



MELTON PARISH COUNCIL

PLA(22)M03

Minutes of the meeting of Melton Parish Council Planning and Transport Committee held on Wednesday 20th April 2022, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT.

Present:

Cllr Brown (in the Chair)
Cllr Darby
Cllr Gradwell
Cllr Holmes

Absent:

Cllr Porter
Mr A Corston
Cllr Hilson

In Attendance:

F Waters *Assistant Clerk to Melton Parish Council*
The Council's Footpath Advocate
5 members of the public

Agenda - Part One – Open to the Public

Item No Item to be discussed

22.32 To receive apologies for absence

Apologies were received from Cllr Porter, Mr A Corston and Cllr Hilson.

22.33 Declarations of Interest

22.33.01 To receive Amendments to the Register

There were none.

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

There were none.

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

Cllr Gradwell declared a Non Pecuniary interest in item 22.36.01. It was agreed Cllr Gradwell would remain but would be unable to partake in the discussion of the item.

22.33.04 To consider Full / Partial Dispensations for Pecuniary Interests Declared

There were no requests for dispensations.

22.34 Public Participation Session

5 Members of the public attended the meeting.

It was RESOLVED to take Items 22.36.01 and 22.43.05 out of order on the Agenda

22.36.01 [DC/22/0563/FUL Bye Engineering Ltd Brick Kiln Lane](#)

Cllr Brown invited comments on item 22.36.01. The committee was supplied with document DC/15/3651/FUL which is the initial planning application permission and conditions. Referencing points 4, 5 and 8 of the document it was expressed that those conditions have not been upheld. Further businesses are using the site with fears it is becoming a small industrial estate. The end of one of the buildings remains unfinished with a view it can be extended at will. 3 properties within the vicinity were not notified of the original application therefore no objections were received. The residents expressed concerns over safety at the site due to large vehicles accessing a narrow lane and parking vehicles in dangerous ways on an unlit road.

It was **AGREED** unanimously that MPC should write to ESC to state the new application cannot be fully considered by MPC until a Flood Assessment, Noise Assessment and Biodiversity Impact Assessment has taken place and the existing conditions, which are not being upheld, are considered / reviewed.

22.43.05 Road safety issues - Bredfield Road

Cllr Brown invited comments from those wishing to discuss item 22.43.05. The Asst Clerk reported that the Clerk has repeatedly asked SCC to put a bid in for District CIL and has asked for a meeting but as yet has received no response.

Thanks was expressed to the Clerk for the installation of the SID posts. The EADT article has created increased support from residents on the Longwood Estate. The committee advised lobbying Cllr Nicoll and offered support for future campaigning.

It was **AGREED** that the new SID with solar panel should be placed facing the traffic coming from Woods Lane and that the stats will be shared on the website once collected.

Proposed by: Cllr Gradwell

Seconded by: Cllr Holmes

It was RESOLVED to revert to the order of the Agenda

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

No report was received.

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

The Footpaths Advocate had nothing to report.

22.35 To approve the Minutes of the Previous Meeting

It was **RESOLVED** that minutes PLA(22)M02 previously distributed be received, noted and signed as a correct record by the Chair.

Proposed by: Cllr Gradwell

Seconded by: Cllr Darby

22.36 To review new Planning Applications received**22.36.02** [DC/22/0656/FUL 24 Wilkinson Way](#) - Approve

- 22.36.03** [DC/22/1241/FUL Drummond House 7 Grange Park Drive](#) - Approve
22.36.04 [DC/22/1169/VOC 15 Riverview](#) - Approve
22.36.05 [DC/22/1180/FUL Deben Mill Business Centre](#) - Approve on parking but response to raise concerns regarding the issue of flooding on New Quay Lane.
22.36.06 [DC/22/1274 FUL Greenwood House](#) - Approve
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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.

Cllr Brown reported he had emailed Chris Bowden from Navigus Planning to seek advice regarding updating the Melton Neighbourhood Plan. Cllr Brown is also awaiting a response from Birketts in relation to strengthening the Neighbourhood Plan.

Cllr Brown asked the Asst Clerk to circulate email to Chris Bowden to the committee.

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.

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

Cllr Brown reported that we are awaiting the outcome of the appeal.

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

It was AGREED this item should be removed from future agendas.

Proposer: Cllr Gradwell

Seconded by: Cllr Darby

22.40 Melton Hill - Former Council Offices

Councillor Brown reported on the meeting involving MPC/WTC and senior executives in ESC {Stephen Baker CEO, Andy Jarvis Strategic Director and Philip Ridley Head of Planning}. The site has been sold to Rose Developments and that no conditions were attached to the sale. The ESC representatives expressed confidence that the developers will consult with the public and take responses onboard. As part of the Governance Review the parish boundary will be altered so the site will sit wholly in Woodbridge. Cllr Brown is attending a meeting on Friday between MPC, Woodbridge Town Council and the developers.

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).

It was AGREED at the meeting that MPC should sign the letter. Going forward there needs to be strong campaigning for sound reduction mitigations including dampeners and quieter train engines. It was proposed that there should be regular meetings involving MPC and Woodbridge TC with representatives of SZC to discuss traffic issues.

Proposer: Cllr Darby

Seconded: Cllr Gradwell

22.42 Melton Neighbourhood Plan refresh

This was covered under item 22.37.01

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

Asst Clerk reported the works for the crossings is planned for July. There is no update on the double yellow lines despite contacting Highways repeatedly.

Asst Clerk reported they are currently awaiting a quote from Highway Assurance to create the necessary drawing to get the minor works license approved for the works to go ahead at Winifred Fison.

The Asst Clerk reported that they were investigating the feasibility of installing an Electric Vehicle charging point and has a meeting on 21st April to discuss lamppost charging. As noted at the previous meeting the office has been made aware that a campervan (and potentially, in the future, a helicopter on a trailer) has been parked on the land and will need to ensure that it and other cars move off the land before construction begins.

22.43.02 Bentwaters / Peninsular traffic issues

Cllr Brown explained he had shared the Suffolk County Council Local Plan Modelling document, produced by WSP traffic consultants, with David Steptoe, a retired Highways Engineer, creating a summary that Cllr Brown could share with the committee and the other local councils involved in the action group requesting improvements to the A1152.

This created document PLA(22)34.02 which had been previously distributed. The document explains the growing volume of traffic on the A1152 and the impacts on surrounding roads, creating significant issues on junctions in Melton.

David has made recommendations for possible changes to traffic flows around Melton crossroad.

It was **AGREED** that David's recommendations should be discussed at Full Council and David to be invited to the meeting.

Proposed by: Cllr Gradwell

Seconded by: Cllr Darby

22.43.03 Speed management issues - update

The Asst Clerk reported that the third SID device had been received and will be placed on Bredfield Road.

It was **AGREED** that the other SID would be moved to Wilford Bridge Road to face the traffic coming into Melton from the railway crossing. As part of the meeting the Clerk is trying to organise with Suffolk County Council regarding District CIL, the reduction of a speed limit from the roundabout to the railway crossing will be discussed.

Asst Clerk reported that Melton Road (near the Coach and Horses pub) has been identified as a speeding enforcement site. The Road Safety Camera Team have added doing a SDR (recording data for a week) at Melton Hill and Yarmouth Road to their list although no timelines were given for when these will take place.

The Asst Clerk reported that the carriage roundel and sharks teeth would be removed from Woods Lane. They are no longer legally positioned as they are now within the speed limit rather than on the entry. The Clerk has asked for new road markings to be added to the road surface as you exit the A12 on to Woods Lane. Currently awaiting response.

Asst Clerk reported the cost of upgrading SID stalks to be able to take a solar panel is £580 per post.

It was **AGREED** that the committee would like to upgrade 3 posts (Wilford Bridge & Melton Road) and it would be taken to Full Council for approval.

Proposed by: Cllr Holmes

Seconded by: Cllr Gradwell

22.43.04 Quiet Lanes – update

The Asst Clerk reported attending a zoom Q&A on 17th March and the information remains unchanged from the previous meeting. Wave 3 are still awaiting their designation notice and there was no timeframe given during the zoom meeting for when this will take place.

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

The Asst Clerk reported that a site visit had taken place and several potential breaches had been identified. We are awaiting an update from the Senior Planner. It was **NOTED** that the committee felt frustrated that conditions were imposed and not validated by the planners.

22.44.02 East Suffolk authorised enforcement action – case update

Nothing to report

22.45 Planning Committee Chair’s urgent business

There were none.

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. There being no further business the meeting closed at 20:17.