

MELTON PARISH COUNCIL

PLA(20)M04

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 4 November 2020 via Zoom commencing at 19:00.

Present:

Cllr Mrs B Abbott (in the Chair)	Cllr Mr M Holmes
Cllr Mrs D Darby	Cllr Ms J Hosking
Cllr Mrs C Gradwell	Cllr Mr P James
Cllr Mrs E J G Hilson	Cllr Mr A Porter

Absent:

CIII IVII IV DIOWII	
Cllr Mr N Brown	

In Attendance:

Mr W J Grosvenor Clerk and Executive Officer to	3 members of the public
Melton Parish Council	
Mrs P Alder Assistant Clerk and Management Officer	

	PART ONE – OPEN TO THE PUBLIC	
20.46	ELECTION OF VICE-CHAIR OF PLANNING AND TRANSPORT COMMITTE	
	It was RESOLVED that Cllr Abbott be elected Vice-Chair of Planning and	
	Transport Committee.	
	Proposed by: Cllr Porter Seconded by: Cllr Gradwell	
20.47	TO RECEIVE APOLOGIES FOR ABSENCE	
	Apologies were received from Cllr Brown.	
20.48	DECLARATIONS OF INTEREST	
20.48.01	To receive Amendments to the Register	
	There were none.	
20.48.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the	
	Agenda	
	There were none.	
20.48.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on	
	the Agenda	
	There were none.	
20.48.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared	
	It was noted that there had been no requests for dispensations.	

20.49	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS				
20.49.01	Matters raised by the public				
	• Parking problems in The Street – these were raised by a resident from				
	Station Road. A combination of double yellow lines, enforceme				
	informal parking places as well as spaces historically available but now lost				
	to development, were making it very difficult for residents without off-street				
	parking but who needed vehicles for work. Additionally the new signage erected by the car park (and informal parking area) on the approach to				
	Winifred Fison House was acting as a deterrent to vehicle owners to park				
	there. Another problem was at the start of the school day, when parents				
	were parking in The Street to take their children to Melton Primary School.				
	The school will be asked as to whether the arrangement with the Coach				
	and Horses for them to park there still exists. Generally it was suggested				
	that the Parish Council talk to East Suffolk Council about provision for residents' parking.				
	Naming the access road to Winifred Fison House - this was raised and				
	discussed. The Clerk advised however that the postal address of Winifred				
	Fison House is The Street, and therefore it is unlikely that any naming of				
	the access road would be allowed. In terms of the informal parking off the				
	access road, he anticipated that contracts will be exchanged for the				
	divestment of the land to the Parish Council very shortly, and as soon as ownership transfers a start will be made on improvements for which funds				
	have already been earmarked.				
20.49.02	Report from the Parish Council's Footpaths Advocate				
	There was nothing to report save for the dialogue with the Assistant Clerk over				
	the creation of a permissive footpath from near Foxburrow Farm to St Audry's, to				
	avoid crossing the A12 twice. This is awaiting changes in the tenancy agreement				
	with the farmer which is up for renewal next year. This is part of the preparation				
	of a PDF document giving details of circular walks in Melton, being produced in				
	conjunction with Suffolk County Council.				
20.49.03	Report from the Parish Council's Interim Cycling Advocate				
	The Assistant Clerk referred to the consultation by East Suffolk Council on a draft				
	walking and cycling strategy: Draft Walking and Cycling Strategy				
	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-				
	plans/cycling-and-walking-strategy/				
	This is included in the list of consultations launched by East Suffolk Council and				
	set out for discussion in Item 20.55 on the meeting Agenda.				
	It was RESOLVED to take this part Item out of order on the Agenda				
	Following discussion the Footpaths Advocate offered to provide comments by				
	30 November for the Clerk to forward.				
20.50	MINUTES OF THE PREVIOUS MEETING				
	It was RESOLVED to agree the Minutes of the Planning and Transport				
	Committee meeting held on 23 September 2020 (Minutes PLA(20)M03				
	previously distributed).				
	Proposed by: Cllr Hilson Seconded by: Cllr Gradwell				
20.51	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED				
20.51.01	DC/20/1521/FUL Land off Yarmouth Road, Melton – New consultation on revised application				

Care Village comprising an 80 bed care home, together with 72 very assisted living 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 of the initial application and an email was accordingly sent to East Suffolk Council on 3 June. The main reasons for recommending refusal were the lack of sustainability and connectivity in relation to the proposed location; that the proposal was not in conformance with either the East Suffolk Final Draft Local Plan or the Melton Neighbourhood Plan; that access to the site as proposed was poor and unsupported by Highways; and the likely unsustainable impact on the local primary care network. A revised application was submitted in late October, with altered plans and designs. In discussion on the new proposals, Councillors felt that notwithstanding the changes proposed, the same objections still apply. In particular SCC Highways still consider that mitigation of the connectivity challenges is insufficient, and that the level of traffic likely to be generated by the development and its potential impact on the Melton crossroads has not been accurately assessed. Additionally Members gueried whether there is a need for such a development. given the level of care home provision locally, and the potential impact on the local primary care provision. [The Clerk advised that whilst deficiencies in local social facilities are material planning considerations, the commercial decision by the applicant to build such a facility in that location is not so.] It was RESOLVED to agree to maintain the Council's recommendation for refusal and the Clerk to advise East Suffolk Council accordingly. Proposed by: Cllr Porter Seconded by: Cllr Hilson 20.52 TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS 20.52.01 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. However the Clerk reported that the East Suffolk Planning Officer has advised informally that this application is likely in due course to be a delegated refusal. 20.52.02 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 East Suffolk's Planning Committee. At the meeting of Planning and Transport Committee on 23 September, 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. TO REVIEW PLANNING NOTICES RECEIVED 20.53 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 Clerk reported that the appeal was **DISMISSED**.

20.54 THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN – UPDATE

The Clerk reported on the outcome of a zoom conference held earlier that day with the Council's Neighbourhood Planning Consultant, in relation to advice on the timing of proceeding with the refresh, given the outstanding situation with regard to the application for development of the land off St Andrews Place and Waterhead Lane (see minute 20.52.02 above). The Clerk advised that he has submitted a detailed report to Cllr Brown (who was also unable to attend the conference) and at this stage felt only able to inform the Committee that the basic advice is to await until the planning application decision has been made because of the land supply position. Once Cllr Brown has had the opportunity to consider all the advice, he will brief Councillors in more detail.

20.55 PLANNING CONSULTATIONS LAUNCHED BY EAST SUFFOLK COUNCIL RELATING TO ACTIVE TRAVEL, COMMUNITY INVOLVEMENT AND MITIGATING IMPACTS ON NATURE

Draft Walking and Cycling Strategy

https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/cycling-and-walking-strategy/

This consultation was considered and minuted at Item 20.49.03 above.

The Clerk took Members through the other two consultations which are open to 30 November 2020.

Draft Statement of Community Involvement

https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/statement-of-community-involvement-and-local-development-scheme/

This draft document sets out how residents can be involved in the production of planning policy documents and have their say on planning applications. In discussion it was felt that as the Council is a statutory consultee in planning matters it should have ample opportunity to always be able to comment on both documents and applications. Therefore no specific response was required.

Draft Recreational Disturbance Avoidance and Mitigation Strategy

https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/supplementary-planning/

This draft document looks at how to reduce the impact of new housing developments on protected habitat sites. It aims to lessen the impact of increased levels of recreational use that arise from new housing, and provides a means of mitigation, including by the imposition of per-dwelling tariffs on developers. **It was AGREED to NOTE** this consultation document.

20.56 TO CONSIDER UPDATE AND NEXT STEPS REGARDING THE SIZEWELL C PROJECT

Paper PLA(20)56 previously distributed was received. This report advised Members that because of changes made to the EDF application, a further period of consultation will need to be undertaken, running from mid-November to mid-December. A summary of the proposed areas of change was also provided. A report will need to be taken to the meeting of Full Council on 18 November, by which time EDF will have announced its detailed proposals, together with the firm dates and mechanism for the consultation. Full Council in turn will need to set

	out arrangements (including necessary delegations as appropriate) for ensuring a response can be provided within the timescale.
20.57	FUTURE OF PRIMITIVE METHODIST CHAPEL 1860, THE STREET AND
	OSIER BARN, DAINES LANE
	Cllr Abbott reported on a discussion with East Suffolk Council's Principal Design
	and Conservation Officer about the Methodist Chapel, now disused. The building
	already benefits from the protection afforded by the Melton Conservation Area designation but enquiries will be made to Historic England about the possibility
	of listing.
	Similar enquiries will be made in relation to the Osier Barn off Daines lane. An
	update on both will be provided to the next meeting.
20.58	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
20.58.01	Report from Local Transport Officer (LTO) Nothing to report.
20.58.02	Proposed pedestrian crossings and other road safety issues in Melton
	Road
	The Assistant Clerk reported that basic designs showing the location of the
	proposed crossings were received on 27 October and distributed to Councillors
	on Planning and Transport Committee. Concerns were expressed by Members
	at the impact on those dwellings without off-street parking. The Assistant Clerk had already asked if the crossing near the Playing Field could be shifted to closer
	to the existing double yellow lines and was awaiting a response. It was suggested
	that a site meeting be held after lockdown ends, with an invitation extended to all
	interested Councillors, before the matter is brought back to Planning and
	Transport Committee in December. Meanwhile a copy of the designs will also be
	provided to the Council's Footpaths Advocate.
20.58.03	Quiet Lanes initiative – invitations for expressions of interest
	Cllr Abbott suggested that although she was aware that, previously, Planning and
	Transport Committee did not consider the Quiet Lanes initiative a priority for the
	Council, the fact that the concept is now backed by County Council funding makes it worth registering an interest. She proposed that the Council register an
	interest in having Lodge Farm Lane designated. The Clerk added that if Lodge
	Farm Lane was proposed, then it made sense to look at St Audry's Lane as well.
	Following discussion these proposals were AGREED . The Clerk will register an
	interest in respect of those lanes accordingly.
20.58.04	Purchase of speed indicator sign (SID) – outstanding issues
	The Assistant Clerk reported that initial problems with the SID device were being
	overcome, but the most significant problem was the fact that due to the volume
	of traffic, the battery life was only a few days before needing to be changed. Solar power was urgently being investigated and prices being sought.
20.58.05	Concerns by parishes about traffic levels
20.00.00	The Clerk referred to a draft letter received from the Clerk of Campsea Ashe
	Parish Council, previously distributed, which invites Melton Parish Council to
	become a co-signatory, along with other local parishes, to a letter addressed to
	both East Suffolk Council and Suffolk County Council. The focus of the letter is
	the concern about traffic levels generally with specific issues relating to both
	Bentwaters and the coastal energy projects, and it requests a meeting "with all
	relevant parties". In discussion on the draft, it was felt that the proposed approach
	is unlikely to succeed, and that a more strategic approach focusing on the traffic
	issues specific to Melton via constructive discussions with Cllr Nicoll in the first
	instance might be more advantageous.

20.59	TO CONSIDER PLANNING ENFORCEMENT MATTERS
20.59.01	Suffolk coastal DC Authorised Enforcement Action – Case update Nothing to report.
20.60	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Cllr Darby raised a query about Melton Parish Council becoming a dementia friendly council. The Clerk advised her to bring the matter to Full Council and he will put it on the agenda.
20.61	DATE OF NEXT MEETING The next meeting will take place on Wednesday 16 December 2020, commencing at 19:00 via Zoom conferencing. There being no further business the meeting closed at 20.37.