



MELTON PARISH COUNCIL

PLA(22)A05

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 13th July 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
6th July 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
22.64	To receive apologies for absence
22.65	Declarations of Interest
22.65.01	To receive Amendments to the Register
22.65.02	To receive Declarations of Pecuniary Interest in Respect of Items on the Agenda
22.65.03	To receive Declarations of Non Pecuniary Interest in Respect of Items on the Agenda
22.65.04	To consider Full / Partial Dispensations for Pecuniary Interests Declared
22.66	Public Participation Session
22.66.01	To receive a report from the Council's Cycling Advocate
22.66.02	To receive a report from the Council's Footpaths Advocate
22.67	To approve the Minutes of the Previous Meeting
Meeting held on 8 th June 2022 (PLA(22)M04 previously distributed).	
22.68	To review new Planning Applications received
22.68.01	DC/22/2535/FUL 27 Melton Grange Road
22.68.02	DC/22/2228/FUL 24 Orchard Close
22.68.03	DC/22/2110/FUL 70 Hall Farm Road
22.68.04	DC/22/2079/FUL 86 Bury Hill
22.68.05	DC/22/2375/FUL 21 Saxon Way

22.68.06 [DC/22/2273/FUL Land To The East Of Lower Abbey Farm Eastbridge Road Leiston](#)
22.68.07 [DC/22/2456/FUL 20 Riduna Park](#)

22.69 **To review updates on other Planning Applications**

22.69.01 **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. A new, but invalid, application for five – DC/22/1739/OUT has been received by ESC but it is not publicly available yet.

22.70 **Public Consultations**

22.70.01 **Draft housing in Clusters and Small Scale Residential Development in the Countryside**

ESC is inviting comments on a new planning document which provides guidance on the development of small scale housing, up to five dwellings, in the countryside.

https://eastsuffolk.inconsult.uk/Draft_Housing_Clusters_SPD/consultationHome Paper PLA(22)70.01

Cllr Brown to report

22.70.02 **SZC Environment Agency Permits**

Consultation on the 3 permits that SZC Ltd has applied for in relation to Sizewell C: 1. Dispose of and discharge radioactive waste 2. Operate standby power supply systems using diesel generators 3. Discharge cooling water and liquid effluent into the North Sea

<https://consult.environment-agency.gov.uk/psc/sizewell-c-environmental-permits-information-page/>

22.71 **To review Planning Notices received**

No new Notices have been received.

22.72 **To review the position on existing Planning Appeals**

22.72.01 **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 with Cllr Brown attending and participating. The decision has yet to be received:

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

22.73 **Melton Hill - Former Council Offices**

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

22.74 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 originally had until the 25 May 2022 to make a decision on the SZC application but on the 8 May it was announced that the decision would be delayed until the 8 July 2022. This is to ensure there is sufficient time to fully consider further information provided by the applicant and interested parties in response to the Secretary of State's post-examination consultation.

Melton Parish Council signed the Anglian Energy Planning Alliance letter which was sent to the Secretary of State (see Paper PLA(22)41).

22.75 Melton Neighbourhood Plan refresh and training

Cllrs Darby and Brown to report. Paper PLA(22)75

22.76 To consider Local Highways, Traffic and parking Matters

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

Clerk to report

22.76.02 Bentwaters / Peninsular traffic issues

Cllr Brown to report

22.76.03 Speed management and Road Safety issues - update

Clerk to report

22.76.04 Mini Holland Project

Clerk/Cllr Brown to report

22.76.05 Quiet Lanes – update

To receive an update on Wave 3. Clerk to report

22.77 To consider planning enforcement matters

22.77.01 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

22.77.02 East Suffolk authorised enforcement action – case update

Nothing to report

22.78 Planning Committee Chair's urgent business

22.79 Date of next meeting

The next meeting will take place on Wednesday 7th September 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.