



MELTON PARISH COUNCIL

PLA(23)A01

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 25th January 2023, 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
19th January 2023

“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
23.01	To receive apologies for absence
23.02	Declarations of Interest
23.02.01	To receive Declarations of Interest in Respect of Items on the Agenda
23.02.02	To consider any applications for dispensations
Members are reminded that they are responsible for ensuring their Register of Interests is up to date	
23.03	Public Participation Session
23.03.01	To receive a report from the Council's Cycling Advocate
23.03.02	To receive a report from the Council's Footpaths Advocate
23.04	To approve the Minutes of the Previous Meeting
Meeting held on 7 th December 2022 (PLA(22)M08) previously distributed).	
23.05	To review Planning & Transport Committee Terms of Reference and consider use of Working Groups
Clerk and Cllr Brown to report	
23.06	To review new Planning Applications received

- 23.06.01** [DC/23/0105/FUL](#) Unit 15, Deben Mill Business Unit
23.06.02 [DC/22/4775/FUL](#) Land South of Primary School and East of The Street Eyke
23.06.03 [DC/23/0076/LBC](#) Coach and Horses
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23.07 To review updates on other Planning Applications

Nothing to report

23.08 Public Consultations

Nothing to report

23.09 To review Planning Notices received

No new Notices have been received.

23.10 To review the position on existing Planning Appeals

23.10.01 [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 23rd February 2023. 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/23/1739/OUT has been received by ESC but was returned.

An appeal has been lodged with the Planning Inspectorate: AP/23/0044/REFUSE and comments were submitted by the 26th October <https://publicaccess.eastsuffolk.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=RFZLUCQX08O00>

23.11 Melton Hill - Former Council Offices

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

23.12 Sizewell C update

<https://melton-suffolk-pc.gov.uk/sizewell-c/>

On 16th February 2023, 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 2023 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 2023. 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 2023 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 2023 to mark the signing of contracts with EDF for £700m of government investment in the project.

23.13 Melton Neighbourhood Plan refresh

Cllr Brown to report

23.14 To consider Local Highways, Traffic and parking Matters

23.14.01 Pedestrian improvements for Melton Road/Melton Hill

Clerk to report

23.14.02 Bentwaters / Peninsular traffic issues

Cllr Brown to report

23.14.03 Speed management and Road Safety issues - update

Clerk to report.

23.14.04 Mini Holland Project – Love Woodbridge and Melton

Clerk to report

23.14.05 Quiet Lanes – update

Clerk to report

23.15 To consider planning enforcement matters

23.15.01 ENF/23/0027/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/23/0120/DRC](#) for latest developments. Appeal against payment of CIL was rejected by the judge. Attempts to recover CIL are now being made.

23.15.02 East Suffolk authorised enforcement action – case update

There is an active enforcement case, ENF/21/0086/DEV, for the workshop building on Brick Kiln Lane, Melton. Following withdrawal of DC/22/0563/FUL communication between ESC and the owner's planning agent was ongoing. It was proposed that the building was due to be removed or a planning application resubmitted for its retention. As no application has been received a further site visit was completed on 22nd November 2022 where it was viewed the building remains in place. The need for further enforcement action is currently being reviewed.

23.15.03 ENF/22/0449/SIGN – Land Adjoining Deben Villa

It has been determined that the advertisements do not fall within any of the categories for deemed consent, therefore they are unauthorised under Town and Country Planning (Control of Advertisements) Regulations 2007. Due to this the land owner has been given a period of time to remove the signs.

23.16 Planning Committee Chair's urgent business

23.17 Date of next meeting

The next meeting will take place on Wednesday 8th March 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.