



# MELTON

## PARISH COUNCIL

**PLA(22)M07**

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

Present:

Cllr Darby (in the Chair)

Mr A Corston

Cllr Gradwell

Cllr Holmes

Cllr Hilson

Cllr Porter

Cllr Stearn

Absent:

Cllr Brown

In Attendance:

P Alder Clerk to Melton Parish Council

Footpath Advocate

3 members of the public

### ***Minutes - Part One – Open to the Public***

<b>Item No</b>	<b>Item to be discussed</b>
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<b>22.96</b>	<b>To receive apologies for absence</b>
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Apologies were received from Cllr Brown

<b>22.97</b>	<b>Declarations of Interest</b>
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<b>22.97.01</b>	<b>To receive Declarations of Interest in Respect of Items on the Agenda</b>
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Declarations were received from Cllrs Darby and Gradwell in relation to item PLA(22)101.01

<b>22.97.02</b>	<b>To consider any applications for dispensations</b>
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Dispensation requests had been received from Cllrs Darby and Gradwell and had been granted for 4 years by the Clerk on the grounds that it was in the interests of persons living in the Council's area.

The Clerk reminded members that they are responsible for ensuring their [Register of Interests](#) is up to date.

<b>22.98</b>	<b>Public Participation Session</b>
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The Clerk reported that a blue plaque for Wilford Lodge is being proposed by the Woodbridge and Melton Society to honour Sir Archibald Garrod. She also reported that a new Suffolk Wildlife Reserve at Martlesham is being created (information will be sent out by eNews/website). Cllr Porter asked if we had any information on the work being carried out at Wilford Bridge Spur industrial estate. The Clerk will contact ESC planning.

<b>22.98.01</b>	<b>To receive a report from the Council's Cycling Advocate</b>
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The Cycling Advocate was not present and no cycling report was received. Cllr Holmes asked why there were dual cycling/footpath signs on the bollards by the village sign. The Clerk will investigate.

**22.98.02 To receive a report from the Council's Footpaths Advocate**

The Footpath Advocate has been involved with dead hedging in Burkes Wood which is being constructed to encourage users of Burkes Wood to stay on the main paths. Cllr Porter asked if the steps on the footpath behind Saxon Way could be filled in with some chippings/earth as they have become worn down.

**22.98.03 To receive a report on Assets of Community Value (ACV)**

Cllr Gradwell attended a seminar about ACVs and suggested that McColls should be registered. Members discussed other potential assets and it was proposed that Cllr Gradwell will bring a list to Full Council and members should send their suggestions to her.

It was **RESOLVED** to take the following item out of order on the Agenda

**22.108.03 Speed management and Road Safety issues - update**

Paper PLA(22)108.03 (previously distributed) was discussed. Residents of Bredfield Road continue to have concerns about speeding and lack of safe crossing points for pedestrians. Having reviewed the proposal from Highways there were concerns that it was an uncontrolled crossing and nothing was being proposed that would reduce speeding, eg build out, Nottingham Platform or island crossing. The Clerk also reported that she had not had confirmation if the crossing point would have parking restrictions to protect it and how this tied in with the Love Woodbridge and Melton project. These concerns would be relayed to Highways by the Clerk. The Clerk explained that the pedestrian crossing on Woods Lane could not be moved towards the A12 as it had to be 23m from the junction with Bredfield Road and at this point there were driveways. It would also be extremely expensive. It was unlikely that requests for additional 30mph signs would be considered as there are street lights on Bredfield Road. Residents are meeting with the Community Speed Watch team in November with a view to setting up a group on Bredfield Road. It was agreed that the SID would be moved to the opposite side of Bredfield Road. The Clerk reported that the police enforcement team had visited Bredfield Road on the 1<sup>st</sup> September but had no further details. The SID that is currently on Wilford Bridge Road will be moved to Yarmouth Road and the Clerk is meeting with Highways in early November to discuss the concerns of residents of Upper Melton Terrace and the possibility of 30mph roundels on the road surface.

It was **RESOLVED** to revert to the original order on the Agenda

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**22.99 To approve the Minutes of the Previous Meeting**

It was **RESOLVED** that the minutes of the meeting on 7<sup>th</sup> September 2022 ([PLA\(22\)M06](#) previously distributed) were to be received, noted and signed as a correct record by the Chair.

**Proposed by:** Cllr Porter

**Seconded by:** Cllr Stearn

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**22.100 To review new Planning Applications received**

**22.100.01** [DC/22/3551/FUL 64 Saxon Way](#)

Unanimously agreed to submit a response recommending approval.

**22.100.02** [DC/22/3597/FUL Decoy Cottage Old Church Road](#)

Unanimously agreed to submit a response recommending approval but asking to consider the comments from PROW.

**22.100.03** [DC/22/3688/FUL 31 Bury Hill Close](#)

Unanimously agreed to submit a response asking that the neighbour's concerns are considered when reaching a decision.

**22.100.04** [DC/22/3907/FUL Grange House](#)

Unanimously agreed to submit a response asking that the neighbour's concerns are considered when reaching a decision.

**22.100.05** [DC/22/3828/FUL 7 Norman Close](#)

Unanimously agreed to submit a response recommending approval.

A further planning application (DC/22/4037/FUL) which was received on 19/10 will be considered by Committee members by email in early November.

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

**22.101.01** **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 22<sup>nd</sup> 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 was returned.

An appeal has been lodged with the Planning Inspectorate: AP/22/0044/REFUSE and comments are to be submitted by the 26<sup>th</sup> October <https://publicaccess.eastsuffolk.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=RFZLUCQX08000>

The Committee considered MPC's response to the Appeal (Paper PLA(22)101.01) and it was **AGREED** that, after the formatting issues were rectified, Alan would sign three copies of the letter which would be sent by post and a copy would also be emailed on the 23<sup>rd</sup> October. This item will be moved to the appeals section in subsequent agendas.

**Proposed by: Mr A Corston**

**Seconded by: Cllr Porter**

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## **22.102 Public Consultations**

### **22.102.01 Healthy Environments Supplementary Planning Document Consultation**

<https://eastsuffolk.inconsult.uk/healthyenvironmentsspd2022/consultationHome>

Members **AGREED** to defer the completion of the survey until Cllr Brown had been consulted. Councillors will submit any comments to the Clerk.

**Proposed by: Cllr Darby**

**Seconded by: Cllr Holmes**

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### **22.102.02 ESC Cycling and Walking Strategy**

The Clerk reported that ESC's Cycling and Walking Strategy was formally adopted at [ESC's Cabinet Meeting](#) on the 4<sup>th</sup> October. The Melton routes no longer go through the woods and across the football pitches at the Recreation Ground. It was noted that the strategy is aspirational in nature but that the Love Woodbridge and Melton project might deliver some of the elements.

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## **22.103 To review Planning Notices received**

No new Notices have been received.

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## **22.104 To review the position on existing Planning Appeals**

### **22.104.01 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 15<sup>th</sup> March with Cllr Brown attending and participating. The decision has yet to be received although this was expected by the end of September 2022. The decision is now expected within two weeks.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/appealDetails.do?activeTab=externalDocuments&keyVal=QZH4KZQX08000>

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## **22.105 Melton Hill - Former Council Offices**

The Clerk reported that the VOC decision was delegated to officers after receiving objections from Woodbridge Town Council and MPC. It has been approved and the demolition plan was considered adequate.

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## **22.106 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).

On the 20<sup>th</sup> July 2022 the Sizewell C Project application was granted development consent by the Secretary of State for Business, Energy and Industrial Strategy.

There was no further update.

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## **22.107 Melton Neighbourhood Plan refresh**

This is on hold whilst the appeal for the Warburg land is taking place.

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## **22.108 To consider Local Highways, Traffic and parking Matters**

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

The Clerk reported that the vegetation had been cut back at Melton Hill and the safety audit had been carried out, although she had not received the results. There was no further update on the Traffic Regulation Order for yellow lines on Melton Road/Hill although the Clerk has chased. The car parking at Winifred Fison House has been completed although a kerb line needs adjusting. Planting of bushes and wildflowers is planned and bike racks have been ordered.

### **22.108.02 Bentwaters / Peninsular traffic issues**

Nothing to report

### **22.108.04 Mini Holland Project – Love Woodbridge and Melton**

The Clerk reported that all Councillors have been invited to a presentation from the project team on the 9<sup>th</sup> November.

### **22.108.05 Quiet Lanes – update**

The Clerk reported that we are awaiting the signs which should arrive shortly.

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## **22.109 To consider planning enforcement matters**

### **22.109.01 ENF/22/0027/COND – Deben Meadows**

There was no further update regarding the possible Breach of Control: Alleged breach of conditions 26 and 27 of DC/18/5216/VOC & DC/18/4890/DRC

### **22.109.02 East Suffolk authorised enforcement action – case update**

Nothing to report

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## **22.110 Planning Committee Chair's urgent business**

There was none.

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## **22.111 Date of next meeting**

The next meeting will take place on Wednesday 7<sup>th</sup> December, commencing at 19:00 at 17 Riduna Park, Station Road, Melton IP12 1QT. There being no further business the meeting closed at 20:27.