

MELTON PARISH COUNCIL

PLA(20)M05

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 16 December 2020 via Zoom commencing at 19:00.

Present:

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

Absent:

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In Attendance:

Cllr Mr B Banks	3 members of the public
Cllr Ms J Rowles	•
Mr W J Grosvenor Clerk and Executive Officer to	
Melton Parish Council	
Mrs P Alder Assistant Clerk and Management	
Officer	

	PART ONE – OPEN TO THE PUBLIC
20.62	TO RECEIVE APOLOGIES FOR ABSENCE
	Apologies were received from Cllr Holmes.
20.63	DECLARATIONS OF INTEREST
20.63.01	To receive Amendments to the Register
	There were none.
20.63.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the
	Agenda
	There were none.
20.63.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on
	the Agenda
	Cllrs Brown and Hosking declared an interest in relation to Agenda item 20.66.02
	as clients of the applicant's practice.
20.63.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared
	It was noted that there had been no requests for dispensations.

20.64	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS
	No matters were raised.
20.64.01	Report from the Parish Council's Footpaths Advocate The Footpaths Advocate reported on the poor condition of parts of Love Lane, the footpath which runs from Turnpike Lane to Pytches Road (Footpath 18). The muddy patches mean that it is impassable for residents using mobility scooters. The Clerk advised that the office has from time to time received complaints about that path, and consideration in the past has been given to the feasibility of remedial works being undertaken by the Council's Maintenance Officer. However the access is poor for delivery of materials and it was considered to be a job for a team rather than one person. It was AGREED that the Assistant Clerk and the Maintenance Officer will take a look at the path, the Footpaths Advocate offered to supply a photograph as well, and the position will be reported to the County Council Rights of Way Team (who are responsible for the surface of footpaths being maintained in a safe and useable condition).
20.64.02	Report from the Parish Council's Interim Cycling Advocate Nothing to report.
20.65	TO APPROVE THE MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 4 November 2020 (Minutes PLA(20)M04 previously distributed).
22.22	Proposed by: Cllr Porter Seconded by: Cllr Hosking
20.66	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
20.66.01	DC/20/4314/VOC Former Bella Figura premises, Decoy Farm, Melton Proposed variation and removal of conditions to enable the premises to be used for office and light industrial use (Class E). It was RESOLVED to make no comments on this application.
20.66.02	DC/20/4544/FUL 52 The Street, Melton Proposed change of use of former chapel (Class D(1)(a)) to healthcare provision (now Class E commercial business and services use). 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 2020 Suffolk Coastal Local Plan and the Melton Neighbourhood Plan.
20.66.03	DC/20/4630/FUL Site adjoining 88 Bury Hill, Melton
	 Proposed new detached dwelling and car parking. It was RESOLVED to recommend refusal on the following grounds: Concerns were expressed at the impact of a build in this location on the tree line between the site and Woods Lane and a tree survey/impact assessment should be provided before the application is considered. There is also concern at the impact of a new build on the proposed site on both the residential amenity of the immediate neighbourhood and how the new dwelling would relate to the adjoining houses. Melton Councillors felt accordingly that Suffolk Coastal Local Plan policies SCLP11.1 and SCLP11.2 are engaged here and that this may well be a case of inappropriate development on what is a very small site.
20.66.04	DC/20/4689/FUL Pinkneys Cottage, Turnpike Lane, Melton Proposed erection of 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 2020 Suffolk Coastal Local Plan

	and the Melton Neighbourhood Plan, and it is not aware of any objections from
	residents.
20.66.05	DC/20/4753/FUL 47 Fernhill Close, Melton
	Proposed single storey rear extension and internal alterations.
	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 2020 Suffolk Coastal Local Plan
	and the Melton Neighbourhood Plan, and it is not aware of any objections from residents.
20.66.06	DC/20/4811/FUL Ufford Park Hotel, Yarmouth Road, Melton
	Proposed change of use from hotel (Class C1) to residential apartments for use
	as holiday accommodation (Class C3).
	This application was WITHDRAWN and therefore not discussed.
20.66.07	DC/20/5024/FUL Hoxton House, Pytches Road, Melton
	Proposed single storey rear extension and new roof lights.
	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 2020 Suffolk Coastal Local Plan
	and the Melton Neighbourhood Plan, and it is not aware of any objections from
20.67	residents. TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
20.67.01	DC/20/1521/FUL Land off Yarmouth Road, Melton
	Revised application for 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 2020 Melton
	PC resolved to recommend refusal of the initial application and this was
	conveyed to East Suffolk Council on 3 June. At the meeting of Planning and
	Transport Committee held on 4 November it was resolved to maintain the
	Council's objection to the revised application and continue to recommend refusal,
	as it was felt that the fundamental problems with the proposal still remain.
	The Clerk reported that a decision was still awaited. It was NOTED meanwhile
	that there have recently been problems with water coming off the agricultural
	land, which includes the application site, affecting local residents. This appears
	to have been due to the soil being compacted after harvesting but too wet to
00.07.00	plough and sow during the autumn.
20.67.02	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 2020 Melton
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	Suffolk Coastal Local Plan (September 2020) and the Melton Neighbourhood
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	PC resolved to recommend refusal and an email was accordingly sent to East Suffolk Council on 18 June. The Clerk reported that on 3 December the application was refused. The principal reasons stated are that housing development on the site would be contrary to policies contained in both the

00.07.00	DOIO/4004/01/T1 1-// 0/ 1
20.67.03	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. The Clerk reported that at the present time there is no date set for the application to be considered by the Committee, the applicant has supplied a fresh report on drainage issues which will need to be considered, and Natural England has raised queries in relation to the EU Habitats Directive, which will need to be resolved.
20.68	TO REVIEW PLANNING NOTICES RECEIVED None have been received.
20.69	THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN (MNP) – UPDATE Paper PLA(20)69 previously distributed to Members of Planning and Transport Committee was received. Cllr Brown introduced the paper and took Members through the background leading up to the present position. In a conference call via Zoom on 4 November 2020, the Council's Neighbourhood Planning advisor has recommended: 1. That the refresh of the MNP should be delayed until a decision on the Carter/Warburg development (see Minute 20.67.03 above) is made. 2. Otherwise on examination the refreshed MNP may be rejected as unrealistic. 3. Currently the MNP is not out of date as it is in line with the new Local Plan. 4. If the Carter/Warburg application is approved then the MNP housing contribution would be met, but not the community benefits, so theoretically those policies could still stand. In the light of those points Cllr Brown's view was that the refresh of the MNP should be put on hold until the outcome of the Carter/Warburg application is clearer. Following discussion it was RESOLVED to agree that approach. Proposed by: Cllr Porter Seconded by: Cllr Gradwell
20.70	TO CONSIDER CONSULTATION ON ENGLAND COAST PATH – FELIXSTOWE TO BAWDSEY – 9 December 2020 to 3 February 2021 The Clerk reported that on 9 December Natural England set out in a series of reports, proposals for improved access to the coast between Felixstowe Ferry and Bawdsey. These are contained in the link below which was distributed with the Agenda for the meeting. www.gov.uk/government/collections/england-coast-path-felixstowe-ferry-to-bawdsey The consultation is open to 3 February 2021 for comment. Once the reports have been approved, Natural England will contact owners and occupiers in preparation for the new access rights which will be introduced. It was AGREED to NOTE the report.

20.71 TO CONSIDER DRAFT RESPONSE TO THE LATEST CONSULTATION ON THE SIZEWELL C PROJECT

Paper PLA(20)71 previously distributed was received and introduced by Cllr Banks. The key focus of this response to the proposed changes to the Development Consent Order is the transport strategy for Sizewell C. The changes as proposed by EDF are not beneficial to Melton or Woodbridge. This is a key issue for Melton because the road and rail routes pass through the parish. Melton has always supported giving priority to transport by sea and rail, rather than by road. However multiple overnight freight train movements through the village would be unacceptable, and the capacity on the Ipswich - Lowestoft line needs to be increased, particularly between Melton and Saxmundham, to mitigate the need for these, as well developing a noise mitigation scheme (including regarding barrier audible warnings overnight). Equally there are concerns about the increase in HGV movements and the Council believes that the opportunity should be taken to mitigate some of the deficiencies in the A12 and A1152, including duelling the A12 continuously from Woodbridge to the junction with the A1094. The A1152 should be straightened at the Melton level crossing, together with any other practical measures that will reduce the number of HGVs that travel through Melton.

Following discussion **it was RESOLVED** (with thanks to Cllr Banks for all his work on this) to agree the draft response which would be sent to EDF on 17 December, and copied to both District and County Councillors, Woodbridge Town Council and Therese Coffey MP.

Proposed by: Cllr Porter

Seconded by: Cllr Gradwell

Additionally local residents should be encouraged to make their own representations before the deadline of 18 December.

20.72 MONITORING POST ON THE RIVER DEBEN - UPDATE

Paper PLA(20)72 previously distributed to Members of Planning and Transport Committee was received. Cllr Abbott introduced the paper and explained the background. As part of the strategy of the Deben Estuary Partnership (DEP) to stabilise the changing environment of the river, it is proposed to establish a monitoring post where changes in the river can be monitored over time. The proposed location of the post in Melton is just before the bend in the river near to the sewage works. The site is on land which is being divested to the Council in 2021. The Project will provide and erect the post although Melton has been asked for a contribution to the cost. Once in position standardised photographs will be taken on a regular basis.

Following discussion it was RESOLVED:

- That Cllr Abbott be appointed as lead Volunteer.
- To agree to the position of the monitoring post on the river wall at Melton at the recommended location.
- To consider whether Melton should offer a contribution.
- To take photographs on a regular basis for uploading to the DEP Facebook page.
- That Cllr Abbott will enquire about the post itself and whether the Council's Maintenance Officer could erect it.

Proposed by: Cllr Porter **Seconded by:** Cllr James

20.73 AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) – Initial Consultation on a new Affordable Housing SPD open to 21 December 2020

This was a "consultation about a consultation" in respect of what ESC should include as the scope and content in a forthcoming new Affordable Housing

	Policy The details are included in the link below which was distributed with the
	Policy. The details are included in the link below which was distributed with the Agenda for the meeting:
	www.eastsuffolk.gov.uk/supplementary-planning
	The consultation was NOTED .
20.74	DRAFT HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD) - Consultation open from 7 December 2020 to 1 February 2021
	The Clerk introduced this consultation on a new Historic Environment SPD which aims to support planning policy relating to the historic environment. The details are included in the link below which was distributed with the Agenda for the
	meeting www.eastsuffolk.gov.uk/planning-policy-consultations
	As the consultation runs until 1 February and the document is over 100 pages long, it was AGREED to consider this at the next meeting of Planning and Transport Committee to give Members an opportunity to read it.
20.75	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
20.75.01	Report from Local Transport Officer (LTO) Nothing to report.
20.75.02	Proposed pedestrian crossings and other road safety issues in Melton
	Road – update from site meetings
	The Assistant Clerk reported back re site meetings with Councillors to examine
	the proposals for pedestrian refuges put forward by Highways. It was felt that
	further amendments are required. The refuge near Turnpike Lane should be
	closer to Woodbridge where it would impact less because of existing parking
	restrictions and also help to protect the entrance to New Quay Lane. Ideally the
	refuge near to the Playing Field entrance should be closer to the field entrance.
	Highways should additionally be asked to look at a third refuge, near to the Spar
	shop/John Grose garage. These proposals have been put to Highways and an update is awaited.
20.75.03	'
20.75.03	Quiet Lanes initiative – update Paper PLA(20)75.03 previously distributed was received.
	Cllr Abbott took Members through the issues set out therein. Following
	discussion it was AGREED that:
	Melton Planning and Transport Committee supports the proposals to designate both St Audry's Lane and Lodge Farm Lane as "Quiet Lanes" subject to the requisite public consultation.
	The Committee recommends to Full Council that the proposals are endorsed and funding for the necessary signage is found to top up funding available from grants.
	 The timescale to be dependent on the arrangements for both consultation and grant funding.
20.75.04	Speed indicator sign (SID) – outstanding issues and arrangements for
	deployment
	The Assistant Clerk reported that a second back-up battery has been purchased. The two USBs supplied have proved faulty and have been returned and the supplier is providing a new one. If the new USB proves faulty then the complete SID will be returned. Whilst there have been initial problems with the device, it has raised the profile of the need to manage traffic speeds in the parish. In terms
	of moving the SID to the different locations around the village it was AGREED that decisions on this will be left to the Parish Office.

20.75.05	Community Speed Watch and Speed Radar Units Information on how to set up a Community Speed Watch initiative and the cost of a speed meter was previously distributed to all Members of Planning and Transport Committee. The Assistant Clerk drew attention to the lengthy application form required. Training will be provided, a minimum of 6 volunteers are required, but the Council would need to fund equipment costs and the radar gun is expensive – over £2k. The report was NOTED for future reference.
20.75.06	Flooding in Old Church Road The Clerk reported that the latest problem with the blocked gulley was reported to Highways on 25 November. Highways visited and reported that no action was required at the present time. It was AGREED to report again the next time that heavy rain caused the problem to recur.
20.75.07	Review of current Highways initiatives Cllr Brown reported to Planning and Transport Committee on his exchange of emails with County Councillor Nicoll on traffic/road safety issues in Melton. The relevant emails were distributed to all Committee Members prior to the meeting. Cllr Brown will raise the issues with Cllr Nicoll again at the Full Council meeting on 13 January 2021. Additionally Cllr Brown drew to Members' attention a letter sent by the Clerk to Tunstall Parish Council to Cllr Reid (Cabinet Member for Highways at Suffolk County Council) raising concerns about highways matters in Tunstall. This was also previously distributed for information to Members of Planning and Transport Committee.
20.76	TO CONSIDER PLANNING ENFORCEMENT MATTERS
20.76.01	East Suffolk Council Authorised Enforcement Action – Case update Nothing to report.
20.77	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS Cllr Abbott will draft a paper for Recreation Committee on 6 January 2021 about the future of the Melton fete.
20.78	DATE OF NEXT MEETING The next meeting will take place on Wednesday 27 January 2021 commencing at 19:00 via Zoom conferencing. There being no further business the meeting closed at 21.16.