



MELTON PARISH COUNCIL

PLA(21)M02

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 10 March 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 Mr W J Grosvenor <i>Clerk and Executive Officer to Melton Parish Council</i> Mrs P Alder <i>Assistant Clerk and Management Officer</i>	4 members of the public
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	PART ONE – OPEN TO THE PUBLIC
21.18	TO RECEIVE APOLOGIES FOR ABSENCE There were no apologies for absence.
21.19	DECLARATIONS OF INTEREST
21.19.01	To receive Amendments to the Register There were none.
21.19.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
21.19.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
21.19.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared There had been no requests for dispensations.

21.22.03	<p>DC/21/0539/LBC 2 Clements Road, Melton Park</p> <p>Proposed insertion of 2 windows in rear roof-slope and 1 window in side gable to facilitate loft conversion.</p> <p>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.</p>
21.22.04	<p>DC/21/0823/FUL Castle Cote, 8 Bredfield Road, Melton</p> <p>Proposed extension to rear of property.</p> <p>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.</p>
21.22.05	<p>DC/20/5298/FUL 3 Yarmouth Road, Melton</p> <p>Proposed construction of porch to front elevation.</p> <p>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 and the Melton Neighbourhood Plan.</p>
21.22.06	<p>DC/21/0985/FUL 42 Bury Hill, Melton</p> <p>Proposed single storey rear extension.</p> <p>It was RESOLVED to make no comment on this application.</p>
21.23	<p>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</p>
21.23.01	<p>DC/20/1521/FUL Land off Yarmouth Road, Melton</p> <p>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.</p> <p>At the meeting of Interim Management Committee held on 27 May 2020 Melton PC resolved to recommend refusal of the initial application and East Suffolk Council was advised accordingly. At the meeting of Planning and Transport Committee held on 4 November 2020 it was resolved to maintain the Council's objection to the revised application as it was felt that the fundamental problems with the proposal still remained, and a follow up recommendation for refusal was sent.</p> <p>The Clerk reported that the application will now be considered by the East Suffolk Planning Committee (South) on 30 March. Cllr Brown will register to speak on behalf of Melton PC and the Clerk will advise once the report is available and summarise the main points for Melton PC to make in the light of the Planning Officer's recommendation.</p>
21.23.02	<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 2020 Melton PC resolved to recommend refusal and an email was accordingly sent to East Suffolk Council. A follow up submission by letter containing further grounds of objection was sent on 22 July. The Clerk reported that the application will now be considered by the East Suffolk Planning Committee (South) on 30 March. Cllr Porter will register to speak on behalf of Melton PC and the Clerk will advise once the report is available and summarise for Councillors Brown, Darby and Porter the main points for Melton PC to make in the light of the Planning Officer's recommendation. It was previously agreed that the Parish Council's</p>

	objections should build on the content of the Neighbourhood Plan. At the present time there are still outstanding issues relating to the Habitats Regulations, designated sites, and issues of flooding.
21.23.03	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 on grounds of over-development and loss of amenity and East Suffolk Council was advised accordingly. It was NOTED that the application was considered by East Suffolk Council Planning Committee (South) on 23 February 2021 and permission was granted.
21.24	TO REVIEW PLANNING NOTICES RECEIVED No new Notices were received.
21.25	TO REVIEW THE POSITION ON EXISTING PLANNING APPEALS
21.25 01	AP/20/0104/REFUSE Melton Lodge, Yarmouth Road An appeal was 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 1 st 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. It was NOTED that the appeal was determined by written representations and has been allowed without conditions.
21.25.02	AP/20/0105/REFUSE 4 Hackney Terrace An appeal was 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. It was NOTED that the appeal was determined by written representations and was dismissed.
21.26	THE REFRESH OF THE MELTON NEIGHBOURHOOD PLAN (MNP) – UPDATE At the 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 on hold until the outcome of the Carter/Warburg application is known. Cllr Brown confirmed that as soon as the application has been determined by the East Suffolk Planning Committee (South) work will recommence on the refresh.
21.28	TO CONSIDER CONSULTATION ON THE GOVERNMENT'S MODEL DESIGN CODE The Clerk reported that the Ministry for Housing, Communities and Local Government (MHCLG) has recently launched a consultation seeking views on proposals to create a new <i>Office for Place</i> which would involve each local planning authority drawing up its own design code in consultation with local people that developers would have to adhere to. A link to the main consultation document can be downloaded here . This would involve some changes to the National Planning Policy Framework (NPPF). There is currently an eight-week consultation on the proposals which will close in late March 2021. As this is effectively a consultation about what should be in the design code it was AGREED

21.30.05	<p>Flooding in Old Church Road The Clerk reported that since the latest problem with the blocked gully was reported to Highways on 14 January 2021 and resolved within a few days, no further problems had been reported.</p>
21.30.06	<p>Traffic issues The Clerk reported being copied into correspondence from a resident to Cllr Nicoll, the County and District Councils and the police, concerning the increase in HGV traffic in Dock Lane, primarily associated with Coastal Building Supplies. Suffolk County Council have apparently declined to take action. This was NOTED. The Clerk also reported a complaint about speeding along Station Road from a resident. In discussion it was suggested that if a second SID is acquired, then Station road might be considered as a suitable location for occasional deployment.</p>
21.31	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
21.31.01	<p>East Suffolk Council Authorised Enforcement Action – Case update Nothing to report.</p>
21.32	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS It was mentioned that the boundary at Riduna Park had not yet been secured. The Assistant Clerk reported on the issues near to St Andrews Close, and the fact that contractors for Riduna will be securing the boundaries shortly. The contract start was delayed from February because of the weather.</p>
21.33	<p>DATE OF NEXT MEETING The next meeting will take place on Wednesday 21 April 2021 commencing at 19:00 via Zoom conferencing. There being no further business the meeting closed at 21.04.</p>