



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

Cllr Mr M Holmes	
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In Attendance:

Cllr Mr B Banks Cllr Ms J Rowles Mr W J Grosvenor <i>Clerk and Executive Officer to Melton Parish Council</i> Mrs P Alder <i>Assistant Clerk and Management Officer</i>	3 members of the public
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	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). <i>Proposed by:</i> Cllr Porter <i>Seconded by:</i> Cllr Hosking
20.66	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
20.66.01	DC/20/4314/VOC Former <i>Bella Figura</i> 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: <ul style="list-style-type: none"> 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 residents.
20.67	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 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 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 Suffolk Coastal Local Plan (September 2020) and the Melton Neighbourhood Plan (January 2018).

	<p>Policy. The details are included in the link below which was distributed with the Agenda for the meeting: www.eastsuffolk.gov.uk/supplementary-planning</p> <p>The consultation was NOTED.</p>
20.74	<p>DRAFT HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD) – Consultation open from 7 December 2020 to 1 February 2021</p> <p>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</p> <p>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.</p>
20.75	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
20.75.01	<p>Report from Local Transport Officer (LTO) Nothing to report.</p>
20.75.02	<p>Proposed pedestrian crossings and other road safety issues in Melton Road – update from site meetings</p> <p>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.</p>
20.75.03	<p>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:</p> <ul style="list-style-type: none"> • 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	<p>Speed indicator sign (SID) – outstanding issues and arrangements for deployment</p> <p>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.</p>

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 gully 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.