



MELTON PARISH COUNCIL

PLA(20)M03

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 23 September 2020 via Zoom commencing at 19:00.

Present:

Cllr Mr N Brown (in the Chair) Cllr Mrs B Abbott Cllr Miss E A Barrington Cllr Mrs D Darby Cllr Mrs C Gradwell	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:

There were no absences	
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In Attendance:

Mr W J Grosvenor <i>Clerk and Executive Officer to Melton Parish Council</i> Mrs P Alder <i>Assistant Clerk and Management Officer</i>	4 members of the public
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	PART ONE – OPEN TO THE PUBLIC
20.31	TO RECEIVE APOLOGIES FOR ABSENCE There were no absences.
20.32	DECLARATIONS OF INTEREST
20.32.01	To receive Amendments to the Register There were none.
20.32.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
20.32.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
20.32.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared It was noted that there had been no requests for dispensations.

	<p>the National Planning Policy Framework, the East Suffolk (Suffolk Coastal Area) Local Plan, and the Melton Neighbourhood Plan. Whilst Councillors are pleased to see more accommodation of this type being built in Melton, they wish however at the same time to express concern about potential unnecessary loss of tree cover, particularly given that the site falls within a woodland designated TPO. A reduction in unnecessary tree loss would be welcomed and Parish Councillors hope that the holding objection registered by the East Suffolk Council's Arboriculture and Landscape Manager may achieve a rethink in this respect.</p>
20.35.02	<p>DC/20/3236/FUL Burrows Road, Melton Park Application for the installation of a double glazed window. 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 East Suffolk (Suffolk Coastal Area) Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
20.35.03	<p>DC/20/3327/FUL 29 Calder Road, Melton Park Proposed part single-storey and part two-storey extensions to both sides of the dwelling, a new pitched tiled roof to the conservatory and a new double garage. 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 East Suffolk (Suffolk Coastal Area) Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
20.35.04	<p>DC/20/3604/FUL Deben Villa, Melton Hill Proposed part single-storey and part two-storey rear and side 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 East Suffolk (Suffolk Coastal Area) Local Plan, and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
20.36	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
20.36.01	<p>DC/20/1521/FUL Land off Yarmouth Road, Melton Care Village comprising an 80 bed care home, together with 75 assisted care bungalows, café / clubhouse, bowling green, car parking, open space, associated infrastructure and access. At the meeting of Interim Management Committee held on 27 May Melton PC resolved to recommend refusal and an email was accordingly sent to East Suffolk Council on 3 June. No decision has yet been made. [Note: Following the meeting of Planning and Transport Committee the East Suffolk Planning Officer has now advised that this application is to go to East Suffolk Planning Committee with a recommendation for refusal – likely to be at the November Planning Committee meeting.]</p>
20.36.02	<p>DC/20/1636/OUT Land west of Public Right of Way 21, Woods Lane, Melton Outline application for up to 27 self / custom build dwellings off Woods Lane. At the meeting of Interim Management Committee held on 17 June Melton PC resolved to recommend refusal and an email was accordingly sent to East Suffolk Council on 18 June. No decision has yet been made. [Note: Following the meeting of Planning and Transport Committee the East Suffolk Planning Officer has now advised that this application is likely to be a delegated refusal, although it is estimated it will be another 1-2 months before a determination is made.]</p>

<p>20.36.03</p>	<p>DC/20/1831/OUT Land off St Andrews Place and Waterhead Lane, Melton Residential development of up to 55 dwellings, with access off St Andrews Place. At the meeting of Interim Management Committee held on 17 June Melton PC resolved to recommend refusal and an email was accordingly sent to East Suffolk Council on 18 June. A follow up submission by letter containing further grounds of objection was sent to East Suffolk Council on 22 July. No decision has yet been made, although the Clerk has been advised informally that the application is likely to go to Committee. In that context it was AGREED that Melton PC should arrange to be heard at any Committee meeting, and a script will be prepared for the Chair of the Council to deliver*. The Parish Council's objections should build on the content of the Neighbourhood Plan. It was also AGREED to leave the refresh of the Neighbourhood Plan (see Minute 20.38 below) until after the decision on this application has been made. [*Note: Following the meeting of Planning and Transport Committee the East Suffolk Planning Officer has now advised that this application is likely to go to the Referral Panel to determine whether it should go to Committee. There are also technical issues outstanding.] In the context of this application there were concerns expressed by a few Councillors about the principle of building on the Carter / Warburg site for reasons of ecology, flood risk, as well as the concerns about access and the absence of community benefits as envisaged in the Neighbourhood Plan. A long discussion followed in which it was argued that the refresh of the Plan should take the opportunity to remove this proposal. It was however pointed out that it was very likely that in the end the site would be developed anyway, because of the wishes of the landowner and the partnership with the developer. The proposal to include the site in the original Plan was reached after exhaustive consultation. The "made" Neighbourhood Plan is part of the Local Plan and any fundamental change in terms of the proposed refresh would mean going back to the beginning and looking at all potential sites afresh. To be found sound, the Neighbourhood Plan has to include an element of development. Resolving to change the Plan to remove the Carter / Warburg site as part of revisions to the Neighbourhood Plan cannot influence the decision-making process on the present application, or the applicant's right of appeal in the event the application is refused. In the event of East Suffolk approving the application the Parish Council will seek urgent discussions with the landowners to see if construction access can be arranged other than by the St Andrews' estate, and if refused, seek discussions with the parties to see if the original proposals as set out in the Neighbourhood Plan can be put back on track.</p>
<p>20.37</p>	<p>TO REVIEW PLANNING NOTICES RECEIVED Appeal under s78 Town and Country Planning Act 1990 against the decision of East Suffolk Council to refuse planning permission for construction of 2 dwellings, garaging and associated works on part side garden, 5 South Close, Melton [DC/19/3900/FUL]. The appeal will be determined by written representations submitted by the parties and no decision has yet been made.</p>
<p>20.38</p>	<p>THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN – CONSIDERATION OF (1) CONSULTATION DOCUMENT AND (2) DOCUMENT SETTING OUT PROPOSED AMENDMENTS AND ADDITIONS TO NEIGHBOURHOOD PLAN POLICIES Papers PLA(20)38a and PLA(20)38b previously distributed were received. Cllr Barrington took Members quickly through the main proposed changes; most are minor but the main issue that will affect the shape of the refreshed Plan will be the delayed decision on Carter / Warburg. There will need to be engagement with the landowners regarding access other than via the St Andrews' estate. With regard to specific policies the following points were raised:</p>

	<ul style="list-style-type: none"> • Policy MEL9 – reference to a possible skate-park / scooter area – should this still be included? • Policy MEL21 – regarding the proposed changes re access • References to the Local Plan will need updating. <p>Regarding the consultation document itself it was AGREED to amend the wording in paragraph 3 on page 2 to remove the phrase “We all often feel powerless to affect things that happen in our community...”</p> <p>Cllr Brown suggested that Members might wish to take further time to consider and reflect on the changes proposed and let him have any comments by email. The consultation documents once finalised will be distributed to all Melton residents: Cllr Barrington to liaise with the Assistant Clerk in respect of the online survey.</p>
20.39	<p>REPORT ON THE GOVERNMENT’S PROPOSED PLANNING REFORMS FOR DISCUSSION</p> <p>Paper PLA(20)39 previously distributed was received and the contents NOTED.</p>
20.40	<p>CONSULTATION ON DRAFT COASTAL ADAPTATION SUPPLEMENTARY PLANNING DOCUMENT (SPD)</p> <p>Paper PLA(20)40 previously distributed was received. The current consultation exercise is on the shape that the draft document will take; comments are invited on the scope and proposed content of the SPD. Following discussion it was AGREED not to respond at this stage but to await the appearance of the Draft SPD itself.</p>
20.41	<p>MONITORING CHANGE IN THE DEBEN ESTUARY PROJECT</p> <p>The Clerk reported an invitation from a representative of the Deben Estuary Partnership for Melton PC to become involved in the decision on the siting of a monitoring post along the Melton river frontage and its subsequent monitoring. The idea is that members of the public will be able to take photographs from the monitoring posts and then upload them to a website. This will prove invaluable in monitoring change along the estuary.</p> <p>Following discussion Cllr Abbott suggested that the best riverside position in Melton would be opposite Sutton Hoo, and she offered to liaise with the project on Melton’s behalf. This offer was AGREED and the Clerk will forward contact details.</p>
20.42	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
20.42.01	<p>Report from Local Transport Officer (LTO)</p> <p>Nothing to report.</p>
20.42.02	<p>Proposed pedestrian crossings and other road safety issues in Melton Road</p> <p>The Assistant Clerk reported that she has been advised by Suffolk Highways that an officer has been appointed to produce a costed design. Highways are concerned about the potential loss of parking spaces and hence are considering build outs as well as the central refuges.</p> <p>The Clerk reported receipt of representations from residents in Fayrefield Road about the need for yellow line protection around the junction with Melton Road to deter parking to protect sight lines. This is an acknowledged problem and it was AGREED that the Clerk will respond saying that the resident’s concerns will be considered as part of the public consultation once the initial plans are drawn up.</p>
20.42.03	<p>Quiet Lanes initiative – invitations for expressions of interest</p> <p>The Clerk reported a further overture from the Secretary of the Quiet Lanes Suffolk Group, inviting expressions of interest about developing further “Quiet Lanes” in Suffolk. Two routes in Melton were originally proposed a few years ago – Lodge Farm Lane and Old Church Road / Lower Road – but were not progressed because it was considered that Melton PC had more pressing</p>

	planning matters to consider at the time. Following discussion it was AGREED that this initiative is still not considered a priority and therefore no expressions of interest will be submitted.
20.42.04	Purchase of speed indicator sign (SID) – update Delivery of the SID is now anticipated in week commencing 28 September. It will be deployed first in Woods Lane. The Assistant Clerk will advise Members when it has been delivered to the Council's Maintenance Officer and liaise about the arrangements for its installation.
20.42.05	Consultation on changes to the Highway Code to benefit non-motorised road users The Clerk explained that this is a Government consultation on amending the Highway Code. It was AGREED that this was more an item of information than one for the Committee to make a decision on in terms of a response, and any response could be a matter for individuals via the link below: https://www.gov.uk/government/consultations/review-of-the-highway-code-to-improve-road-safety-for-cyclists-pedestrians-and-horse-riders
20.43	TO CONSIDER PLANNING ENFORCEMENT MATTERS
20.43.01	Suffolk coastal DC Authorised Enforcement Action – Case update The Clerk reported no change to this schedule. There is only one case in Melton – the Houseboat Friendship, New Quay Lane – which has until 2024 to comply with the terms of the Enforcement Notice. The position was NOTED .
20.44	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS <ul style="list-style-type: none"> • As this was Cllr Barrington's last meeting both Cllr Porter and Cllr Brown wished to take the opportunity to thank her for all her years of service to the Council, including her time as Chair of Planning and Transport Committee, but above all for all her dedicated work which resulted in the Melton Neighbourhood Plan being adopted in 2018. These sentiments were strongly endorsed by all attending the meeting. • County Cllr Nicoll has advised that a total sum of £300k is available for electric car charging points in rural locations. In discussion it was suggested that outside the Burness Parish Rooms, St Audry's Sports and Social Club, and the Parish Council car park at the Melton Road playing field, might be suitable locations. The Clerk to seek further information.
20.45	DATE OF NEXT MEETING The next meeting will take place on Wednesday 4 November 2020, commencing at 19:00 via Zoom conferencing. There being no further business the meeting closed at 21:25.