



MELTON PARISH COUNCIL

PLA(22)M08

Minutes of the meeting of Melton Parish Council Planning and Transport Committee held on **Wednesday 7th December 2022, commencing at 19:00, at the Melton Parish Council offices, 17 Riduna Park, Station Road, Melton, IP12 1QT.**

Present:

Cllr Brown (in the Chair)

Cllr Darby

Mr A Corston

Cllr Gradwell

Cllr Holmes

Cllr Hilson

Cllr Porter

Cllr Stearn

In Attendance:

P Alder Clerk to Melton Parish Council

1 member of the public

Agenda - Part One – Open to the Public

Item No	Item to be discussed
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22.112	To receive apologies for absence
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None were received

22.113	Declarations of Interest
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22.113.01	To receive Declarations of Interest in Respect of Items on the Agenda
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There were none

22.113.02	To consider any applications for dispensations
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There were none

22.114	Public Participation Session
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22.114.01	To receive a report from the Council's Cycling Advocate
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No report was received and the cycling advocate was not in attendance.

22.114.02	To receive a report from the Council's Footpaths Advocate
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No report was received and the footpaths advocate was not in attendance.

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

22.125.01	ENF/22/0027/COND – Deben Meadows
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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.

A resident raised their concerns on behalf of the residents on Deben Meadows about this issue. The committee shared the residents' concerns but unfortunately MPC has no jurisdiction in this matter. MPC hopes that the issue will be resolved shortly and it will continue to monitor the situation and request updates from East Suffolk Council.

22.116.01 [DC/22/4448/FUL 1 The Brooks](#)

The resident also raised concerns about this planning application, including that it used the incorrect address, notices had not been placed in the correct location and that there was insufficient parking for 3 staff and 5 treatment spaces in an area that already has parking restrictions. It was unanimously **RESOLVED** that MPC's response would be to **OBJECT** and ask that the application is withdrawn and resubmitted on the grounds that the proper process had not been followed and it contains an incorrect address.

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

22.115 To approve the Minutes of the Previous Meeting

It was **RESOLVED** that the minutes of the last meeting held on 19th October 2022 ([PLA\(22\)M07](#) previously distributed) were to be received, noted and signed as a correct record by the Chair.

Proposed by Cllr Darby **Seconded by** Cllr Porter

22.116 To review new Planning Applications received

22.116.02 [DC/22/4476/FUL 27 Melton Grange Road](#)

The committee **AGREED** to respond with no objection but ask that the comments from the arboriculturist are considered.

22.116.02 [DC/22/4323/FUL 43 The Street](#)

The committee **AGREED** to respond recommending approval of this application.

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

The committee **AGREED** to respond recommending approval of this application.

The Clerk reported that she had received an update from ESC regarding the planning application DC/22/2110/FUL at 70 Hall Farm Road. ESC advised that they were going to refuse the application due to the harmful impact the proposal is likely to have on the adjacent mature tree, which is on MPC land. Had MPC been aware of the potential damage to the tree (no trees were shown on the application plans) the P&T committee would have recommended refusal. An updated response was submitted to ESC to reflect this.

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>

It was **AGREED** that this item would be removed from future agendas.

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=RFZLUCQX08O00>

There has been no further news on this appeal to date.

22.121 Melton Hill - Former Council Offices

There was little to report except that demolition had begun, less than expected, and there had been some traffic chaos on Melton Hill/Road last week when lorries had stopped outside the site to load/unload materials rather than going onto the site.

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. There was no further news to report.

22.123 Melton Neighbourhood Plan refresh

The refresh will stay on hold until the outcome of the Warburg Appeal (land off St Andrews) is known and there is any further news on plans for the Carter land.

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

The Clerk reported that the safety audit had been undertaken on the road crossings on Melton Hill/Road and two issues had been identified. 1. Hatch Markings lead directly towards the island kerb so kicker arrows will be marked on the road to direct vehicles to keep left of the islands (no charge to MPC). 2. Further vegetation needs to be removed from Melton Hill and SCC have asked if MPC will support and fund. Members **AGREED** that safety is paramount and would support the removal, subject to costs.

The TRO for the double yellow lines is being redrafted and should be published in December.

Two parking bays at Winifred Fison car park were relaid last week and a site visit has been arranged for Friday 9th December to inspect and hopefully sign off the project.

22.124.02 Bentwaters / Peninsular traffic issues

Cllr Brown explained the background behind the proposed letter to be sent to ESC, Paper PLA(22)124.02 previously distributed. The letter demonstrates that nothing is done to alleviate known problems with the road network, specifically the A1152 and that the Local Plan did not pay enough attention to these known problems as identified in the WSP study. It was **AGREED** that MPC's name would be added to the letter - Bromeswell, Marlesford, Ekye and Campsea Ashe have already pledged their support. It was also **AGREED** that the document compiled by Cllr Banks for the Mini Holland team would be sent to the new CEO of ESC, copying in Therese Coffey, Alexander Nicoll, Rachel Smith-Lyte and the A1152/Bentwaters group of parish councils.

22.124.03 Speed management and Road Safety issues - update

The Clerk reported that no update had been received on the Bredfield Road feasibility study, despite asking for an update. The Bredfield Road residents are looking at setting up a speedwatch scheme and have been liaising with the police. It was **AGREED** that the SID on Bredfield Road should be moved to Melton Road until the next meeting of Planning & Transport. There has been no update on the speed reduction proposal for Wilford Bridge Road.

22.124.04 Mini Holland Project – Love Woodbridge and Melton

A meeting has been arranged with the SCC project team on the 19th December at 11am. All MPC Councillors have been invited.

22.124.05 Quiet Lanes – update

We have collected the signs and are just waiting for the posts to be installed, which is scheduled for the 14th December but is subject to the installer not being on paternity leave.

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

There has been a request made to SCC for deer warning signs to be placed on the A12. MPC is supportive of signs being installed subject to costs.

22.125 To consider planning enforcement matters

22.125.02 East Suffolk authorised enforcement action – case update

Nothing to report although a member commented that the houseboat listed in the enforcement action case list may no longer be there. The Clerk will follow this up. A member asked if there was any update on Bye Engineering and their planning application DC/22/0563/FUL. The Clerk will investigate and an item will be added to future agendas.

22.126 Planning Committee Chair's urgent business

Cllr Brown reported that the Residents Group of St Audrys will be applying for another ACV order on the bowling green when the current one expires.

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. There being no further business the meeting closed at 20:23.