

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF
MARTLESHAM PARISH COUNCIL HELD ON 13th DECEMBER 2023**

Present: Mrs H Davey (Committee), Mrs J Hall (Chairman), Mr M Irwin (Committee), Mr E Thompson (Committee).

There were 2 members of the public present, Colin Morton and Richard Saunders, representing the Falcon Park Residential Association (FPRA) - contributors to agenda item 5.1 Planning application: DC/23/4074/FUL - Land at Turino Avenue Martlesham Heath Martlesham Suffolk IP5 3RW - Change of use of land for the siting of 20no. residential park homes.

In attendance: Mrs D Linsley (Clerk).

1. Welcome

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

2. Apologies: Mr L Burrows.

3. Declarations of interest:

3.1 Disclosable Pecuniary Interest (DPI): Mrs Davey - item 5.1 Planning application: DC/23/4074/FUL - Land at Turino Avenue Martlesham Heath Martlesham Suffolk IP5 3RW - Change of use of land for the siting of 20no. residential park homes. – Mrs Davey lives in an area adjacent to the land in question.

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

4. PUBLIC FORUM

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

Mr Morton and Mr Saunders attended the meeting to witness the views of councillors on item 5.1 Planning application: DC/23/4074/FUL on the agenda. They emphasised that the FPRA did not object to the proposed extension of the residential park in the neighbouring field but were extremely concerned that current ongoing problems experienced by existing residents of the residential park of sewage management, flooding and damaged road surfaces continue and are not being addressed by the landowners, Tingdene. Access to the field during the construction of the new properties should take a direct route and not the longer route proposed.

5. DEVELOPMENT

5.1 Planning application: DC/23/4074/FUL - Land at Turino Avenue Martlesham Heath Martlesham Suffolk IP5 3RW - Change of use of land for the siting of 20no. residential park homes. Information via ESC's Public Access platform & CP filed in the office together with the minutes.

DECISION D2023/12a: Martlesham Council objects to this application.

The one way access to the proposed site via Milano Avenue is not adequate for accommodating the increased traffic associated with an additional 20 homes. The planning statement states that the Falcon Park site currently supports 225 occupied homes. Existing planning permission is for 228 homes. If this is correct, this application would potentially allow an increase in the size of the park to 248 homes but there are no plans to upgrade the existing dated infrastructure.

Any construction vehicles using the proposed single one way access to the proposed site would cause disruption and loss of amenity to existing residents.

The documented drainage assessment by Weetwood states that due to restricted site access, infiltration testing has not yet been carried out and recommends that this should be undertaken in accordance with appropriate guidelines (Section 6 summary page 10). In addition, the report raises issues with any new connection to the public sewer in Betts Avenue as there would be a need to cross third party owned land. If it is proposed to discharge foul flows from the proposed site to the existing private pumping system, it will need to be confirmed that the existing private pumping system has the capacity to accept additional flow (section 5.1, foul water management). Residents have reported problems with the existing sewerage system to Martlesham Council. We are therefore unable to endorse the application until all the appropriate testing has been carried out.

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The proposed access road is currently in a poor state of repair and residents have advised us that it is prone to flooding and that the existing soakaway drains are not adequate.

We strongly recommend that a site visit is carried out by members of the ESC planning team prior to determination of this application. **Agreed.**

Both members of the public thanked the PC for taking the time to consider the planning application and left the meeting.

5.2 Combined Planning Report - planning responses filed with ESC since last meeting (14.06.23) CP filed in the office together with the minutes.

DECISION D2023/12b: To ratify the Combined Report. **Agreed.**

5.3 Significant planning applications and appeals: DC/23/0968/FUL - Forest Lodge/ DC/23/4231/ADI - Spenhill Retail Park CR1

The Forest Lodge appeal and the application for signage for the new Mc Donald's restaurant were noted.

There was a discussion on how best to work with the new restaurant owners going forward.

To write to the McDonald's franchise regional offices requesting they meet with the PC to discuss support for PC projects e.g. the Village Fete and highlight the proximity of environmentally sensitive areas. **Agreed.**

Mrs Davey to approach the local restaurant manager(s) when the restaurant opens and engage with them about local environmentally sensitive areas including problems with litter and traffic congestion in the Spenhill Retail Park area. **Agreed.**

5.4 McCarthy Stone Car Park transfer meeting 04.12.23 CR2 & CONFIDENTIAL CPs filed in the office. Noted.

The Chairman reminded the meeting that the PC had 90 days in which to accept or otherwise the offer from McCarthy Stone to own and manage of the public car park.

The Chairman confirmed that the land in question was freehold.

5.5 McCarthy Stone Carpark entrance sign CR3 & CP filed in the office together with the minutes.

To retain 'Martlesham Parish Council' as the reference to the Council in the wording for the entrance sign and not substitute it with 'Martlesham Council'. **Agreed.**

DECISION D2023/12c: To agree that the wording for the McCarthy Stone Car Park entrance sign as follows:

RUNWAY HERITAGE CAR PARK

- Martlesham Parish Council owns and manages this car park.
- In the event of an emergency, please phone 999. Your location is The Runaway Heritage Car Park on the Square, Martlesham Heath, Martlesham, Ipswich IP5 3SL
- To report an issue with this car park please phone 01473 612632 or email clerk@martleshamcouncil.org.uk
- Users of this car park do so at their own risk. The Parish Council will not accept responsibility for any loss, damage, or accident.
- No overnight parking.
- Please take your litter home.
- No commercial vehicles.
- Please respect your neighbours and keep noise to a minimum.
- All antisocial behaviour will be reported to the Police.
- Only park within the designated parking bays.
- Do not park in the Accessible spaces without displaying a valid blue badge.
- Charging spaces only to be used whilst charging electric vehicles. **Agreed.**

The Clerk to ask if the text for the Heritage Plaque could be seen in order to check that the wording is correct. **Agreed.**

5.6 Development at Blacktiles Lane/Hastoe site - any update?

The Clerk reported that the PC's preference for the Hastoe development road names; Bramble, Bracken and Bluebell had been accepted by ESC. To avoid any confusion Hawthorn could not be



used due to the existence of Hawthorn Place in Woodbridge. ESC will be confirming the road names in writing shortly.

5.7 Brightwell Lakes Community Forum meeting 05.12.23 CPs filed in the office together with the minutes.

Mr Irwin updated the Committee on the main points of the Forum meeting.

Mrs Davey had obtained a sales brochure for Brightwell Lakes for councillors to view. Mrs Davey reported that she had taken photos recording the changes to the site.

Mrs Davey to claim expenses from the DETC for the photos she has taken. **Agreed.**

The Chair thanked Mrs Davey, a new member to the DETC, for her good research into several of the planning topics.

5.8 East Suffolk Council (ESC) Town & Parish Forums – 'Planning Policy update' 07.07.23 & 'Parish and Town Council Neighbourhood Planning Event' 23.11.23 CPs filed in the office together with the minutes.

The Chairman reported on the two planning forums she had attended, the second with Mrs Davey.

Mr Thompson highlighted that changes had been made to the planning referral system.

The Chairman confirmed that grants are available for reviewing existing Neighbourhood Plans.

A meeting with Nicola Parrish at ESC to be arranged to discuss a bid for District CIL. **Agreed.**

The Chairman encouraged all DETC members to attend the Forums held at High Lodge in Darsham which were free and very informative.

5.9 NALC webinar 'Making the Planning System Work for Local Councils' 22.11.23 CR4 – link to recording Noted.

The Chairman summarised the NALC webinar she attended highlighting that Biodiversity Net Gain comes into effect in January 2024.

5.10 Use of Neighbourhood Plan Policy MAR4 CR5

There was a discussion.

District Councillors, Mr Thompson and Mr Packard, to be asked to meet with Mr Ridley, Head of Planning and Coastal Management ESC, to discuss the use of Neighbourhood Plan Policy MAR4 confirming the PC's view that it is not just relevant to new builds. **Agreed.**

6. Environment

6.1 Emergency Planning CR6 & CP filed in the office together with the minutes.

The PC does not currently have an Emergency Planning Policy. The PC did have an Emergency Planning Working Group which didn't manage to meet. Examples of Emergency Planning Tool Kits are available online.

Mr Irwin understood the need for emergency planning due to the predicted increase in emergencies such as flooding due to climate change. He felt it important to identify those affected and enable them to take appropriate action.

As a landowner, the PC is responsible for its property and for users.

The R&AC and F&GPC to consider Emergency Planning and report back to the DETC. **Agreed.**

Mr Irwin explained that residents in the southeast of Martlesham Heath were concerned that considerable expense was due to be spent by Suffolk County Council (SCC) on flooding precautions to houses that they felt were not needed. SCC's report justifying their actions is based on soil analysis that is not applicable to that area of Martlesham Heath which is sandy and not clay.

The Clerk to write to SCC in support of residents' concerns about the County Council spending large sums of money on flood defences which aren't needed and ask SCC to reconsider their position.

Agreed.

7. Transport

7.1 SAVID AGM 16.11.23 CPs filed in the office together with the minutes. Noted.

It was noted that SAVID membership has been paid for another year.

7.2 Community Partnership Road Safety Forum – any update? CR7



Mr Thompson reported that Mr Jolliffe, Communities Officer for ESC, had returned to work after a period of sick leave. The next meeting of the Community Partnership is on the 08.01.24. The Chairman and Mr Irwin would try to attend.

Mrs Davey reported that Mr Dawes had attended a meeting in Ipswich concerning his campaign to have a full crossing installed on Main Road.

DECISION D2023/12d: To suspend Standing Order 3w to complete all business on the agenda.
Agreed.

7.3 A12 Improvements

The Chairman, Mr Irwin, Mr Thompson and Mrs Davey would like to attend a meeting with SCC to discuss the improvements to the A12. The Clerk to contact SCC and request a meeting. **Agreed.**

7.4 20's Plenty Campaign for Suffolk CR8 & CP filed in the office together with the minutes.

The Chairman reported that SAVID members overwhelmingly decided that parish and town councils should support the 20's Plenty Campaign.

DECISION D2023/12e: To support the 20's Plenty Campaign for Suffolk. **Agreed.**

8. Consultations

8.1 ESC - Healthy Environments & Rural Development new draft Supplementary Planning Documents (SPD) – Deadline 10.01.24 CR9 & CP filed in the office together with the minutes.

The Chairman gave a summary of the virtual briefing she attended on both new draft supplementary planning documents.

DECISION D2023/12f: To submit the following response to ESC's consultation on the Healthy Environments & Rural Development new draft Supplementary Planning Documents that:

- The consultation documents should be circulated as widely as possible and include succinct summaries of each of the sections to help those wishing to make a response.
- The Parish Council supports the key planning guidance provided in the Rural Development SPD.
- The Parish Council supports the guidance on building design which supports the health and wellbeing of our communities.

Agreed.

8.2 ESC - Local Validation List - Consultation on draft document – Deadline 02.02.24 CR10

It was decided not to submit a response on this occasion. **Agreed.**

9. Any items for the next agenda

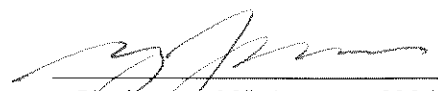
9.1 Matters not on this agenda must be raised at the next meeting.

Emergency planning, update on Main Road crossing, outcome of district councillors' meeting with Mr Ridley.

10. Date of Next Meeting

10.1 Wednesday 21st February 2024 Noted.

There being no further business the meeting closed at 9.50pm.


Chairman, 10th January 2024
M.J. Irwin