



MELTON PARISH COUNCIL

PLA(22)A03

To Members of Melton Parish Council Planning and Transport Committee:

Dear Councillor,

You are summoned to attend the Ordinary Meeting of Melton Parish Council Planning and Transport Committee to be held on **Wednesday 20th April 2022, commencing at 19:00, at the Melton Parish Council offices, 17 Riduna Park, Station Road, Melton, IP12 1QT.**

Pip Alder
Clerk and Executive Officer to the Council
13th April 2022

“The Committee shall consider the environmental impacts of all the decisions which it makes in accordance with these terms of reference.”

Agenda - Part One – Open to the Public

Item No Item to be discussed

22.32 To receive apologies for absence

22.33 Declarations of Interest

22.33.01 To receive Amendments to the Register

22.33.02 To receive Declarations of Pecuniary Interest in Respect of Items on the Agenda

22.33.03 To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda

22.33.04 To consider Full / Partial Dispensations for Pecuniary Interests Declared

22.34 Public Participation Session

22.34.01 To receive a report from the Council’s Cycling Advocate

22.34.02 To receive a report from the Council’s Footpaths Advocate

22.35 To approve the Minutes of the Previous Meeting

Meeting held on 9th March 2022 (PLA(22)M02 previously distributed).

22.36 To review new Planning Applications received

- 22.36.01** [DC/22/0563/FUL Bye Engineering Ltd Brick Kiln Lane](#)
22.36.02 [DC/22/0656/FUL 24 Wilkinson Way](#)
22.36.03 [DC/22/1241/FUL Drummond House 7 Grange Park Drive](#)
22.36.04 [DC/22/1169/VOC 15 Riverview](#)
22.36.05 [DC/22/1180/FUL Deben Mill Business Centre](#)
22.36.06 [DC/22/1274 FUL Greenwood House](#)
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22.37 To review updates on other Planning Applications

22.37.01 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. 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 Planning Committee (South) reconsidered the application at their meeting on the 22nd February 2022. Committee members carried out a site visit through St Andrews prior to the meeting. Although recommended for approval by the Planners the Committee voted for the application to be refused on matters relating to Highway Safety. Information from Fire Service has been distributed to members. Nothing further to report.

22.38 To review Planning Notices received

No new Notices have been received.

22.39 To review the position on existing Planning Appeals

22.39.01 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, which was due to take place on 14 December 2021 but was postponed. The appeal took place w/c 15th March and Cllr Brown attending and participated. Cllr Brown to report

<https://publicaccess.eastsuffolk.gov.uk/online-applications/appealDetails.do?activeTab=externalDocuments&keyVal=QZH4KZQX08O00>

22.39.02 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. A virtual hearing took place on 8th February 2022 and the appeal was dismissed Nothing further to report

22.40 Melton Hill - Former Council Offices

To receive an update from Cllr Brown regarding the former Council Offices on Melton Hill.

22.41 Sizewell C update

<https://melton-suffolk-pc.gov.uk/sizewell-c/>

On 16th February 2022, MPC submitted a final representation to the Secretary of State emphasising our opposition to EDF's night train proposals and also summarising our positions on the wider Sizewell C planning application, particularly the latter's all-important freight transport strategy.

The Secretary of State then has to 25 May 2022 to make a decision on the SZC application, subject to the possibility of legal challenge. A presentation from the SZC team to MPC took place at 6pm on 13th April.

An email has been received from the Anglian Energy Planning Alliance asking if we wish to be a signatory to a letter to be sent to the Secretary of State requesting a meeting (PLA(22)41).

22.42 Melton Neighbourhood Plan refresh

Cllr Brown to report

22.43 To consider Local Highways, Traffic and parking Matters

22.43.01 Pedestrian improvements for Melton Road / Melton Hill and major redesign of approach to Winifred Fison House - update

Clerk to report

22.43.02 Bentwaters / Peninsular traffic issues

Cllr Brown to report

22.43.03 Speed management issues - update

Clerk to report

22.43.04 Quiet Lanes – update

Clerk to report

22.43.05 Road safety issues - Bredfield Road

Clerk to report

22.44 To consider planning enforcement matters

22.44.01 ENF/22/0027/COND – Deben Meadows

Possible Breach of Control: Alleged breach of conditions 26 and 27 of DC/18/5216/VOC · & DC/18/4890/DRC

22.44.02 East Suffolk authorised enforcement action – case update

Nothing to report

22.45 Planning Committee Chair's urgent business

22.46 Date of next meeting

The next meeting will take place on Wednesday 8th June 2022, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT

Please note that meetings may be filmed, photographed, recorded or reported about.