

Notes of a site meeting held on **Tuesday, 22 February 2022** commencing at 12.00pm  
at Land off St Andrews Place and Waterhead Lane, St Andrews Place, Melton

Planning Committee South Members present:

Councillors Debbie McCallum (Chairman), Stuart Bird (Vice-Chairman), David Beavan (substitute), Chris Blundell, Linda Coulam (substitute), Tom Daly, Mike Deacon, Colin Hedgley, and Mark Newton.

Officers present:

Matt Makin (Democratic Services Officer), Philip Ridley (Head of Planning and Coastal Management) and Rachel Smith (Senior Planner).

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The site visit was undertaken in accordance with the Council's Constitution which set out details of the arrangements for site visits by Members associated with planning applications during the Covid19 pandemic.

Apologies for absence were received from Councillors Tony Cooper and Kay Yule. Councillor David Beavan attended the site visit as Councillor Yule's substitute and Councillor Linda Coulam attended the site visit as Councillor Cooper's substitute.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met at East Suffolk House, Riduna Park, Station Road, Melton, and proceeded on foot to the junction of Station Road and St Andrews Place. The Senior Planner detailed the proposed access to the site, as set out in the plans distributed to Members at the beginning of the site visit.

The Committee was advised that the concerns of the Highways Authority did not relate to this junction but that it preferred a more direct link via Riduna Park or Wilford Bridge Road and considered that the proposed off-site highway improvements had been taken as far as they feasibly could.

The Committee continued along St Andrews Place, with the Senior Planner highlighting the locations of the proposed layby parking and crossing points that would come forward as part of the off-site highway improvements. It was confirmed to the Committee that the proposed crossing points would be dropped kerbs and where the connecting paths would be located. The Head of Planning and Coastal Management noted that the majority of the grass verges would be retained.

The Committee proceeded to the end of St Andrews Place and the access to the site. The Head of Planning and Coastal Management confirmed that due to land ownership issues, this access was the only one available to the applicant.

A member of the Committee noted the bend in the road immediately approaching the site access; Members were advised that the applicant had tracked a 10-metre vehicle on the plan and was satisfied that the access was suitable for their construction vehicles.

The Committee entered the site; the applicant and agent were present on the site and observed the remainder of the site meeting. The Senior Planner outlined the site in relation to the indicative masterplan, including the levels of the site and the location of the bridleway. The Committee was shown where a direct access could be created should the ongoing land ownership issues be resolved. The Head of Planning and Coastal Management highlighted the site's location in relation to the site allocated for development by policy MEL20 of the Melton Neighbourhood Plan.

The Senior Planner explained that the Forestry Commission had issued a restocking notice on the site in relation to trees that had been felled.

The Chairman reminded the Committee that the application was for outline planning permission with all matters other than access reserved.

The site visit concluded at 1.00pm.