



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 N Brown (in the Chair) 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:

Melton Parish Council Footpaths Advocate Clerk to Campsea Ashe Parish Council 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
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.

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

	<p>refusal, as it was felt that the fundamental problems with the proposal still remain.</p> <p>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.</p>
21.06.02	<p>DC/20/1831/OUT Land off St Andrews Place and Waterhead Lane, Melton</p> <p>Residential development of up to 55 dwellings, with access off St Andrews Place.</p> <p>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.</p> <p>The Clerk reported that at the present time there are still outstanding issues relating to the Habitats Regulations, designated sites, and issues of flooding.</p>
21.06.03	<p>DC/20/4630/FUL Site adjoining 88 Bury Hill, Melton</p> <p>Proposed new detached dwelling and car parking.</p> <p>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.</p>
21.07	TO REVIEW PLANNING NOTICES RECEIVED
21.07 01	<p>AP/20/0104/REFUSE</p> <p>Melton Lodge, Yarmouth Road</p> <p>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.</p>
21.07.02	<p>AP/20/0105/REFUSE</p> <p>4 Hackney Terrace</p> <p>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 development (Plot 2) to the rear garden of 4 Hackney Terrace for a 1 bed single storey house [DC/20/0040/FUL]. Melton Planning and Transport Committee considered this application in January 2020 and recommended approval. The appeal will be determined by written representations.</p>
21.08	<p>THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN (MNP) – UPDATE</p> <p>At the previous meeting of Planning and Transport Committee on 16 December 2020 (Minute 20.69) it was resolved that the refresh of the MNP should be put</p>

	<p>on hold until the outcome of the Carter/Warburg application is known. It was AGREED to retain the Refresh as a standing Item on the Agenda meanwhile.</p>
21.09	<p>TO FURTHER CONSIDER CONSULTATION ON ENGLAND COAST PATH – FELIXSTOWE TO BAWDSEY – 9 December 2020 to 3 February 2021</p> <p>Paper PLA(21)09 previously distributed was received and introduced by Cllr Abbott.</p> <p>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.</p> <p>www.gov.uk/government/collections/england-coast-path-felixstowe-ferry-to-bawdsey</p> <p>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 it was AGREED 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 it was further AGREED not to make an issue of this at present.</p>
21.10	<p>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</p> <p>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 3rd 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.</p>
21.11	<p>MONITORING POST ON THE RIVER DEBEN - UPDATE</p> <p>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.</p>
21.12	<p>HELP SHAPE GUIDANCE FOR NEW HOUSING DEVELOPMENTS IN SUFFOLK - <i>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</i></p> <p>www.suffolk.gov.uk/suffolkstreets</p> <p>This long document (71 pages plus technical appendices) was discussed. It was AGREED to NOTE the draft publication.</p>

21.13	<p>DRAFT HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD) – Consultation open from 7 December 2020 to 1 February 2021</p> <p>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</p> <p>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). Following discussion it was AGREED to NOTE the draft publication.</p>
21.14	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
21.14.01	<p>Report from Local Transport Officer (LTO) Nothing to report.</p>
21.14.02	<p>Proposed pedestrian crossings and other road safety issues in Melton Road – update</p> <p>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.</p> <p>The designs set out plans at 5 locations which the engineers consider could work. These are:</p> <ul style="list-style-type: none"> • 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. <p>Following discussion Members AGREED 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 Messenger</i> and <i>In Touch</i>. Depending on the result of the consultation Highways will then be asked to progress the project with a road safety audit and costing.</p>
21.14.03	<p>Quiet Lanes initiative – update</p> <p>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. This will be covered by grant assistance from District Cllr Rachel Smith-Lyte.</p>
21.14.04	<p>Speed indicator sign (SID) – update</p> <p>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.</p>
21.14.05	<p>Flooding in Old Church Road</p> <p>The Clerk reported that the latest problem with the blocked gully 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.</p>
21.15	TO CONSIDER PLANNING ENFORCEMENT MATTERS
21.15.01	<p>East Suffolk Council Authorised Enforcement Action – Case update Nothing to report.</p>
21.16	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS There was none.</p>

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.