



MELTON PARISH COUNCIL

PLA(21)M07

Planning and Transport Committee

Minutes of the meeting of the Melton Parish Council Planning and Transport Committee held on Wednesday 20 October 2021 at 17 Riduna Park, Station Road, Melton IP12 1QT commencing at 19:00.

Present:

Cllr Mr N Brown (in the Chair) Cllr Mrs C Gradwell Cllr Mrs E J G Hilson	Cllr Mr M Holmes Cllr Mr A Porter Mr A Corston (co-optee)
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Absent:

Cllr Mrs D Darby	
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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>	3 members of the public
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	PART ONE – OPEN TO THE PUBLIC
21.98	TO RECEIVE APOLOGIES FOR ABSENCE Apologies were received from Cllr Darby and also from both the Council's Cycling and Footpaths Advocates.
21.99	DECLARATIONS OF INTEREST
21.99.01	To receive Amendments to the Register There were none.
21.99.02	To Receive Declarations of Pecuniary Interest in Respect of Items on the Agenda There were none.
21.99.03	To receive Declarations of Non-Pecuniary Interest in Respect of Items on the Agenda There were none.
21.99.04	To Consider Full / Partial Dispensations for Pecuniary Interests Declared There had been no requests for dispensations.

21.100	<p>OPEN FORUM FOR MEMBERS OF THE PUBLIC TO TALK TO COUNCILLORS</p> <p>A member of the public wanted to ask the Committee what action the Council is taking in relation to the long outstanding application to develop 55 dwellings on the site off St Andrews Place and why the application is taking so long in coming back before the East Suffolk Council Planning Committee (South). The Chair, Cllr Brown, suggested that consideration of Agenda Item 21.103.01 might therefore be taken out of order.</p>
	<i>It was RESOLVED to take the following Item out of order</i>
21.103	TO REVIEW UPDATES ON OTHER PLANNING APPLICATIONS
21.103.01	<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>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. In response to the resident’s question the Clerk advised that, based on advice from the case officer, the earliest date for the application to be re-considered will now be early in 2022. Highways are continuing to maintain their objection to access via St Andrews. The Parish Council will continue to maintain a very strong objection to any development proposals which include access via the St Andrews estate, 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. In the meantime, there is realistically nothing more that the Parish Council can do other than to continue to monitor developments.</p>
	<i>It was RESOLVED to revert to the order of the Agenda</i>
21.100.01	<p>Report from the Parish Council’s Cycling Advocate</p> <p>No report was provided.</p>
21.100.02	<p>Report from the Parish Council’s Footpaths Advocate</p> <p>No report was received.</p>
21.101	<p>TO APPROVE THE MINUTES OF THE PREVIOUS MEETING</p> <p>It was RESOLVED to agree the Minutes of the Planning and Transport Committee meeting held on 8 September 2021 (Minutes PLA(21)M06 previously distributed).</p> <p>Proposed by: Cllr Gradwell Seconded by: Cllr Hilson</p>
21.102	TO REVIEW NEW PLANNING APPLICATIONS RECEIVED
21.102.01	<p>DC/21/3702/FUL The Knackers Yard, Valley Farm Road, Melton</p> <p>Proposed replacement storage building (revised proposal from that previously approved under DC/17/4275/FUL)</p> <p>It was RESOLVED to make no comment on this application.</p>

21.102.02	<p>DC/21/4323/FUL Melton Boatyard, Dock Lane, Melton Proposal to create a general purpose hard standing area, providing car parking, additional boat storage and boat cradles. Additionally it is proposed to have a portable wc providing disabled toilet facilities. It was RESOLVED to recommend approval of the application, subject to the requirements of Natural England being fully met. Otherwise Councillors consider that the application is in line with the National Planning Policy Framework, the Suffolk Coastal District Plan and the Melton Neighbourhood Plan.</p>
21.102.03	<p>DC/21/4556/FUL 59 Melton Grange Road, Melton Proposed garage extension and conversion to provide play area etc. 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>
21.102.04	<p>DC/21/4587/LBC The Old Chapel, 8 Calder Road, Melton Park Proposed fitting of flue to serve a new wood burning stove in the lounge area. 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>
21.104	<p>TO REVIEW PLANNING NOTICES RECEIVED No new Notices were received.</p>
21.104.01	<p>AP/21/0039/REFUSE Land off Yarmouth Road, Melton An appeal has been made to the Secretary of State by Christchurch Land & Estates (Melton) Ltd against the decision of East Suffolk Council to refuse planning consent for a Care Village comprising an 80 bedroom care home together with 72 assisted care bungalows, club house, bowling green, car parking, open space provision with associated infrastructure and access. The Secretary of State has, with the consent of the parties, agreed to determine the appeal at a Public Inquiry, the date for which has still to be arranged.</p>
21.104.02	<p>AP/21/0047/REFUSE Land west of PROW 21, Woods Lane, Melton An appeal has been made to the Secretary of State against the decision of East Suffolk Council to refuse planning consent for outline application for up to 27no. self-build and custom dwellings. The Secretary of State has, with the consent of the parties, agreed to determine the appeal by way of a Local Hearing at a date to be arranged.</p>
21.105	<p>TO REVIEW THE POSITION ON EXISTING PLANNING APPEALS Nothing to report.</p>
21.106	<p>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:</p> <ul style="list-style-type: none"> • The Examining Authority has accepted the request for a procedural change by EDF to the application (these are the changes relating to potable water and the need for a temporary desalination plant which were the subject of further public consultation during August).

	<ul style="list-style-type: none"> The examination has now been completed and the Examining Authority will make a report to the Secretary of State for Business, Energy and Industrial Strategy by 14 January 2022. The Secretary of State then has a further three months to make the decision on whether to grant or refuse development consent (by 14 April 2022).
21.107	<p>EASTERN NEW ENERGY PROJECT</p> <p>Working with the Suffolk Association of Local Councils (SALC), Eastern New Energy Project is proposing to design a support programme that enables parishes to develop net zero action plans. The project has already engaged with a small number of parishes to help develop outline plans for what this support would look like, depending on the needs and priorities for individual parishes which are often varied. The Clerk referred to their dedicated webpage: To find out more, visit our dedicated webpage.</p> <p>Following discussion it was AGREED to sign up to receive further information directly from Eastern New Energy Project.</p>
21.108	<p>MELTON NEIGHBOURHOOD PLAN REFRESH</p> <p>Cllr Brown reported that a virtual meeting has been arranged for 12 noon on 27 October with East Suffolk Planning Policy staff to discuss the most appropriate approach to this, given in particular the outstanding issues relating to key planning applications. Those attending from Melton will be Cllrs Brown and Darby, and the Clerk and Assistant Clerk. As well as updating the current Plan, Cllr Brown anticipated a focus on green and climate change mitigation issues.</p>
21.109	<p>TO CONSIDER HIGHWAYS, TRAFFIC AND PARKING MATTERS</p>
21.109.01	<p>Proposed 30mph limit on the A1152 between the level crossing and the roundabout</p> <p>The Assistant Clerk reported that she had raised the idea of extending the 30mph speed limit from the level crossing to the roundabout near to Sutton Hoo with County Councillors Alexander Nicoll and Andrew Reid, and the Clerk to Bromeswell PC. So far the indication is that Bromeswell PC will be supportive but has no funds to back such a proposal. A formal response will follow when Bromeswell PC has held a meeting.</p>
21.109.02	<p>Proposed pedestrian crossings and other road safety issues in Melton Road and improvements in front of Winifred Fison House - update</p> <p>Paper PLA(21)109.02 previously distributed was received. The Assistant Clerk took Members through the report. The exact locations for the two crossings have been agreed following extensive consultation and are currently with the commercial arm of Highways for pricing. A Traffic Regulation Order is being drafted for double yellow lines along Melton Road / Melton Hill at road junctions. Plans for these are included as an appendix to the report.</p> <p>In relation to redesigning and improving parking facilities on the approach road to Winifred Fison House, Highways have produced a draft plan with the suggestions that (1) it would be quicker and cheaper for Melton Parish Council to apply for a minor works licence and appoint Highways Assurance to undertake the work and (2) a desktop safety audit be conducted. Following on from that, a quote has been received from Alpha Consultants for the safety audit of £735.00, and from Highways Assurance for carrying out the works required of £37,729.79. Using a better-quality permeable block paving than the surface specified in the quote would cost another £2k. £50k has been allocated for this project from CIL monies and these prices will be taken to Full Council for approval. It is also planned to explore the option of providing EV charging points in this project. It was AGREED to endorse the proposals which will be taken to Full Council on 17 November.</p>

	<p>The Assistant Clerk also reported an approach from Highways who are proposing to carry out footway improvement works along Melton Road and Melton Hill in November. They have raised the need for further work to cut back vegetation adjacent to the playing field and further information is being sought in respect of this request. A proposal to put an additional pedestrian access from Melton Road into the north-east corner of the playing field is being considered by Recreation Committee at their meeting on 10 November. This comprehensive report was NOTED with thanks.</p>
21.109.03	<p>Quiet Lanes initiative – update The Clerk reported that Highways published the Statutory Notices on 23 August. Apparently there have been objections raised to some “Quiet Lanes” in other parishes, and hence there will be delays with the completion of the legal work, as the intention is to move forward with all designations at the same time.</p>
21.109.04	<p>Speed management issues – update The Assistant Clerk reported that the replacement battery for the SID in Wilford Bridge Road is running out every 3-4 days. She has contacted the supplier about alternatives or ways of extending the battery life; the existing posts are not suitable for solar panels. The solar powered SID on Woods Lane performs well; the stronger replacement post required there is being chased, as is information on progress with the supply and fitting of the Bredfield Road SID posts. The report in respect of the Bredfield Road traffic survey carried out in September 2011 is still awaited.</p>
21.109.05	<p>Request for pedestrian crossing at the top of Bredfield Road – update The Assistant Clerk reported that ideally the new signalised crossing on Woods Lane should have been located on the A12 side of the junction; but moving it now would be unaffordable. The realistic options are (1) to widen the Bredfield Road bellmouth to allow for a pedestrian island crossing and (2) extending the pavement along Bredfield Road to allow an island crossing further down the road. A feasibility study to assess these options is being priced by the Highways design team.</p>
21.109.06	<p>Bus shelter in Bredfield Road Paper PLA(21)109.06 previously distributed was received. The existing shelter has suffered from vandalism to the perspex windows and the report set out a number of options for improvement. These could include: (1) removing the perspex windows and not replacing them (2) replacing with the same (running the risk of further vandalism) (3) replacing with wood panels (4) replacing with vandal proof glass. Additionally since the report was written, another option of replacing the openings with perforated aluminium panels has been investigated. Following discussion it was AGREED that the Assistant Clerk will:</p> <ul style="list-style-type: none"> • Purchase under delegated authority, a cigarette bin, to encourage smokers to stub out cigarettes there. • Progress solutions to the perspex window problem up to a ceiling of £500 under delegated authority; or otherwise refer to Full Council.
21.109.07	<p>Bentwaters traffic issues: Joint Parish Group - update Cllr Brown reported that the results of the traffic monitoring exercise carried out across the wider area are still awaited.</p>
21.109.08	<p>Wickham Market traffic consultation http://www.eastsuffolk.gov.uk/news/wickham-market-traffic-consultation/ The Clerk drew the attention of Members to the consultation on ways in which traffic is managed in the village which is open until 25 October. The published</p>

	summary of proposals is available via the link above, which is also published on the Melton PC website. The proposals were drawn up by a working group consisting of Wickham Market Parish Council, East Suffolk Council, Suffolk County Council and Sizewell C. The consultation was NOTED .
21.110	TO CONSIDER PLANNING ENFORCEMENT MATTERS
21.110.01	East Suffolk Council Authorised Enforcement Action – Case update Nothing to report.
21.111	PLANNING COMMITTEE CHAIRMAN’S URGENT BUSINESS The Clerk reported having been provided immediately before the meeting with a copy of a letter sent by the Mayor of Woodbridge to the Head of Planning and Coastal Management at East Suffolk Council, in relation to the Melton Hill development. In the letter the Mayor requests a meeting with the Head of Planning and other senior colleagues to explore the ways in which the successful bidder might forge a close working relationship with the local community and Woodbridge Town Council. Bearing in mind that a part of the site is in Melton, it was AGREED that the Clerk will write along the same lines, to ensure that Melton is included in any discussions on community input to the new proposals. A copy of Melton’s letter will be forwarded to the Town Clerk of Woodbridge.
21.112	DATE OF NEXT MEETING The next meeting will take place on Wednesday 15 December 2021, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business, the meeting closed at 21:00.