



MELTON PARISH COUNCIL

PLA(22)A08

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 7th December 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
1st December 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
22.112	To receive apologies for absence
22.113	Declarations of Interest
22.113.01	To receive Declarations of Interest in Respect of Items on the Agenda
22.113.02	To consider any applications for dispensations
Members are reminded that they are responsible for ensuring their Register of Interests is up to date	
22.114	Public Participation Session
22.114.01	To receive a report from the Council's Cycling Advocate
22.114.02	To receive a report from the Council's Footpaths Advocate
22.115	To approve the Minutes of the Previous Meeting
Meeting held on 19 th October 2022 (PLA(22)M07 previously distributed).	
22.116	To review new Planning Applications received
22.116.01	DC/22/4448/FUL 1 The Brooks
22.116.02	DC/22/4476/FUL 27 Melton Grange Road
22.116.02	DC/22/4323/FUL 43 The Street

22.116.04 [DC/22/4405/FUL Coach and Horses](#)

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

Nothing to report

22.118 **Public Consultations**

Nothing to report

22.119 **To review Planning Notices received**

No new Notices have been received.

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

22.120.01 **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 appeal decision was received on the 22nd November and the appeal was dismissed. The grounds for dismissal were that it contravened policies contained within the Local Plan and the Melton Neighbourhood Plan and it would have a significant harm on the rural character of the landscape.

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3280740>

22.120.02 **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 was returned.

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

22.121 **Melton Hill - Former Council Offices**

To receive a verbal update regarding the former Council Offices on Melton Hill. Clerk to report

22.122 **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 20th July 2022 the Sizewell C Project application was granted development consent by the Secretary of State for Business, Energy and Industrial Strategy.

The Business Secretary visited Sizewell on 29th November 2022 to mark the signing of contracts with EDF for £700m of government investment in the project.

22.123 Melton Neighbourhood Plan refresh

Clerk to report

22.124 To consider Local Highways, Traffic and parking Matters**22.124.01 Pedestrian improvements for Melton Road / Melton Hill and major redesign of approach to Winifred Fison House - update**

Clerk to report

22.124.02 Bentwaters / Peninsular traffic issues

Cllr Brown to report and discuss proposed letter to be sent to ESC from Campsea Ashe PC (Paper PLA(22)124.02)

22.124.03 Speed management and Road Safety issues - update

Clerk to report.

22.124.04 Mini Holland Project – Love Woodbridge and Melton

Clerk to report

22.124.05 Quiet Lanes – update

To receive an update on Wave 3. Clerk to report

22.124.06 Request for support/funding of deer warning signs on A12

Clerk to report

22.125 To consider planning enforcement matters**22.125.01 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 see [DC/22/0120/DRC](#) for latest developments. Awaiting outcome of Appeal against CIL payments - heard in November 2022.

22.125.02 East Suffolk authorised enforcement action – case update

Nothing to report

22.126 Planning Committee Chair's urgent business

22.127 Date of next meeting

The next meeting will take place on Wednesday 25th January 2023, 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.