

**INUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF
MARTLESHAM PARISH COUNCIL HELD ON 14th JUNE 2023**

Present: Mrs J Hall (Chair), Mr M Irwin (Committee) and Mr M Williamson (ex-officio)

In attendance: Mrs D Chappell (Council Officer)

1. The Chair welcomed everyone to the meeting and thanked them for their attendance.

2. Declarations of interest:

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

3. **Apologies:** Mr L Burrows (ex-officio) Absent: Messrs Thompson and Whitby (Committee).

4. PUBLIC FORUM

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

No members of the public were present. No correspondence from the public.

5. PLANNING

5.1 Planning applications to consider or note. (COR1& CPs and filed in the office together with the minutes).

Noted. The Chair briefed the meeting on the following applications:

- a) DC/23/1847/FUL Spenhill Retail Park (change of use of retail unit to restaurant)
- b) DC/23/1502/OUT Oak Tree Farm Under Appeal AP/23/0017
- c) DC/23/1502/AME Park and Ride
- d) DC/1880/FUL 5 Buckingham Close (resubmission)
- e) DC/23/1402/FUL Elismore House
- f) DC/1953/FUL 3 Hawker Drive
- g) DC/21/2391/FUL Land off Ipswich Road.

To mitigate any impact of spreading litter from the takeaway to the nearby Martlesham Common Local Nature Reserve ('LNR'), the suggestion was made to approach the Spenhill agent to liaise on the installation of 'animal and bird proof' bins at the two nearest LNR entrances.

DECISION D2023/6a: To authorise the Clerk to file the draft DC/23/1847/FUL Spenhill Retail Park application response (change of use of retail unit to restaurant)

'Martlesham Council has no objection to this application. We welcome the proposals to provide additional cycle spaces to the side of the unit and to add double yellow lines in front of the unit to prevent customers from stopping there. However we would suggest the following further planning conditions if East Suffolk Council (ESC) is minded to approve: Limited late evening opening hours to ensure that the amenity of residents in nearby Falcon Park is not compromised. Submission of a plan to be approved by ESC which sets out what measures will be put in place to reduce litter associated with the takeaway element of the proposed business, to ensure there is no unacceptable impact from litter on the amenity of the area. Please note the proximity of this site to the Martlesham Common LNR. Litter generated from such premises may be deposited away from the immediate vicinity of the premises and the plan should consider the wider effect this has on local amenity.

Currently drivers frequently ignore the one way traffic system into this carpark and in particular the no entry sign outside unit 1A. This problem could be exacerbated with the proposed change of use and the propensity for accidents increased given the inevitable desire to park close to the unit – particularly by take away drivers. There is a need for further measures to prevent misuse of the mini roundabout and narrow entrance leading to the site. There could be better marking of the mini roundabout near the access to the site. Mitigation measures to avoid tailbacks from the Tesco mini roundabout to the Anson Road roundabout and to the roundabout with the A12 at peak times. See East Suffolk Council Local Plan Page 81 paragraph 4.68, which states: 'The retail park is not characterised by the wider role or function of a town centre but does have issues associated with high volumes of traffic at peak periods.' **Agreed.**

5.2 Consultations. (COR2 filed in the office together with the minutes).

Noted. The Chair briefed the meeting on the following consultations:

- a) Community Infrastructure Levy - Examiner's Report.
- b) Community Ownership Fund Available to Local Councils.
- c) Environmental Outcomes Report: a new approach to environmental assessment.

5.3. McCarthy Stone Retirement Complex (Update) and Parish Room display of heritage pieces (update). (COR3 filed in the office together with the minutes).

Noted. The Chair updated the meeting on progress of the works. Photos to be uploaded to the Parish Council Facebook page if the Clerk agrees.

5.4 Combined Planning Report on planning responses filed with ESC since last meeting 19th April 2023 (CP filed in the office together with the minutes). Noted.

DECISION D2023/6b: To ratify the Combined Planning Report. **Agreed.**

5.5 Suffolk Wildlife Trust Training on Wildlife in Your Parish (COR4 and slides filed in the office together with the minutes).

Noted. The Council Officer reported on the training course.

5.6 Development at Black Tiles Lane Martlesham

The Chair informed the meeting on arrangements being made with the agents to liaise on the toddler play equipment (financed and installed by Hastoe), on a resident's request for disability inclusive equipment (Mill Heath swing example) and the Council will also raise the matter of the connecting footpath and gate.

6. UPDATE ON THE REVIEW OF THE MARTLESHAM NEIGHBOURHOOD PLAN & THE MARTLESHAM NEIGHBOURHOOD PLAN PLUS. (CORs 5,6 & CPs filed in the office together with the minutes).

Noted. The meeting debated ideas and headings to structure the review of both documents. Good progress was made. The Chair will update Full Council in due course. The Council Officer will compile the ideas under the headings discussed. Work to be continued another time.

7. REPORTS FROM WORKING GROUPS AND OTHER ORGANISATIONS

7.1 Suffolk Enhanced Partnership Passenger Interest Group (Any Update?)

Nothing new to report.

7.2 East Suffolk Planning Alliance

The Chair read out some background information regarding the 'East Suffolk Planning Alliance' (ESPA)

DECISION D2023/6c: Not to join the Alliance at this stage but to ask ESPA to keep Martlesham Council informed and updated about their work.

The Chair reported on her work organising the Green Infrastructure Workshop event scheduled for 30th August 2023.

8. ENERGY PROJECTS (UPDATE)

8.1 EA (3) Update (COR7 filed in the office together with the minutes).

Noted. The Chair noted works are now likely to commence sometime 2024.

9. MARTLESHAM NEWSLETTERS/WEBSITE/FACEBOOK

- Update on the McCarthy Stone Retirement Complex.
- Biodiversity workshop.
- Hastoe work has started.

10. Items for consideration at the next DETC meeting

- Martlesham Neighbourhood Plan Review – volunteers?
- Martlesham Neighbourhood Plan Plus document. More work required.
- Heritage item display unit.

11. Date of next meeting: 11th October 2023.

There being no further business the meeting closed at 9.40pm.

Chairman, 7th July 2023