

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF  
MARTLESHAM PARISH COUNCIL HELD ON 21<sup>ST</sup> FEBRUARY 2024**

**Present:** Cllr H Davey (Committee), Cllr J Hall (Chairman), Cllr M Irwin (Committee), Cllr D Parsons (Councillor).

**In attendance:** Ms Kreon Wynn (RFO).

**1. Welcome**

**2. Apologies were received from Cllr L Burrows and Cllr E Thompson**

**3. Declarations of interest:**

3.1 Disclosable Pecuniary Interest (DPI): None declared.  
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  
There were no members of the public present.

**5. TO RECEIVE UPDATES/REPORTS**

5.1 To receive an update on regional energy projects such as East Anglia Three Offshore Wind Farm and Sizewell C

There was no update on Sizewell C, but Cllr Whitby is due to attend a forum on April 2<sup>nd</sup>, 2024, and should have an update for the next meeting.

Cllr Hall provided an explanation about what the East Anglia Three project involved and reported on an exhibition that was held in the Community Hall earlier in the month. It was explained that there would be three jointing bays installed within the parish: one in Martlesham Wilds, one in Top Street and the other in Waldringfield Road near Howes Farm, with another two in Waldringfield. These works will take place over two years and will cause some disruption to local residents. Cllr Hall will regularly update the council on progress.

5.2 To receive an update from District Cllr Thompson on his meeting with Mr Ridley regarding inconsistent use of Martlesham Neighbourhood Plan Policy MAR4

Cllr Thompson was not in attendance and sent no report, so there was no update on his meeting with Philip Ridley of East Suffolk Council on the inconsistent use of Martlesham Neighbourhood Plan Policy MAR4. Councillors have collected quantities of evidence over two years that show that ESC Planning Department have been inconsistently applying the policy and predominantly to new builds. Councillors have twice met with Mr Ridley Mr Woolnough and at each meeting Councillors were told that their evidence would be looked and reported back on, this has yet to be done. It was agreed to ask the Clerk to write to the head of planning, Mr Ridley, quoting the evidence and requesting a written response.

**6. Environment**

6.1 To note that the meeting with Nicola Parrish from East Suffolk Council to discuss CIL bid is still to be arranged.

Noted.

6.2 To note that the meeting with Suffolk County Council Highways to discuss MRN scheme A12, residents of Martlesham Heath, flooding precautions is still to be arranged

It was noted that a meeting via Teams with Scott Lamont was to be arranged for the 4<sup>th</sup> of March 2024 to discuss this project.

**7. Transport**

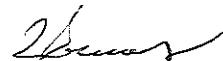
7.1 To consider a response to the Suffolk County Council CIL bid for Walking and Cycling Scheme 1)  
Whether in principle it would be willing to support our bid 2) If we have any feedback on the bid 3)  
Whether there is any opportunity for the parish to offer some match funding.



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A meeting had been held this afternoon (21<sup>st</sup> of February) with Carl Ashton, Transport Planning Manager at Suffolk County Council. Mr Ashton has a proposal for a scheme on Main Road for walking and cycling and wishes to make a bid for CIL from East Suffolk Council for the construction of the scheme. One of the reasons to be given in his bid is that Martlesham is a 'high growth' area. An additional question that came from the afternoons meeting was, are there any aspects or sections of the route that are more important than others? Lambs Barn Hill was suggested as a priority area because of its steep incline which could do with measures to slow down traffic and segregate cyclists and vehicles. Another is the underpass near the Suffolk Constabulary, the most westerly part of the scheme, and Sandy Lane.

- 1) That the council are willing to support the bid.
- 2) That one of the crossings is suitable for blind people.
- 3) **RECOMMENDATION D2024/2a** that the F&GPC consider match funding.



The committee agreed to request that the Clerk sends SID data to Carl Ashton as per his request.

#### 7.2 To receive Feedback from the Road Safety Forum held on the 12th of February

As Cllr Thompson was not in attendance and had not sent a report from the meeting, there was nothing to receive.

#### 7.3 To note the minutes of the SAVID Community Group AGM and ordinary meeting that were held on the 16th of November 2023 **Noted**

It was reported that SAVID discussed their dissatisfaction with the delays in training given to speed reduction groups by the police.

### **8. Consultations**

#### 8.1 To ratify the Combined Planning Report – Planning responses filed with ESC since the last meeting of the DETC **Agreed**

#### 8.2 To receive and note any significant planning applications and appeals

1. DC/23/4782/FUL Proposed rear single storey extension 12 Carol Avenue Martlesham Woodbridge Suffolk IP12 4SR

It was noted that this application was permitted and that members of the referral panel had not been in favour of referring it to the planning committee. Cllr Hall recommended that councillors read the full decision letter in which the Planning Officer "noted that the Parish Council said that the proposal is contrary to Policy MAR4 in the Neighbourhood Plan. However, in the view of officers this policy is not applicable to this application" as this policy applies to new builds.

2. DC/23/0968/FUL Site at: Forest Lodge, 11 Birch Grove, Martlesham Heath, Martlesham, Suffolk IP5 3TD

3. AP/23/0017/REFUSE- Outline Application (Some Matters Reserved) - Replacement of three existing outbuildings with a single bungalow style dwelling (C3) of a smaller footprint - Oak Tree Farm Newbourne Road Martlesham.

The Parish Council supported ESC's objections to both of the above applications, which have now gone to appeal and that the council have heard nothing more.

Cllr Hall reported on DC/23/4074/FUL Change of use of land for the siting of 20no. residential park homes. Land At Turino Avenue Martlesham Heath Martlesham Suffolk IP5 3RW, that the Flood Authority have placed a holding objection on the application. This allows the applicant to produce further information/reports about flooding in the area. Noted

#### 8.3 To note the Planning Delivery Dashboard online. **Noted**

The committee will analyse the data on this website at a later date as and when time permits.

#### 8.4 To consider making a representation to the Licensing Authority on the Premises Licence Application by McDonalds to serve late night refreshments, Monday to Sunday, 23:00 to 05:00

#### **DECISION D2024/2a:**

To object as follows:



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Martlesham Council object to this application with regard to the licencing objectives 'Prevention of crime and disorder' and 'Prevention of public nuisance' for the following reasons:

1. That Introducing 24-hour opening will attract people to an area that has traditionally been quiet during nighttime hours.
2. The increase in traffic overnight will undoubtedly disturb residents living around the roads and junctions leading to the premises.
3. The council's experience of managing carparks is that once a carpark is opened overnight, they become centres of car related crime and antisocial behaviour, and the noise and effects of this can also spread to residential properties.
4. The opening of a McDonalds, particularly overnight, will create additional litter from takeaways and will therefore increase the amount of litter along the roadsides in and around Martlesham. This is of particular concern for the nearby Martlesham Common Local Nature Reserve.

**8.5 To receive an update on the Brightwell Lakes Development**

Cllr Hall reported that the next Forum will be held towards the end of March and will be held on site in one of the show homes. Cllrs Hall and Irwin will be in attendance.

It was also noted that a recent article in the press had incorrectly depicted the council as having a negative view of the development.

**8.6 To receive feedback from the January 17th Planning Forum at East Suffolk Council**

Cllr Hall felt that these meetings are very good and strongly recommended attendance by councillors if they have the time. At the meeting advice was given on council planning responses; to make good use of policy reference, keep it as brief as possible providing a summary of the key issues. Councils should always feel that they can engage with the officers. Councils should note that they can remain neutral in a response, e.g. if the application were amended, we would be happy to reconsider our response.

**8.7 To note response from ESC Planning Enforcement and PDRs following an issue with an over height fence**

To note that if a fence is adjacent to the highway it must be limited to one metre in height.

**8.8 To receive an update on the Hastoe development**

Cllr Hall had visited the site and noted how fast the development was progressing. A meeting has been arranged on the 27<sup>th</sup> of February with Potter Raper Construction Consultants to finalise the play equipment that Hastoe will be providing, and the Parish Council has expressed a wish to maintain. All committee members are welcome to attend the site meeting.

**8.9 To note the new Planning Committee Member Call-in Process**

**DECISION D2024/2b:** The new Planning Committee Call in process requires that both the Town/Parish Council and the Ward Member must request a committee decision. Councillors expressed their unhappiness that if a majority of members of the final referral panel decided not to refer the application to the Planning Committee, then it would go back to the Planning Officers, even if the Town/Parish Council and Ward Member had made the request. It was felt that this defeats the point of Council's/Member's making objections based on their local knowledge. It was agreed to pass on these comments to District Councillor Mark Packard who is Chairman of the Planning Committee South. **Agreed.**

**8.10 To consider and approve the draft response for :- DC/24/0245/FUL Change of use from Offices and associated storage to a sui-generis use comprising plant and tool hire with associated storage and parking. Provision of fenced compound and wash down area. Alterations to elevations. Max House Sandy Lane Martlesham Suffolk IP12 4SD**

**DECISION D2024/2c:**

Martlesham Council has no objection to this application.

We have the following comments to make:

The Flood Risk Assessment prepared by Elizabeth Rahim M.Eng (Hons), Associate, and checked by



Elizabeth Rahim  
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Jeff Horner B.Eng (Hons), Partner, G.H. Bullard & Associates, wrongly references the River Flynn throughout the report. The waterway in question running through Martlesham, Suffolk and joining the River Deben is the River Flynn. There is no River 'Flynn' in Suffolk.

Martlesham Council fully supports the recommendation within this report that the site owner and future occupants prepare an emergency flood evacuation plan which includes signing up to flood warnings.

The Planning Statement prepared by East Coast Services Ltd, Melton, Woodbridge, describes provision for 20 vehicle parking spaces, (paragraph 5.9). However, it is not clear whether Unit 1 shares its parking facilities with the Suffolk Canine Crèche immediately to the rear of the site.

Therefore, appropriate measures should be put in place to mitigate any potential parking conflict. The application largely accords with Neighbourhood Plan Policy MAR 19, Sandy Lane, Martlesham. However, in accordance with this policy, Martlesham Council would be keen to see a transport assessment which can demonstrate to the satisfaction of the Highways Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network.

The proposal does not in itself improve pedestrian and cycling conditions on Sandy Lane (MAR 19.6). Martlesham Council would support a developer contribution towards such improvements.

Martlesham Council supports the proposal to remove leylandii trees located near the boundary with 'Willowdene' due to their fast growth rate. This will improve the residential amenity of this property. In accordance with our Tree Policy, we suggest native hedging plants would be a good replacement.

Help and advice can be sought from the Martlesham Tree Wardens via the Council.

Please also copy Carl Ashton in when submitting the council's comment. Agreed

**9. Any items for the next agenda**

Reports from all up-and-coming meetings to be on the next agenda.

Request that absent Cllrs Thompson and Whitby submit reports for the next meeting.

**10. To consider what this meeting has achieved and what contributions can be made to Martlesham Newsletters/Facebook/Website**

Recommendations have been made to full council on Item 7.1.

A decision has been made to comment on the licencing application by McDonalds

A decision has been made to comment on planning application DC/24/0245/FUL (Item 8.10).

An item on fence height (Item 8.7) to be written for Martlesham Newsletters.

**11. To note the date of the next meeting which will be on the 17th of April 2024 at 19:30 Noted**

**12. To resolve That under Schedule 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the item of business to be considered below on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1 of Part 1 of Schedule 12A of the Act Agreed**

**13. To receive any update on the McCarthy Stone carpark**

Cllrs Hall and Irwin had made a site visit on Monday the 19<sup>th</sup> of February and were pleased to report that everything was present and correct apart from a standpipe, which was located on request and will be installed at a new agreed location inside the carpark entrance near the height barrier.

**DECISION D2024/2d:** That Cllrs Hall and Davey to meet with McCarthy Stone to discuss car parking spaces Agreed

There being no further business the meeting closed at 21:21pm.

  
Chairman, 17<sup>th</sup> April 2024