

## **MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF MARTLESHAM PARISH COUNCIL HELD ON 19<sup>th</sup> APRIL 2023**

**Present:** Mrs J Hall (Chair), Mr D Boswell (Committee), Mr M Irwin (Committee), Mr E Thompson (Committee), and Mr M Williamson (ex-officio)

There were 6 members of the public present.

**In attendance:** Mrs D Chappell (Council Officer) and Mrs D Linsley (Clerk).

**1. Apologies:** Mr L Burrows (ex-officio) and Mr P Whitby (Committee). Absent: Mr C Blundell.

### **2. Declarations of interest:**

2.1 Disclosable Pecuniary Interest (DPI): None declared.

2.2 Local non-Pecuniary Interest (LNPI): None declared.

### **3. PUBLIC FORUM**

3.1 To allow members of the public to address business on the agenda

The public were invited to speak in turn or elect a spokesperson.

Mr Page, a Birch Grove resident, as spokesperson, informed the meeting the residents present objected to the planning application DC/23/0968/FUL at Birch Grove for the construction of a detached two-storey dwelling. Mr Page said:

- Martlesham Heath is an award-winning development incorporating individual, distinct hamlets creating a village environment in an exemplar of what good housing should be.
- Birch Grove as 'Hamlet K' is an integral part of the overall village landscape and ethos, and this planning application is little different to that refused on appeal.
- This application does not comply with SCLP 5.7 (infill and garden development) because it is out of character and because it is a small house without a garage (until a subsequent application no doubt follows for a garage to be added).
- The parking, curtilage and access are badly related, resulting in significant harm to the living conditions for the occupants of numbers 9, 11 and 12 as identified in the appeal, and splitting the plot will leave no.11 isolated and uncharacteristically close.
- This application does not comply with Neighbourhood Plan Policy MAR 3 due to the double density of housing on that plot, nor does it comply with MAR 4 as it will not integrate well with existing housing and will not relate well to established plot width.
- No other property has a shared drive.
- It will not fit with the established rhythm of this exemplar architecture.
- There is no need, as the application suggests, for an additional family house given the Brightwell Lakes development locally, and
- It does not comply with the Local Plan, and it could set a precedent for inappropriate infill.

Mr. Bennett added that planning condition no.5 of the original planning permission, provides that no more than 12 houses should be built on Birch Grove.

Mrs Hall reminded the public that whilst the Clerk has delegated authority to make a planning response in consultation with the DETC, East Suffolk Council makes the final decision. Mr Williamson and Mr Boswell concurred with the Chair, and with the views of the residents. Mr Irwin noted that the recent census data shows there is under - occupation in this area. Mrs Hall added this is not a sustainable development, noting the concerns and points stated by Mr Page, recommending the DETC supports the residents' objections. Mrs Hall reminded the public present that the Martlesham Council (MC) response will be available to read on the ESC public access portal. The Clerk added that she will submit the agreed response to ESC as discussed with the DETC members.

*The public left the meeting at 7:45pm.*

### 3.2 Any issues raised by the public.

No other issues raised.

## 4. PLANNING

### 4.1 DC/23/0968/FUL Construction of detached two-storey dwelling - Forest Lodge 11 Birch Grove Martlesham Heath Martlesham Suffolk IP5 3TD (CP filed in the office together with the minutes).

Noted.

**DECISION D2023/4a:** Martlesham Parish Council objects to Planning Application DC/23/0968/FUL. Whilst Martlesham Council notes the Design and Access Statement which provides some additional information and attempts to address concerns raised when two previous applications for this site were turned down, this application lacks sufficient detail in terms of information expected for a new build development in Martlesham in the light of the Climate Emergency. This is not a sustainable development. There is no attempt to address the advice and guidance given in the East Suffolk Council Environmental Guidance Note 2020 or the Sustainable Construction Supplementary Planning Document 2022. This proposal is also contrary to Martlesham Neighbourhood Plan Policies MAR 3 and MAR 4 and Local Plan policy SCLP5.7. More specifically, this application is lacking in detail regarding: Energy efficiency and carbon reduction. Use of renewable energy; in particular there is a failure to maximise opportunities for lighting and heating the proposed new building by active and passive solar gain. Measures to provide water efficiency and management. Provision for nature recovery and wildlife. This proposal would result in loss of valuable garden habitat. Opportunities to provide natural light and to make the best use of natural daylight. This application is contrary to MAR 3 as the development does not demonstrate a high quality of built design and layout. It is also contrary to MAR 4 as it does not respond to and integrate with local surroundings and the local landscape context as well as the existing built environment, and it does not respect the scale and character of existing and surrounding buildings. This proposal is also contrary to SCLP5.7 as it is not well related in scale and design to adjacent properties:

*'Proposals for infill development or residential development within existing gardens will be supported where: The scale, design and materials would not result in harm to the street scene or character of the area. The proposal is well related in scale and design to adjacent properties, including the design of the curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site.'*

Overall, there is a failure to recognise the original vision for Martlesham Heath, which is an internationally admired model of Town Planning based on a series of individual hamlets separated from each other by wide open space. This proposal is not in keeping with the character of the hamlet of Birch Grove, which is characterised by large, detached dwellings situated within substantial plots. This application is for a much smaller house with no garage. There is not a need for any new infill housing of this nature in this location given that Taylor Wimpey are currently building houses similar in style and size to the one proposed at nearby Brightwell Lakes. **Agreed.**

### 4.2 Consultations (COR 1, 2 & 3 filed in the office together with the minutes). Noted.

As agreed at the February DETC meeting, and after attending an ESC webinar on Custom and Self-build housing, the Chair and Council Officer responded to the initial consultation questionnaires. Noted.

### 4.3 McCarthy Stone Retirement Complex (COR 4 filed in the office together with the minutes). Noted.

- The display of the Runway Heritage Car Park pieces (Update) – following the February DETC meeting, a budget of £150 was set for the original design. The Repair Café subsequently sourced a suitable table to up-cycle; the indicative cost for outsourcing spray painting is £160-£200, making it more expensive than the original proposal and budget. Upcycling is attractive and avoids use of new materials. Further discussions required.

**DECISION D2023/4b:** Defer any decision pending further discussions with the Repair Café.

**Agreed.**

- Mrs Hall provided an update on the recent McCarthy Stone (MCS) community forum meetings, noting the car park is enormously improved as a result of the DETC's input to the plans:
  - The discharge of the public car park planning condition is still awaited.
  - MCS have now agreed a timescale of "a reasonable period of time" to correct faults and make repairs, in the Public Car Park Management Plan and the Land Management Plan.
  - There will be a lockable standpipe, installed without charge to MC. The stopcock will be located beneath a manhole cover forward of the car park entrance barrier. The location does not threaten water security.
  - The SCC Flood Authority has agreed to the original hydro- planters plan.
  - The Public Car Park Management Plan locator map at figure 1 is indicative only; as the street names on the original figure 1 were disputed, MCS has changed figure 1 to a Google map and this change is recommended as an independent and fair resolution.
  - The Development Manager reported that MCS will encourage but not insist on a covenant requiring new apartment owners to join MHHL.
  - MCS anticipate completing the landscaping and public car park surface, end of 2023.
  - MCS anticipate completing the dwellings by the end of February 2024.
  - MCS has been invited to host a stand at the village fete in July 2023.
  - MCS are hosting a sales event in June 2023 at a local venue.

4.4 Combined Planning Report on planning responses filed with ESC since last meeting 8<sup>th</sup> February 2023 (CP filed in the office together with the minutes). Noted.

**DECISION D2023/4c:** To ratify the Combined Planning Report. Agreed.

4.5 and 4.6 Brightwell Lakes Community Forum and Planning Condition Discharge. (CPs and slides filed in the office together with the minutes). Noted.

Mr Irwin reported on the Community Forum meeting postponed from 6<sup>th</sup> March 2023 to 6<sup>th</sup> April, referring to the slides circulated since the publication of the DETC Agenda.

- The housing delivery time scale for delivery of 2000 dwellings is approx. 2044.
- MC passed on residents' views on the A12 works; restitution for the loss of amenity and loss of view is outstanding. Residents have engaged directly with the contractors and will continue to do so. Taylor Wimpey is open and willing to talk to residents.
- Taylor Wimpey's Head Office will only deliver what is strictly obliged by the s.106 agreement.
- Sports provision will be discussed at the next community forum meeting in September 2023 providing detail on what facilities are proposed, who may be able to use those facilities, and who will provide them. BT are contemplating a 5G sports pitch for staff, which might be available for community use.
- Taylor Wimpey's energy and sustainability statement supporting the discharge of planning conditions, was passed to some of the MC Climate Action members for comment; their feedback was referred to the community forum meeting. As a result, the energy and sustainability statement will be checked and is likely to be revised. This is a success for Martlesham Council holding the Developers to account.
- Street names were discussed; the ESC officer advised on the criteria for selecting street names. The spine road is to be named 'Auster Road' which is a suggestion from Martlesham Heath Aviation Society. Other names derive from aerodrome connections and local residents linked to World War Two. Some names may be abbreviated.
- The proposed cycle lane has been delayed to September 2024 to allow a better link to be built. This would appear to have been influenced by BT.
- The required delivery of medical facilities can be satisfied either by building a physical surgery or making a monetary contribution/medical subsidy; current thinking is delivery will be through the expansion of existing surgeries in Martlesham, Woodbridge and Kesgrave.

Mrs Hall thanked Mr Irwin for his report.

4.7 Annual Parish Meeting (APM) (CPs filed in the office together with the minutes). Noted. Mrs Hall reported on a complaint she received at the APM. There appears to be a misunderstanding amongst some residents and our County Councillor regarding the level of Parish Council support for a pedestrian crossing at Main Road, Martlesham. By way of clarification, the DETC agreed as early as December 2020 to support a pedestrian crossing on Main Road, and nothing has changed since. Post the APM, Mrs Hall wrote to the SCC Councillor (extract read to the meeting) and received an explanatory response from the SCC Councillor (extract read to the meeting). Mrs Hall recommended the Clerk organises another meeting with our SCC councillor, Patti Mulcahy, and then writes to the residents to correct the misunderstanding and reiterate Martlesham Council's support for a pedestrian crossing at Main Road.

**DECISION D2023/4d:**

1. To write to SCC Councillor, Patti Mulcahy, to set a date for a meeting to set the record straight and include the Main Road pedestrian crossing and other matters.
2. To write to the residents concerned to update them on this misunderstanding, clarifying that Martlesham Council, in December 2020, supported the pedestrian crossing at Main Road, and since then there has been no further discussion on the matter and no change of Martlesham Council's position. Martlesham Council intends to meet with SCC Councillor Patti Mulcahy to support their request for a pedestrian crossing. **Agreed.**

**5. NEW COUNCIL YEAR**

5.1 Working Groups to Report to the DETC (COR 6 filed in the office together with the minutes).

Noted.

At its May 2023 meeting, Full Council will consider the committees and working groups to be appointed for the new council year. There are three working groups currently reporting to DETC.

1. Brightwell Lakes Working Group - Mr Irwin and Mrs Hall represent Martlesham Council on the Brightwell Lakes Community Forum (BLCF). Mr Irwin is also Chair of BLCF. DETC members are regularly informed of progress of the Brightwell Lakes development through the BLCF, and all MC councillors may propose matters or issues to be raised at the forum direct to Mr Irwin as BLCF Chair, or through Mrs Hall as the DETC Chair, or through the Council Officer. It is proposed the Brightwell Lakes Working Group is disbanded in favour of using the BLCF for updates, and that any further Brightwell Lakes planning applications for future phases of the development, are considered in the usual way.

**RECOMMENDATION D2023/4a:** That the Brightwell Lakes Working Group is disbanded. **Agreed.**

2. McCarthy Stone (MCS) Car Park Working Group – The MCS Community Forum is now established with meetings taking place fortnightly, and the Council Officer and Mrs Hall as DETC Chair always attend, reporting back to the R&A and DET Committees. The final planning conditions, including the public car park conditions, are close to full discharge. It is proposed the MCS Car Park Working Group is disbanded.

**RECOMMENDATION D2023/4b:** That the McCarthy Stone Car Park Working Group is disbanded. **Agreed.**

3. Speed Reduction Working Group – Mrs Hall felt that she has done her very best as Chair of the DETC to support the Working Group volunteers, and to circulate the SIDS data to Full Council, the Police, to the ESC Community Partnership Road Safety forum and to the SAVID meetings, also introducing the Chair of the Working Group to SAVID. It was noted that this Working Group is seeking more collective support on speed reduction, traffic reduction, and data analysis. It is proposed the Speed Reduction Working Group reports to Full Council.

**RECOMMENDATION D2023/4c:** That the Speed Reduction Working Group reports to Full Council. **Agreed.**

5.2 Review of the Martlesham Neighbourhood Plan (MNP) & Martlesham Neighbourhood Plan Plus document (MNPP) (COR 7 filed in the office together with the minutes). Noted.

Mrs Hall gave a verbal report. It was agreed at the February DETC 2023 meeting that DETC does not have the capacity to review the MNP at this time, and to await the appointment of the new DETC and appointment of its members, before undertaking any MNP review. Meanwhile, the Council Officer and DETC Chair have continued to research good practice in reviewing Neighbourhood Plans and have compiled a list of issues for the MNPP document. It was proposed to allocate sufficient time at the June 2023 DETC meeting to discuss the MNPP document and next steps on the MNP Review.

**DECISION D2023/4e:** The Review of the Martlesham Neighbourhood Plan, & review of the Martlesham Neighbourhood Plan Plus document, will be Agenda items for the June 2023 DETC meeting. Agreed.

## 6. REPORTS FROM WORKING GROUPS AND OTHER ORGANISATIONS

6.1 SAVID Minutes of meeting 2<sup>nd</sup> February 2023 (CPs filed in the office together with the minutes). Noted. Mrs Hall gave a verbal update. The next SAVID meeting in June will be 'in person', as it is intended their data analyst will make a presentation on data reporting. It is proposed MC offers the Parish Room on the 1st of June 2023 as a meeting venue.

**RECOMMENDATION D2023/4d:** That the Parish Council offers to host the SAVID meeting on Thursday 1<sup>st</sup> June in the Parish Room. Agreed.

6.2 SIDS Report (CP filed in the office together with the minutes). Noted.

6.3 Major Roads Networks (Update) (CP filed in the office together with the minutes).

Noted. The SCC councillor meeting (item 4.7) may provide a further update.

To be reviewed at the October DETC meeting. Agreed.

6.4 Suffolk Enhanced Partnership Passenger Interest Group (Bus Update) (CP filed in the office together with the minutes). Noted.

Mr Williamson gave an update on the recent bus meeting; the meetings seem to focus on Eastern Buses achieving easier access within and around the urban areas of Ipswich and Bury St Edmunds.

Mr Williamson raised 2 local issues with the Interest Group on behalf of our residents:

- To reinstate buses along Main Road Martlesham. This met with opposition by the Interest Group and was rejected.
- Ensure the 10:00 o'clock bus on route 66a, connecting Martlesham Heath to the Hospital, turns up regularly. Eastern Buses blamed the lack of drivers for this bus not appearing. Opportunities for better management by Eastern Buses appear to have been missed and were pointed out. Eastern Buses proposed residents could use the train service to access Ipswich Town Centre, missing the point of the complaint that residents need better public transport to the Hospital.

It was felt that the Enhanced Partnership is failing local residents. Mr Williamson recommended MC considers funding its own electric community bus service to the hospital as a MNPP item for discussion.

Mr Williamson was thanked for his report.

## 7. MARTLESHAM NEWSLETTERS/WEBSITE/FACEBOOK

- Update on Brightwell Lakes – Mrs Hall and Mr Irwin to liaise

## 8. Items for consideration at the next DETC meeting

- Martlesham Neighbourhood Plan Review.
- Revise the Martlesham Neighbourhood Plan Plus document.
- Heritage item display unit.

9. Date of next meeting: 14<sup>th</sup> June 2023.

Mrs Hall noted this will be the last meeting for Mr Boswell as Parish Councillor and thanked Mr Boswell for his support and contributions to the DETC which are much appreciated.

There being no further business the meeting closed at 9.15pm.

---

Chairman, 10<sup>th</sup> May 2023