

# MELTON PARISH COUNCIL

PLA(21)M01

## Planning and Transport Committee

**Minutes** of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 27 January 2021 via Zoom commencing at 19:00.

#### **Present:**

Cllr Mrs B Abbott	Cllr Mr M Holmes
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
Cllr Mrs E J G Hilson	

#### Absent:

There were no absences	

#### In Attendance:

Melton Parish Council Footpaths Advocate	3 members of the public
Clerk to Campsea Ashe Parish Council	
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
21.01	TO RECEIVE APOLOGIES FOR ABSENCE
	There were no apologies for absence.
21.02	DECLARATIONS OF INTEREST
21.02.01	To receive Amendments to the Register
	There were none.
21.02.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the
	Agenda
	There were none.
21.02.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on
	the Agenda
	All Councillors present as Members of Planning and Transport Committee
	declared an interest in relation to Agenda item 21.05.03 as the Council owns a
	freehold interest in a commercial unit on the applicant's business park.
21.02.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared
	It was noted that there had been no requests for dispensations.

Report from the Parish Council's Footpaths Advocate  The Footpaths Advocate reported only that there was more wear and tear on public rights of way because of people taking exercise in lockdown. This is being exacerbated by the very wet weather. In relation to complaints received about the state of Footpath 18 (Love Lane), the Assistant Clerk advised that she has corresponded with the Suffolk County Council Public Rights of Way (PROW) Team. They have stated that the surface was renewed and needs to be swept of leaves. However Norse have stated that is too simplistic a response and a further communication has been sent to the PROW Team, and a response is awaited.  Report from the Parish Council's Interim Cycling Advocate  Reports have been received of persons using mountain bicycles in Burkes
Report from the Parish Council's Interim Cycling Advocate
Wood and near misses are occurring as a result with dogs and walkers. Temporary signs have been placed advising that cycling should not take place in the woods, logs from nearby felling are being placed to try to deter use of informal paths, however the problem is continuing. The arboriculturalist undertaking the tree safety assessment has been asked to look at this problem, and if possible suggest some measures that might mitigate damage to the ecology and help to ensure the safety of woodland users.
WITH SUFFOLK COUNTY COUNCIL AND EAST SUFFOLK COUNCIL TO DISCUSS TRAFFIC ISSUES ARISING FROM DEVELOPMENT  The Clerk of Campsea Ashe Parish Council was invited to address the meeting. For at least 7 years Campsea Ashe has suffered from problems with through traffic and additional traffic generated by the growth in commercial activities at Bentwaters. Residents feel that there is a lack of awareness by the authorities of the problems, and lack of any monitoring of traffic increase. Now six parishes have joined together to try to persuade both County and District to recognise and seek to address the problems being experienced by residents. They would like Melton to join with them. In response to a question from Cllr Brown as to what exactly the group wanted to achieve, the Campsea Ashe Clerk explained that having a larger group of parishes would hopefully give residents more opportunity to be heard and a greater influence in planning and transport policy. A suggested title for the group is Joint Parish Council Traffic Group. County Councillor Nicoll is supportive of the aims. It was pointed out that the Local Plan supports sustainable development at Bentwaters, and there is no investment proposed in the County Council Highways Investment Plan to improve road capacity in the Woodbridge Area. It was suggested in discussion that it is surprising that there is no plan to link the Bentwaters site with the A12. Councillors considered the issues raised by this request from Campsea Ashe and Cllr Brown asked Members whether they should decide to support and join this group. Following further discussion it was AGREED to join the action group.
TO APPROVE THE MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 16 December 2020 (Minutes PLA(20)M05 previously distributed).  Proposed by: Cllr Hilson  Seconded by: Cllr Holmes

21.05	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
21.05.01	DC/20/5182/FUL 2 Yarmouth Road, Melton
	Proposed rear extension.
	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 Suffolk Coastal Local Plan, the Melton Neighbourhood Plan, and it is not aware of any objections from
	residents.
21.05.02	DC/20/5186/FUL 54 Church View Close, Melton
	Proposed single storey rear extension.
	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 Suffolk Coastal Local Plan, the
	Melton Neighbourhood Plan, and it is not aware of any objections from residents.
21.05.03	DC/20/5252/VOC Riduna Park, Melton
	Variation of condition 13 attached to planning consent C09/0584.
	It was RESOLVED to make no comment on this application.
21.05.04	DC/20/5278/FUL Land to the north and west of Garden Square and
	Gardenia Close, Rendlesham
	Proposed phased development of 75 dwellings, car parking, public open space, hard and soft landscaping, and associated infrastructure and access.
	It was RESOLVED that, whilst Melton Parish Council accepts the principle of
	development on this site in accordance with Policy SCLP12.61 in the Local
	Plan and the Rendlesham Neighbourhood Plan, Councillors nevertheless
	have concerns as to why, when the Local Plan recommends a limit of 50 units
	because of the proximity of the sewage treatment plant and sewers crossing
	the site, the application seeks permission for 75 dwellings. Additionally, whilst
	the AQA submitted seeks to demonstrate (pages 8-11) that the additional
	road traffic generated by this development is "judged to be insignificant", Councillors are nevertheless concerned by the steady year on year growth in
	permissions for development which cumulatively impact on the volume of
	traffic at the Melton crossroads, which is considered by Highways to be
	operating at saturation point, and there is no long term strategy in place to
	divert through traffic from the centre of Melton. These points to be made to
	East Suffolk Council.
21.04.05	DC/21/0281/LBC The Old Chapel, 8 Calder Road, Melton Park
	Proposed alteration of modern stud partition walls to improve internal layout.
	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 Suffolk Coastal Local Plan, the
	Melton Neighbourhood Plan, and it is not aware of any objections from
	residents.
21.06	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
21.06.01	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 (ESC) 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. ESC Environmental
	Protection requires additional information on land contamination, whilst the County Council Archaeological Service would require a programme of work
	prior to any development should permission be granted.
	prior to any development enough permission be granted.
21.06.02	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 (ESC) on 18 June. A follow up submission by letter containing
	further grounds of objection was sent to ESC on 22 July. No decision has yet
	been made, although the application is likely to go to ESC's Planning Committee. At the meeting of Melton PC 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 are still outstanding issues
	relating to the Habitats Regulations, designated sites, and issues of flooding.
21.06.03	DC/20/4630/FUL Site adjoining 88 Bury Hill, Melton
	Proposed new detached dwelling and car parking.
	At the meeting of Planning and Transport Committee held on 16 December 2020 it was resolved to recommend refusal of this application and East Suffolk
	Council (ESC) was advised accordingly on 17 December. The Clerk reported
	that the application will now be considered by ESC Planning Committee on 23
	February 2021.
21.07	TO REVIEW PLANNING NOTICES RECEIVED
21.07 01	
	Suffolk Council to refuse planning permission for removal of Condition 2 on
	,
	and Transport Committee considered this application in July 2020 and
	'''
21 07 02	
21.07.02	
	An appeal has been made to the Secretary of State against the decision of East
	Suffolk Council to refuse planning permission for single house residential infill
	T STOLEY HOUSE IDOLEDIOUS OF OUR OLD INICIAN FIGURAL AND THE ISSUED CONTINUED
	considered this application in January 2020 and recommended approval. The appeal will be determined by written representations.
21.08	considered this application in January 2020 and recommended approval. The appeal will be determined by written representations.  THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN (MNP) -
21.08	considered this application in January 2020 and recommended approval. The appeal will be determined by written representations.
21.07 01	AP/20/0104/REFUSE Melton Lodge, Yarmouth Road An appeal has been made to the secretary of State against the decision by East Suffolk Council to refuse planning permission for removal of Condition 2 on application C/98/1140 (change of use of 1st floor in stable block to groom's accommodation and various alterations). This limits the occupation to employees or relatives, however the estate does not employ any staff and the flat will remain empty and under-utilised [DC/20/2474/ROC]. Melton Planning and Transport Committee considered this application in July 2020 and recommended approval. The appeal will be determined by written representations.  AP/20/0105/REFUSE 4 Hackney Terrace An appeal has been made to the Secretary of State against the decision of East

	on hold until the outcome of the Carter/Warburg application is known. <b>It was AGREED</b> to retain the Refresh as a standing Item on the Agenda meanwhile.
21.09	TO FURTHER CONSIDER CONSULTATION ON ENGLAND COAST PATH – FELIXSTOWE TO BAWDSEY – 9 December 2020 to 3 February 2021  Paper PLA(21)09 previously distributed was received and introduced by Cllr Abbott.  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. The consultation information was briefly considered at the meeting on 16 December and noted (Minute 20.70). However concerns about congestion on the river path through Melton and potential over use of sensitive designated sites led to a request for this to be considered further. Following discussion <b>it was AGREED</b> that the Clerk will communicate to Natural England that, whilst Melton PC supports the improved coastal access represented by this plan, Councillors are concerned about the increasingly heavy use of the coastal path through Melton and the impact on sensitive, designated sites. Whilst the report states that the coastal environment along this stretch of coast is unlikely to be sensitive to the access improvements envisaged (Para 3.2.b), that is not the experience of local councillors and mitigations may be required. Councillors also discussed the issue of cycling on the river path. This is not strictly allowed as the path is a designated public footpath (FP 17 and FP 9) but the "no cycling" sign has been removed. However <b>it was further AGREED</b> not to make an issue of this at present.
21.10	TO CONSIDER BRIEFING FROM ANGLIA ENERGY PLANNING ALLIANCE (AEPA) AND INVITATION TO BE A SIGNATORY TO A JOINT LETTER FROM TOWN AND PARISH COUNCILS TO THE SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY  The briefing and draft letter for approval were distributed by email to Members of Planning and Transport Committee prior to the meeting. Whilst it was felt that pointing out to the Minister that he is the 3 <sup>rd</sup> person in the post within the last year is not a good idea, it was AGREED that Melton will be a signatory to the letter, and the Clerk will advise AEPA accordingly.
21.11	MONITORING POST ON THE RIVER DEBEN - UPDATE  Cllr Abbott reported that she has not yet heard from the Deben Estuary Project as to the fitting of the post and photo fitment. Until this information is received the project will need to be parked. However meanwhile Cllr Abbott will send photographs of the location to Cllr James for him to load onto Facebook.
21.12	HELP SHAPE GUIDANCE FOR NEW HOUSING DEVELOPMENTS IN SUFFOLK - Consultation on a new Suffolk Design: Streets Guide – a guide to improve the design criteria and guidance for new developments across the County – Consultation open until 10 February 2021 <a href="https://www.suffolk.gov.uk/suffolkstreets">www.suffolk.gov.uk/suffolkstreets</a> This long document (71 pages plus technical appendices) was discussed. It was AGREED to NOTE the draft publication.

21.13	DRAFT HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING
	DOCUMENT (SPD) - Consultation open from 7 December 2020 to 1
	February 2021
	This consultation is 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
	Consideration of this new draft SPD was deferred from the previous meeting
	to give an opportunity to read what is another long document (138 pages).
04.44	Following discussion it was <b>AGREED to NOTE</b> the draft publication.
21.14	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
21.14.01	Report from Local Transport Officer (LTO)
04.44.00	Nothing to report.
21.14.02	Proposed pedestrian crossings and other road safety issues in Melton
	Road – update The Assistant Clark introduced the letest versions of the designs received from
	The Assistant Clerk introduced the latest versions of the designs, received from
	the Senior Highways Engineer just prior to the meeting and distributed to Members of Planning and Transport Committee.
	The designs set out plans at 5 locations which the engineers consider could
	work. These are:
	B1 – north of the playing field entrance
	B1a - near to the Springside shop
	B2 – near to the petrol station
	B3 - Hackney Road
	B4 – Ash House.
	Following discussion Members <b>AGREED</b> to go out to consultation with local
	residents on locations B1 and B4. Highways to be asked to supply clearer plans
	for these locations, following which leaflets will be prepared by the Parish Office
	for delivering to all houses in the affected area. Details of the proposals will also
	be included in the message from Cllr Porter in the March edition of the <i>Melton</i>
	Messenger and In Touch. Depending on the result of the consultation Highways
	will then be asked to progress the project with a road safety audit and costing.
21.14.03	Quiet Lanes initiative – update
	The Clerk reported that on the basis of the signage / costings spreadsheet
	completed and forwarded to the project team, the overall cost for designating
	both St Audry's Lane and Lodge Farm Lane as "Quiet Lanes" will be £1,120.
	There is a grant from Suffolk County Council of £600, leaving £520 to be found.
04.44.04	This will be covered by grant assistance from District Cllr Rachel Smith-Lyte.
21.14.04	Speed indicator sign (SID) – update  The Assistant Clark reported that the sign was surrently leasted an Maltan
	The Assistant Clerk reported that the sign was currently located on Melton Road. Teething problems have been resolved. The data can be extracted as
	and when necessary.
21.14.05	Flooding in Old Church Road
21.17.00	The Clerk reported that the latest problem with the blocked gulley was reported
	to Highways on 14 January 2021 and was resolved within a few days. The
	location will be monitored for future problems and reported again as necessary.
21.15	TO CONSIDER PLANNING ENFORCEMENT MATTERS
21.15.01	East Suffolk Council Authorised Enforcement Action – Case update
	Nothing to report.
21.16	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS
	There was none.
	1

### 21.17 DATE OF NEXT MEETING

The next meeting will take place on Wednesday 10 March 2021 commencing at 19:00 via Zoom conferencing. There being no further business the meeting closed at 21.00.