consent granted on 29 November, and it was AGREED that the Clerk will ask District Cllr Rachel Smith-Lyte if she can raise a question at the next meeting of East Suffolk Council to try to find out what is happening.</p>
20.20.02	<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. The application was subsequently withdrawn. Cllr Barrington explained that the position of the Parish Council is that the development should take place fully in line with the Neighbourhood Plan, and there have been meetings with all the parties involved to try to ensure that the development does go ahead consistent with the published proposals for the site. All the parties involved are now talking to each other although substantive progress still needs to be made. However meanwhile the developer wants to submit a revised application for the Warburg land with both fewer houses and access via the St Andrews' estate. SCC Highways, in an advisory statement, whilst accepting access through St Andrews subject to mitigations, would prefer access via Riduna Park, and is likely at the very least to insist on pedestrian access directly to the A1152 and station. Further meetings are planned.</p>

20.20.03	<p>DC/19/2683/FUL Land off Garrod Approach, Melton Park (the former 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. The former bowling green site has been declared an Asset of Community Value (ACV) by East Suffolk Council on the application of a group of residents. However the landowner has lodged an appeal.</p> <p>A letter has now been received by the Parish Council from the landowner / developer in relation to both the former bowling green site and wider planning and development issues at Melton Park. This will be considered in the Confidential part of the Agenda (Item 20.29).</p>
20.20.04	<p>DC/20/0040/FUL 4 Hackney Terrace, Melton</p> <p>Single house residential infill development to the rear garden of 4 Hackney Terrace for 1 bed single storey house.</p> <p>The Clerk reported that this application, which Melton PC Planning and Transport Committee recommended for approval at its meeting on 22 January, is to go to Committee for determination "due to the complex history of the site".</p>
20.21	<p>TO REVIEW PLANNING NOTICES RECEIVED</p> <p>None have been received.</p>
20.22	<p>THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN – UPDATE AND NEXT STEPS</p> <p>Cllr Barrington went through in detail the proposed changes to the Neighbourhood Plan and these were discussed in detail. It was AGREED to consider making the changes as set out in document PLA(20)M02 Appendix Proposed NP changes subject to discussions with the Council's Planning Consultant and any further proposals for change which might emerge through further public consultation.</p>
20.23	<p>EAST SUFFOLK LOCAL PLAN UPDATE</p> <p>Following the examination stage the Inspector sent a letter to East Suffolk Council setting out the modifications that are required for the Plan to be found sound. There was no mention about the lumping together of the actual and proposed housing figures for Melton and Woodbridge; or the splitting of Melton into 3 parts in the Settlement Hierarchy, both of which were raised in the Hearings in August / September 2019. However the Inspector is likely to require Policy SCLP11.9 in the Draft Plan – Areas to be protected from development – either to be removed or justified via a high planning test. This will not affect Melton but will significantly affect Woodbridge.</p>
20.24	<p>TO CONSIDER FURTHER THE APPLICATION OF THE SUFFOLK COUNTY COUNCIL COMMUNITY SELF HELP SCHEME TO MELTON</p> <p>Cllr Porter has successfully completed the Highways Signing, Lighting and Guarding course and is awaiting his certification.</p>
20.25	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
20.25.01	<p>Report from Local Transport Officer (LTO)</p> <p>Paper PLA(20)25.01 previously distributed was received and discussed. The short timescale for consultation and bidding in respect of the funding available to improve bus services in rural areas was considered unreasonable.</p>

20.25.02	<p>Proposed road safety improvements – report from SCC Highways Engineer Paper PLA(20)25.02 previously distributed was received and discussed. This proposes two pedestrian crossing facilities along Melton Road, in the form of central refuges, one near to Daines Lane, and the other near Turnpike Lane. Preliminary work – design, survey and costing – would cost c£5k. It was RESOLVED to recommend to Full Council that this project should go forward, funded from CIL monies. Clerk to refer to the Full Council meeting on 18 March accordingly. Proposed by: Cllr Gradwell Seconded by: Cllr Barrington</p>
20.25.03	<p>Purchase of Speed Indicator Device (SID) - update The infrastructure in the form of “SID stalks” has not yet been installed by Highways. The Assistant Clerk has been chasing literally every day to ascertain the current position and get some sort of timescale for completion. Prior to the meeting an email was received from a Highways Apprentice taking ownership of the situation and promising an immediate update.</p>
20.25.04	<p>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. However when the website was last checked on 19 February 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 the cleansing has been done.</p>
20.25.05	<p>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 as the estimate provided only covers a site visit, design, CDM, works information pack and handover to the Operations Team, not the actual supply and installation or the associated traffic management costs, Councillors considered this response to be completely unsatisfactory. At the January meeting of Planning and Transport Committee Members asked for this question to be raised with Cllr Nicoll – why cannot Highways provide a single ballpark figure for the whole project before expenditure is committed? A response is awaited.</p>
20.25.06	<p>Campaign against local bus route closures The email received from the Public Transport Liaison Officer for Kesgrave Town Council and previously distributed to Members of Planning and Transport Committee was discussed. In relation to the proposal to move matters forward, whilst Members support the intention, it was felt not to be realistic because of the impossible Government funding timescale. The Clerk to respond accordingly.</p>
20.25.07	<p>Joint action by Parishes in relation to traffic problems caused by developments at Bentwaters / Rendlesham Cllr Barrington reported back from a meeting on 10 February convened by Campsea Ashe PC to discuss problems arising from the continued commercial developments at Bentwaters / Rendlesham. A letter will be drafted to national and local politicians highlighting the increasing problems (draft to be approved by all signatories / adopters). Also a meeting is to be sought with County Highways and East Suffolk planners to try to get some sensible consensus on addressing planning issues. Whilst Highways accept that Melton crossroads (the gateway to the peninsular) is at saturation point, East Suffolk continues to approve developments which generate large volumes of commercial traffic.</p>

20.26	TO CONSIDER PLANNING ENFORCEMENT MATTERS
20.26.01	Suffolk coastal DC Authorised Enforcement Action – Case update Nothing to report.
20.27	PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS It was NOTED that the Melton War Memorial which stands in St Andrew’s churchyard has now been given Grade II listed status.
20.28	DATE OF NEXT MEETING The next meeting will take place on Wednesday 25 March 2020, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.
	PART TWO – CONFIDENTIAL
	Exempt / Confidential Item It was RESOLVED that the public be excluded from the meeting for the remaining items of business on the grounds of its confidential nature.
	Following consideration of the Confidential Agenda Items at Items 20.29 and 20.30, there being no further business the meeting closed at 21.30.