

MELTON PARISH COUNCIL

PLA(21)M06

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 8 September 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 Mr M Holmes
Cllr Mrs C Gradwell	Cllr Mr A Porter
Cllr Mrs E J G Hilson	Mr A Corston (co-optee)

Absent:

None

In Attendance:

Mr W J Grosvenor Clerk and Executive Officer to	Cllr Mr P James
Melton Parish Council	District Cllr R Smith-Lyte
Mrs P Alder Assistant Clerk and Management	5 members of the public
Officer	·

	PART ONE – OPEN TO THE PUBLIC	
21.82	TO RECEIVE APOLOGIES FOR ABSENCE	
	There were no apologies for absence from Councillors. Apologies were received	
	from both the Council's Cycling and Footpaths Advocates.	
21.83	ELECTION OF VICE-CHAIR OF PLANNING AND TRANSPORT COMMITTEE	
	It was RESOLVED that Cllr Darby be elected Vice-chair of Planning and	
	Transport Committee. Cllr Darby responded that she is happy to accept, but	
	would like to receive some mentoring and support in the role.	
	Proposed by: Cllr Gradwell Seconded by: Cllr Porter	
21.84	DECLARATIONS OF INTEREST	
21.84.01	To receive Amendments to the Register	
	There were none.	
21.84.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the	
	Agenda	
	There were none.	
21.84.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on	
	the Agenda	
	There were none.	

21.84.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared	
24.57	There had been no requests for dispensations.	
21.85	OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO	
	COUNCILLORS	
	 A resident of Bredfield Road took the opportunity to thank the Council (and especially the Assistant Clerk) for the way in which the Council has taken forward residents' concerns in respect of both speed management and improved crossing facilities for pedestrians. [See Minutes 21.94.05 and 21.94.06 below for details.] Cllr Smith-Lyte asked whether pavements in both Woods Lane and Wilford Bridge Road could be considered for use by both pedestrians and cyclists, given how dangerous it is to cycle along both these roads. It is thought that such proposals were previously considered, but discounted on the grounds of the inadequate footway widths in Woods Lane and cost implications generally. However the Assistant Clerk will raise the idea again with Highways, as well as exploring the possibility of either a reduced speed limit or installing "Pedestrians Crossing" warning signs around Wilford Bridge on the A1152. A resident asked whether anything could be done about the weeds which are sprouting from kerbs and pavements. The Clerk advised that this was a County Highways matter and any resident could always report particular concerns to Suffolk County Council via the online reporting tool https://highwaysreporting.suffolk.gov.uk/ However the inability of Highways to invest more in road maintenance is 	
	primarily due to inadequate funding from central government and the	
	demands on the County Council in terms of the cost of adult social care.	
21.85.01	Report from the Parish Council's Cycling Advocate A report was received from the Advocate which was read out by the Assistant Clerk. In the report the Advocate is pleased about the new cycle racks at the Playing Field and hopes to see more such facilities in the future. The report also expresses concerns about cycling along Melton Road, in terms of the road surface, traffic and exhaust fumes.	
21.85.02	Report from the Parish Council's Footpaths Advocate	
	There was nothing to report. However the Clerk advised the meeting that, in respect of Footpath 22 (Valley Farm Road to Saddlemakers Lane), a missing signpost will be replaced by the Rights of Way Team and the Assistant Clerk is liaising with them about improving the path infrastructure. Meanwhile there is a Ramblers Association working party trying to make some improvements to access along the path.	
21.86	TO APPROVE THE MINUTES OF THE PREVIOUS MEETING	
	It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 21 July 2021 (Minutes PLA(21)M05 previously distributed) subject to amending the final sentence of Minute 21.75 to read: "After the holiday period, an informal meeting will be set up with the ESC Planning Policy Team to discuss the best way forward in relation to the processes involved in refreshing the Melton Neighbourhood Plan." Proposed by: Cllr Gradwell Seconded by: Cllr Holmes	
21.87	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED	
21.87.01	DC/21/3639/FUL South Lodge, Lodge Farm Lane, Melton Park Proposed detailed alterations to this curtilage listed property. It was RESOLVED to recommend approval of the application, subject to the recommendations made by the East Suffolk Council's Design and Conservation Consultant in his report dated 17 August 2021 being incorporated into the	

	approved plane Otherwise Councillers consider that the application is in line with
	approved plans. Otherwise Councillors consider that the application is in line with
	the National Planning Policy Framework, the Suffolk Coastal District Plan, the
21.87.02	Melton Neighbourhood Plan, and it is not aware of any objections from residents. DC/21/3640/LBC South Lodge, Lodge Farm Lane, Melton Park
21.07.02	Proposed detailed alterations to this curtilage listed property.
	It was RESOLVED to recommend approval of the application, subject to the
	recommendations made by the East Suffolk Council's Design and Conservation
	Consultant in his report dated 17 August 2021 being incorporated into the
	approved plans. Otherwise Councillors consider 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.
21.87.03	DC/21/3837/FUL 61 Fernhill Road, Melton
21.07.03	Proposed first floor extension and other 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 Suffolk Coastal Local Plan, the
	Melton Neighbourhood Plan, and it is not aware of any objections from residents.
21.87.04	DC/21/3905/FUL 3 Norman Close, Melton
	Proposed rear extension following removal of existing conservatory.
	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.
21.87.05	DC/21/4019/FUL Cedars, Old Church Road, Melton
	Proposed erection of single storey extension following demolition of existing
	conservatory, replacement of existing windows and doors, 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 Suffolk Coastal Local Plan and the
	Melton Neighbourhood Plan.
21.87.06	DC/21/4002/ARM Land to the South and East of Adastral Park
	Approval of reserved matters in respect of application DC/17/1435/OUT relating
	to the construction of up to 2,000 dwellings, employment area, primary local
	centre, secondary centre, school and supporting green and hard infrastructure on land to the south and east of Adastral Park.
21.87.07	It was RESOLVED to make no comment on this application. DC/21/4003/ARM Land to the South and East of Adastral Park
21.07.07	Proposed construction of 22 dwellings together with associated works,
	landscaping and infrastructure.
	It was RESOLVED to make no comment on this application.
21.87.08	DC/21/4004/ARM Land to the South and East of Adastral Park
	Proposed construction of 119 dwellings (including 34 affordable homes) together
	with associated works, landscaping and infrastructure.
	It was RESOLVED to make no comment on this application.
21.87.09	DC/21/4005/ARM Land to the South and East of Adastral Park
	Proposed construction of 3 dwellings together with associated works,
	landscaping and infrastructure.
	It was RESOLVED to make no comment on this application.
21.88	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
21.88.01	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.
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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 Clerk advised that the earliest date for the application to be re-considered will now be 26 October. 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. 21.89 TO REVIEW PLANNING NOTICES RECEIVED No new Notices were received. TO REVIEW THE POSITION ON EXISTING PLANNING APPEALS 21.90 Nothing to report. TO NOTE LATEST POSITION REGARDING THE FORMER SUFFOLK 21.91 COASTAL DC OFFICES SITE AT MELTON HILL The Clerk drew Members' attention to the particulars of sale in respect of the above site and premises, now launched to the public by East Suffolk Council. Agents have been appointed to engage in a comprehensive marketing process of this high-profile site, which is partly in Woodbridge and partly in Melton. In a brief discussion the hope was expressed that a solution could be found that meets both the aspirations of the community and respects the history and heritage of this prestigious location. 21.92 SIZEWELL C UPDATE The link below gives access to the Sizewell C page on the Melton PC website: https://melton-suffolk-pc.gov.uk/sizewell-c/ The Clerk summarised developments since the last meeting of Planning and Transport Committee as follows: A virtual meeting took place on 26 July between Melton and Woodbridge Councillors and the Sizewell (SZC) Team led by its Chief Planning Officer. The questions put by Councillors and the answers provided by SZC were summarised in a minute prepared by the SZC Team. Cllr Brown provided a summary note of the meeting from the local council perspective. New consultation took place from 3 August to 27 August re potable water issues and the need for a temporary desalination plant. Melton PC responded directly to that, and also was a signatory to a joint letter from 32 town and parish councils under the banner of Anglian Energy Planning Alliance. Cllr Brown attended a specific issue hearing of the Examining Authority relating to air quality, noise and vibration on 25 August. Cllr Brown's take on that meeting was that there are going to be night time trains because the necessary passing loop cannot be constructed in time, but EDF said

	that they will only need 4 not 5 trains a night during the peak construction
	period. Cllr Brown has prepared a detailed note of the hearing covering
21.93	as well noise mitigation and insulation issues. MELTON NEIGHBOURHOOD PLAN REFRESH
21.93	Minute 21.86 above clarifies the discussion on the way forward at the previous
	meeting. The Clerk reported that he has made contact with the Planning Policy
	Team based at Lowestoft with a view to setting up a virtual meeting, and is
	awaiting proposals as to dates and times.
21.94	TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS
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21.94.01	Report from Local Transport Officer (LTO)
21.94.02	No report was received. To consider the inclusion of part of Melton in the proposed Woodbridge
21.94.02	20mph zone
	Paper PLA(21)94.02 previously distributed was received. Cllr Brown took
	Members through his report which summarises discussions with both
	Woodbridge Town Council and the Safety and Speed Management Engineer at
	Suffolk Highways in relation to the proposals for 20mph traffic zones in
	Woodbridge, and whether Melton wishes to be included in the design stage to
	assess the feasibility of introducing such zones here. The suggestion is that
	Melton PC might commit up to £5k to the design phase for such a purpose. That
	cost could not be met from Community Infrastructure Levy and would have to be
	funded from general reserves. Following discussion it was AGREED to
	recommend to Full Council not to participate in the design stage at present.
21.94.03	Proposed pedestrian crossings and other road safety issues in Melton
	Road and improvements in front of Winifred Fison House – update
	The Assistant Clerk reported back on her meeting with the Highways Engineer
	on 25 August. The two locations for the refuge crossings – on Melton Road and
	Melton Hill – have now been finalised following exhaustive public consultation.
	Highways are initiating statutory Traffic Regulation Order consultation in relation
	to double yellow lining at the following junctions with the B1438:
	New Quay Lane
	Smithfield
	Deben Meadows
	Hackney Road
	Entrance to the playing field
	Fayrefield Road
	Dock Lane.
	The other junctions with the B1438 already have some form of waiting restrictions
	so do not need to be included.
	In relation to remodelling and improving the parking arrangements in front of
	Winifred Fison House, a brief has been supplied to Highways and a site meeting
	will take place on 15 September in terms of taking this project forward. That
	meeting will also discuss the feasibility of converting the footways along Wilford
21.94.04	Bridge Road and Woods Lane to dual pedestrian / cyclist use. Quiet Lanes initiative – update
£ 1.34.04	The Clerk reported that Highways published the Statutory Notices on 23 August.
	No further action is required from Melton PC at present. Given that a "Quiet
	Lane" designation does not affect speed limits, it was suggested that
	consideration be given to the introduction of a 20mph limit along both St Audrys
	Lane and Lodge Farm Lane, and the Clerk said this will be raised with Highways
	as soon as the two lanes are formally designated.
	as seen as the the lands are formally assignated.

24.04.05	Chand management increase undete
21.94.05	Speed management issues – update
	Paper PLA(21)94.05 previously distributed was received. The Assistant Clerk
	took Members through her report, which summarised the position in respect of
	the permanent Woods Lane SID, the 2 nd mobile SID, and the proposals for the
	acquisition and deployment of two additional posts for the mobile SID to be
	deployed in Bredfield Road. The report was NOTED .
21.94.06	Pedestrian crossing at the top of Bredfield Road – update
	The Assistant Clerk reported that Highways will be carrying out a survey of traffic
	flows and speeds on Bredfield Road from 8 to 20 September. The cost of this
	exercise is being funded by County Cllr Nicoll. The data from the survey will
	inform further discussions about the feasibility of placing a pedestrian crossing
	near to the junction with Woods Lane. Funding for that could come from East
	Suffolk District CIL. The report was NOTED .
21.94.07	Bentwaters traffic issues: Joint Parish Group - update
21.54.07	Cllr Brown reported that the traffic counting exercise currently taking place in
	Melton Road is in relation to the promised traffic monitoring across the wider area
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	as part of traffic surveys in the light of the concerns expressed by peninsular
04.05	communities as well as Melton, particularly in relation to Bentwaters.
21.95	TO CONSIDER PLANNING ENFORCEMENT MATTERS
21.95.01	East Suffolk Council Authorised Enforcement Action – Case update
	Nothing to report.
21.96	PLANNING COMMITTEE CHAIRMAN'S URGENT BUSINESS
	There was none.
21.97	DATE OF NEXT MEETING
	The next meeting will take place on Wednesday 20 October 2021, commencing
	at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no
	further business, the meeting closed at 20:37.