





	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.
21.87.02	<b>DC/21/3640/LBC South Lodge, Lodge Farm Lane, Melton Park</b> Proposed detailed alterations to this curtilage listed property. <b>It was RESOLVED</b> 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	<b>DC/21/3837/FUL 61 Fernhill Road, Melton</b> Proposed first floor extension and other alterations. <b>It was RESOLVED</b> 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	<b>DC/21/3905/FUL 3 Norman Close, Melton</b> Proposed rear extension following removal of existing conservatory. <b>It was RESOLVED</b> 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	<b>DC/21/4019/FUL Cedars, Old Church Road, Melton</b> Proposed erection of single storey extension following demolition of existing conservatory, replacement of existing windows and doors, and internal alterations. <b>It was RESOLVED</b> 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	<b>DC/21/4002/ARM Land to the South and East of Adastral Park</b> 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. <b>It was RESOLVED</b> to make no comment on this application.
21.87.07	<b>DC/21/4003/ARM Land to the South and East of Adastral Park</b> Proposed construction of 22 dwellings together with associated works, landscaping and infrastructure. <b>It was RESOLVED</b> to make no comment on this application.
21.87.08	<b>DC/21/4004/ARM Land to the South and East of Adastral Park</b> Proposed construction of 119 dwellings (including 34 affordable homes) together with associated works, landscaping and infrastructure. <b>It was RESOLVED</b> to make no comment on this application.
21.87.09	<b>DC/21/4005/ARM Land to the South and East of Adastral Park</b> Proposed construction of 3 dwellings together with associated works, landscaping and infrastructure. <b>It was RESOLVED</b> to make no comment on this application.
21.88	<b>TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS</b>
21.88.01	<b>DC/20/1831/OUT Land off St Andrews Place and Waterhead Lane, Melton</b> Residential development of up to 55 dwellings, with access off St Andrews Place.

	<p>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.</p>
<b>21.89</b>	<p><b>TO REVIEW PLANNING NOTICES RECEIVED</b> No new Notices were received.</p>
<b>21.90</b>	<p><b>TO REVIEW THE POSITION ON EXISTING PLANNING APPEALS</b> Nothing to report.</p>
<b>21.91</b>	<p><b>TO NOTE LATEST POSITION REGARDING THE FORMER SUFFOLK COASTAL DC OFFICES SITE AT MELTON HILL</b> 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.</p>
<b>21.92</b>	<p><b>SIZEWELL C UPDATE</b> The link below gives access to the Sizewell C page on the Melton PC website: <a href="https://melton-suffolk-pc.gov.uk/sizewell-c/">https://melton-suffolk-pc.gov.uk/sizewell-c/</a> The Clerk summarised developments since the last meeting of Planning and Transport Committee as follows:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>

	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 as well noise mitigation and insulation issues.
<b>21.93</b>	<b>MELTON NEIGHBOURHOOD PLAN REFRESH</b> 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.
<b>21.94</b>	<b>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</b>
<b>21.94.01</b>	<b>Report from Local Transport Officer (LTO)</b> No report was received.
<b>21.94.02</b>	<b>To consider the inclusion of part of Melton in the proposed Woodbridge 20mph zone</b> 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 <b>it was AGREED</b> to recommend to Full Council not to participate in the design stage at present.
<b>21.94.03</b>	<b>Proposed pedestrian crossings and other road safety issues in Melton Road and improvements in front of Winifred Fison House – update</b> 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: <ul style="list-style-type: none"> <li>• New Quay Lane</li> <li>• Smithfield</li> <li>• Deben Meadows</li> <li>• Hackney Road</li> <li>• Entrance to the playing field</li> <li>• Fayrefield Road</li> <li>• Dock Lane.</li> </ul> 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 Bridge Road and Woods Lane to dual pedestrian / cyclist use.
<b>21.94.04</b>	<b>Quiet Lanes initiative – update</b> 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.

21.94.05	<p><b>Speed management issues – update</b>  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<sup>nd</sup> 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 <b>NOTED</b>.</p>
21.94.06	<p><b>Pedestrian crossing at the top of Bredfield Road – update</b>  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 <b>NOTED</b>.</p>
21.94.07	<p><b>Bentwaters traffic issues: Joint Parish Group - update</b>  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 as part of traffic surveys in the light of the concerns expressed by peninsular communities as well as Melton, particularly in relation to Bentwaters.</p>
21.95	<p><b>TO CONSIDER PLANNING ENFORCEMENT MATTERS</b></p>
21.95.01	<p><b>East Suffolk Council Authorised Enforcement Action – Case update</b>  Nothing to report.</p>
21.96	<p><b>PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS</b>  There was none.</p>
21.97	<p><b>DATE OF NEXT MEETING</b>  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.</p>