



MELTON PARISH COUNCIL

PLA(21)M05

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 21 July 2021 at 17 Riduna Park, Station Road, Melton IP12 1QT commencing at 19:00.

Present:

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 Mr A Porter
---	---

Absent:

Mr A Corston (co-optee)	
-------------------------	--

In Attendance:

Mr W J Grosvenor <i>Clerk and Executive Officer to Melton Parish Council</i> Mrs P Alder <i>Assistant Clerk and Management Officer</i> Melton Parish Council Footpaths Advocate	Cllr Mrs B Abbott District Cllr R Smith-Lyte 11 members of the public
---	---

	PART ONE – OPEN TO THE PUBLIC
21.66	TO RECEIVE APOLOGIES FOR ABSENCE There were no apologies for absence.
21.67	DECLARATIONS OF INTEREST
21.67.01	To receive Amendments to the Register There were none.
21.67.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
21.67.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda Cllr Brown declared a non-pecuniary interest as a neighbouring landowner in respect of Item 21.70.01.
21.67.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared There had been no requests for dispensations.

21.68	<p>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</p> <ul style="list-style-type: none"> Concerns were raised by residents in relation to planning application DC/21/2863/FUL. This relates to the construction of a new bungalow and single garage off Nightingale Close on land formerly part of the rear garden of 38 Hall Farm Road. Issues relating to flood risk, drainage, damage to and potential loss of trees, together with anxiety about the impact of the construction on residential amenity, were all highlighted. The application is considered later in the Agenda at Item 21.70.05. Residents of Bredfield Road spoke about their fears regarding the increased volume of traffic and speeds following the completion of the Bloor development off Woods Lane. Bredfield Road is being used as a short cut for Woodbridge town traffic, possibly to avoid the traffic lights at the Melton crossroads. Concern was also raised that the 20mph proposals for Woodbridge might also increase use of Bredfield Road. Cllr Brown assured the residents that the matter would be discussed under Item 21.78.05 later on the Agenda.
21.68.01	<p>Report from the Parish Council’s Cycling Advocate There was nothing to report.</p>
21.68.02	<p>Report from the Parish Council’s Footpaths Advocate There was nothing to report.</p>
21.69	<p>TO APPROVE THE MINUTES OF THE PREVIOUS MEETING It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 9 June 2021 (Minutes PLA(21)M04 previously distributed). <i>Proposed by:</i> Cllr Darby <i>Seconded by:</i> Cllr Porter</p>
21.70	<p>TO REVIEW NEW PLANNING APPLICATIONS RECEIVED</p>
21.70.01	<p>DC/21/2725/FUL 5 Garrod Approach, Melton Park Proposed full side single storey extension to the property. 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>
21.70.02	<p>DC/21/2730/FUL Parcel of land adjacent to Plum Tree Hall, Church Road, Ramsholt Proposed change of use to a seasonal tented camp site. It was RESOLVED to recommend refusal of this application. Whilst understanding the need in the present Covid situation to enable more people to benefit from holidaying within the UK, and for Councils to be as flexible as possible in enabling projects like this to go ahead, Melton Councillors feel that on balance this application should be refused on the following grounds:</p> <ul style="list-style-type: none"> The location of the site is an isolated one within the AONB and is unsustainable The closest settlement is Ramsholt some 1.5km distance; thus the only access is by vehicle Highways have concerns about the capacity of the local highway network to cope with proposals on this scale, given that the local roads are largely single track The proposed location is surrounded by sensitive sites – SSSI, RAMSAR etc., and this proposal would have a detrimental impact on local biodiversity The local District Councillor is sceptical about any economic benefits to the area that the proposal might bring

	<ul style="list-style-type: none"> East Suffolk Council's Environmental Protection Team has raised queries about water supply and drainage arrangements. <p>Although the AONB Team now gives cautious support to this application for a reduced number of tents from the previous application, Melton Councillors, although in many ways sympathetic to the project, feel that on balance the risk of harm to the environment still outweighs any benefits that this project might bring.</p>
21.70.03	<p>DC/21/2797/FUL Melton Lodge, Yarmouth Road</p> <p>Proposed introduction of an additional clerestory window in bedroom 6; damp-proofing works beneath the stairs in the west wing; repairs to the garden terrace wall and veranda.</p> <p>This is covered by the response to DC/21/2798/LBC below.</p>
21.70.04	<p>DC/21/2798/LBC Melton Lodge, Yarmouth Road</p> <p>Proposed introduction of an additional clerestory window in bedroom 6; damp-proofing works beneath the stairs in the west wing; repairs to the garden terrace wall and veranda.</p> <p>It was RESOLVED to recommend approval of the application, subject to the applicant satisfactorily meeting the requirements of the East Suffolk Council's Design and Conservation Consultant in relation to the works proposed to this significant Grade II listed building, situated within the Melton Conservation Area. Otherwise it considers that the application is in line with the National Planning Policy Framework, the Suffolk Coastal District Plan, the Melton Neighbourhood Plan, and it is not aware of any objections from residents.</p>
21.70.05	<p>DC/21/2863/FUL 38 Hall Farm Road</p> <p>Proposed erection of 1no. detached bungalow and attached single garage.</p> <p>It was RESOLVED to recommend refusal on the following grounds:</p> <ul style="list-style-type: none"> Whilst Melton Councillors are generally supportive of smaller more affordable housing units being constructed on suitable sites, and indeed recommended approval of the previous application for 3 bungalows on an adjoining site, they consider that this proposal represents an overdevelopment which will lead to a cramped result in a location which already has constrained access. Whilst the NPPF expects planning decisions to make efficient use of land, it also acknowledges the importance of securing well-designed, attractive and healthy places (para 122). East Suffolk Council's Local Plan (Policy SCLP11.1) emphasises the need to protect the amenity of the wider environment and (Policy SCLP11.2) the need for development not to cause an unacceptable loss of residential amenity to the neighbourhood, which Councillors feel will be the case here if this application is approved.
21.70.06	<p>DC/21/3004/FUL 12 Hall Farm Road</p> <p>Proposed alterations and extensions to dwelling together with erection of detached garage / store.</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>
21.70.07	<p>DC/21/3330/FUL 7 South Close, Melton Park</p> <p>Proposed construction of a two storey side extension and single storey rear extension.</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</p>

	the National Planning Policy Framework, the Suffolk Coastal Local Plan, the Melton Neighbourhood Plan, and it is not aware of any objections from residents.
21.71	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
21.71.01	<p>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. Melton PC has consistently recommended refusal of this application on the grounds that access via the St Andrew's estate is neither supported by the Neighbourhood Plan nor considered acceptable in planning terms. On 30 March 2021 East Suffolk Council Planning Committee (South) considered the application and delegated authority to determine to the Head of Planning and Coastal Management on the basis of approval being granted subject to no objections being received from Natural England and / or Suffolk County Council as Lead Local Flood Authority, a s106 Agreement detailing highways improvement works, affordable housing provision, a contribution to the Suffolk Coast RAMS and controlling conditions 1 to 25 as set out in the decision; otherwise to refuse. Since the decision was made, following legal representations from an objector, East Suffolk Council has agreed to remit the application back to the Planning Committee (South) for re-consideration. The next possible date for the application to be re-considered will now be 24 August. The Clerk confirmed that the Parish Council will continue to maintain a strong objection to development proposals which include access via St Andrews, and once the Planning Officer's new report is made available fresh representations in response to that will be drafted. These will include a plea that East Suffolk Councillors on the Planning Committee (South) carry out a site visit to look at the access before considering the application again.</p>
21.72	<p>TO REVIEW PLANNING NOTICES RECEIVED No new Notices were received.</p>
21.73	<p>TO REVIEW THE POSITION ON EXISTING PLANNING APPEALS Nothing to report.</p>
21.74	<p>SIZEWELL C UPDATE The link below gives access to the Sizewell C page on the Melton PC website which contains up to date information: https://melton-suffolk-pc.gov.uk/sizewell-c/ Cllr Brown summarised the current position:</p> <ul style="list-style-type: none"> • The leaflet and survey on night trains was distributed on 7 May and the responses included in the submission made to the Planning Inspectorate on 2 June. That submission set out the context of Melton's concerns, which are focused on traffic and transport, and provided detailed responses on issues relating to servicing the project via road and rail. The full submission was accompanied by a summary report as well. • Cllr Brown attended a specific issue virtual meeting arranged by the Planning Inspectorate Examining Authority on traffic and transport issues on 8 July. He raised points around controls / mitigations and monitoring in respect of road and rail issues likely to affect Melton and Woodbridge. Questions were put by the inspector to EDF and responses are awaited. • The EDF Sizewell Project Team has proposed a virtual meeting with representatives of Melton Parish Council, which Woodbridge Councillors will join as well, and that will take place on 26 July at 9am.
21.75	<p>MELTON NEIGHBOURHOOD PLAN REFRESH Cllr Brown reiterated that until the situation on the St Andrews Place / Waterhead Lane planning application is clear, the refresh will need to be on hold. After the holiday period, an informal meeting will be set up with the ESC Planning managers to discuss the best way forward.</p>

21.76	<p>THE BREDFIELD NEIGHBOURHOOD PLAN</p> <p>To access the Plan please see link below: www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/. It was NOTED that this Plan is now “made”.</p>
21.77	<p>TO CONSIDER RESULT OF THE APPEAL AGAINST THE DESIGNATION OF THE MELTON PARK BOWLING GREEN AS AN ASSET OF COMMUNITY VALUE AND NEXT STEPS</p> <p>Paper PLA(21)77 (copy of the First Tier Tribunal judgment) previously distributed was received. It was NOTED that the appeal by Hopkins Homes against the designation of the site as an Asset of Community Value was unsuccessful. The Clerk reported that he had received a communication from Hopkins Homes saying that they will be in touch with the Council shortly to continue discussions on the future of the Company’s land and offices at Melton Park ahead of their move to Bury St Edmunds. It was AGREED to await further contact from Hopkins.</p>
21.78	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
21.78.01	<p>Report from Local Transport Officer (LTO)</p> <p>No report was received.</p>
21.78.02	<p>Proposed pedestrian crossings and other road safety issues in Melton Road – update</p> <p>In the absence of the Assistant Clerk, the Clerk reported that Highways’ plans showing the proposed revised position of the Melton Road crossing have been consulted on. Only three responses were received. These were reported and discussed. There were no substantive objections to locate the crossing outside the car park of the <i>Coach and Horses</i>. Following discussion it was AGREED:</p> <ul style="list-style-type: none"> • To instruct Highways to proceed to implement the plans for the Melton Road crossing in accordance with this latest design and for the Melton Hill crossing as previously agreed. • To refer a suggestion which emerged from the consultation process of creating an additional pedestrian entrance at the northern end of the Playing Field to Recreation Committee. <p>The Assistant Clerk will continue to push for agreement and action by Highways in relation to the yellow lining proposals as part of the road safety works.</p>
21.78.03	<p>Quiet Lanes initiative – update</p> <p>The Clerk reported that everything is now in place for Melton to go with Wave 3 in respect of St Audrys Lane and Lodge Farm Lane. All the information required by the Quiet Lanes project has been supplied. He is awaiting an invoice in respect of the required contribution of £50.00.</p>
21.78.04	<p>Speed management issues – update</p> <p>The older SID is currently located on Melton Road with the Council’s Maintenance Officer changing the batteries as required. The intention is that it will be moved to Yarmouth Road (southbound) in the near future. Other sites that it can be moved to are: Wilford Bridge Road (either direction) and Yarmouth Rd (northbound). The Clerk reported that the Council has been contacted by Highways raising a query about whether the SID stalk on Woods Lane is strong enough to carry a SID with a solar panel. Highways are looking at the need to replace the existing infrastructure there with a stronger post with deeper foundations. The ANPR project has not been progressed due to both workload, and because the Council now has two SIDs and Woods Lane is regularly visited by the Safety Camera Team. In discussion Councillors felt that the Melton Road SID should next be moved to Wilford Bridge Road rather than Yarmouth Road and this was AGREED.</p>

21.78.05	<p>To consider request for a pedestrian crossing at the top of Bredfield Road – update</p> <p>In response to the residents’ concerns expressed earlier in the meeting, the Clerk reported on the present position, having previously been briefed by the Assistant Clerk who is handling this matter. She is liaising with Highways and it is possible that a scheme of this type could be funded via Community Infrastructure Levy (CIL) funds held by East Suffolk Council in 2022/23. However a fully designed scheme would need to be submitted so there would be design costs which would have to be covered either by Melton PC or from another source. Funding is being further investigated and Highways are looking at the potential design costs themselves.</p> <p>It would be feasible to locate SID stalks on Bredfield Road and the principle was AGREED. Following discussion it was further AGREED that one of the residents would forward proposals as to the most suitable locations for these, for both the Council and Highways to consider and progress.</p> <p>Reference was also made in discussion to the promise by County Cllr Alexander Nicoll to fund a speed survey from his Locality Budget once the schools return in September.</p>
21.78.06	<p>Bentwaters traffic issues: Joint Parish Group - update</p> <p>Cllr Brown reported no developments as yet. The promised monitoring will now start in September.</p>
21.79	<p>TO CONSIDER PLANNING ENFORCEMENT MATTERS</p>
21.79.01	<p>East Suffolk Council Authorised Enforcement Action – Case update</p> <p>Nothing to report.</p>
21.80	<p>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</p> <p>Cllr Porter made a plea for any news items for inclusion in the next <i>Melton Messenger</i> article.</p>
21.81	<p>DATE OF NEXT MEETING</p> <p>The next meeting will take place on Wednesday 8 September 2021, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business, the meeting closed at 20:38.</p>