

MINUTES OF THE DEVELOPMENT PLANS COMMITTEE OF MARTLESHAM PARISH COUNCIL HELD ON 12 FEBRUARY 2020

Present: Ms J Drummond (Committee), Mr M Irwin (ex-officio), Ms R Jones (Committee). Mr M Williamson.

There was one member of the public from Traffic Watch.

In attendance: Mrs S Robertson (Clerk) and Mrs D Linsley (Deputy Clerk).

Mr Irwin was appointed Chairman for the meeting. **Agreed.**

1. Apologies: Miss J Bear, Mr L Burrows, Mr S Denton (Chairman), Miss S-J Maddeaux.

2. Interests

2.1 Disclosable Pecuniary Interest (DPI): None declared.

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

3. Actions from last Meeting

Completed or on agenda.

4. PUBLIC FORUM: To allow members of the public to address business on the agenda; to note any issues raised by the public

8.1 Update on Traffic Watch

Ms Jones introduced Peter Croft a member of Traffic Watch who described his experiences of cycling in the parish in particular along the Felixstowe Road which had included many dangerous near misses with speeding cars, buses and problems turning right into the Community Hall car park. The Felixstowe Road acts as a safety valve taking the increased traffic in the area. When the Felixstowe Road was closed recently the retail park and A12 were gridlocked.

Mr Croft hoped that the Felixstowe Road could be made a priority cyclist route, something that the PC has been lobbying for.

The Chairman explained that SCC were responsible for highways and buses and ESC were the planning authority. The PC would continue to take every opportunity to lobby for a safer Felixstowe Road.

5. Planning applications outside the scope of the delegated authority to the Clerk

None received to date.

6. Pre-Planning Application Consultations

6.1 McCarthy & Stone: redevelopment proposals for land off Eagle Way CP filed in the office together with these minutes, DP/3 & DP/7

DECISION D2020/2a: To submit the following to McCarthy & Stone in response to the pre-planning application consultation re the redevelopment proposals for land off Eagle Way:

The Martlesham Neighbourhood Plan (MNP) identifies the need for downsizing and housing for the elderly so retirement homes would be welcomed in principle. However, we have a number of concerns regarding the proposals, which do not meet the requirements of the MNP.

MNP Policy MAR3: Development within Martlesham Heath

B. "development must take into account the requirement for an appropriate level of parking (Policy MAR15)". The proposed car park is felt to be inadequate due to the proposed reduction by approx. 20 spaces on existing parking, coupled with only 24 spaces for 40 flats in the new development. Point 7.29, p49 of the MNP, says "It is also considered that there should be no

reduction of existing parking provision, either off-street or on-street, unless it can be appropriately re-provided." Policy MAR15: Parking Provision "Proposals that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall provision is adequate".

E. "Development specifically within the village centre, as identified on the Policies Map, must also address the following criteria:

1. It must retain and enhance the visual quality of the village green setting, its accessibility by all users and the common activities carried out on the green; and
2. It should contain car parking for village centre users and should not result in the loss of existing public off-street car parking in the immediate local area; and
3. It should not result in additional car parking along Eagle Way, particularly close to the village centre."

The Council considers that the proposed car park will have an adverse visual impact on The Green. There are concerns about screening and maintaining a buffer – see also C under policy MAR3.

Attractive landscaping would be essential with vehicles prevented from accessing the Green but at the same time access should be possible when it is necessary for community activities, such as for the Village Fete. The car park should be restricted to residential parking to prevent large commercial vehicles being left on site, further detracting from the attractiveness of the Green – a height barrier is likely to be needed.

The proposals as they stand do not allow for safe pedestrian and cyclist circulation in general around the proposed car park. The runway is currently a well-used through route for the community but, as shown, people will have to cross the car park. Speed calming would be essential.

The Council has concerns that if the proposed car park was full, it would not be easy to reverse out.

The Council's preference would be to keep & enhance the existing car park and build on the runway.

F. "Any development proposals must demonstrate that they have engaged with the Clinical Commissioning Group in respect of the existing primary healthcare facility. Proposals shall not prejudice the potential for expansion of the existing healthcare facility unless it is clearly demonstrated that this is not necessary to support the growth proposed in the Neighbourhood Plan area and at the strategic site at Adastral Park during the plan period."

Does the existing surgery have capacity for the new patients?

On a positive note, the Council welcomes the fact that the design does not impinge on the area to be protected from development and does not appear to impinge on residential amenity.

We would wish to see a planning condition which requires the development to remain as retirement properties. We would also like to see a comprehensive planning application with few reserved matters.

This feedback is provided without prejudice and we reserve the right to alter our comments should a planning application come forward.

Agreed.

6.2 Suffolk Police HQ site: meeting with Suffolk PCC on 19.01.20/outline planning application awaited
Meeting notes previously issued. CR1

There was nothing to add at this stage. **Agreed.**

7. Consultations/Infrastructure Projects

7.1 Any update on Suffolk Coastal Final Draft Local Plan Examination?

There was no update.

7.2 Ipswich Northern Route: STOP! Campaign donation CR2

The **Clerk** to contact the STOP! Campaign.

7.3 Revised proposal for new speed limits – A12, Martlesham & surrounding roads DP/2

The consistent speed limit was welcomed although it wasn't exactly what the PC had asked for. The Clerk to respond accordingly.

7.4 Kesgrave Neighbourhood Plan DP/4

The Clerk to respond to Kesgrave TC thanking them for the opportunity to comment on their draft neighbourhood plan and wishing them well in achieving their objectives. **Agreed.**

7.5 SCC Consultation - Foxhall Recycling Centre DP/8

More information is expected. The PC will be able to comment when a planning application has been submitted.

8. Neighbourhood Plan (NP) Plus/Climate Emergency

8.1 Update on Traffic Watch

See **4. Public Forum** above.

8.2 Update on Speed Indicator Display Unit (SID)

Nine SID locations were submitted to SCC on 10.02.20.

Ms Jones to coordinate the purchase of the SID unit and training during the fourteen-week period given to install the posts. **Agreed.**

Ms Jones was thanked for her work on the project.

8.3 Update on Air Quality & Noise Pollution monitoring CR3

ESC had not installed the two diffusion tubes.

The **Clerk** to contact the company mentioned in Ms Jones's report on air quality and request a free consultation. **Agreed.**

8.4 Update on Bus Strategy

Mr Williamson reported that the workshop to find solutions to the current bus issues was held on 16.01.20. Anecdotal evidence suggested that 2000 more car journeys between Woodbridge and Ipswich per week had resulted from the reduction in bus services. Problems with the guided wheel system in Kesgrave have continued. First is looking into newer technology to keep this section functioning. Before the cuts an average of 41 passengers a day boarded buses on Eagle Way. There had been problems with purchasing annual tickets online and with accessing the ticket office which had restricted opening times. To reinstate the 800 service beyond Martlesham requires 33 people paying full price every time it runs. First have now updated the timetables at all bus stops.

The next meeting will be larger and included representatives from SCC. It is hoped that Government funding recently announced would be available to help with improvements. Dedicated cycleways were also needed.

Mr Williamson was thanked for this verbal report.

9. Issues pertinent to the committee

9.1 Town and Parish Council Forum January 2020

The Clerk reported that ESC is focusing the spending of their CIL funds for 2020/21 on Health, Education and Transport.

ESC is working with SCC on ways of encouraging people to use public transport.

The **Clerk** to contact Ben Woolnough, ESC, to ask if anyone is coordinating the work being done by community groups, Town and Parish Councils and the principal authorities on public transport.

Agreed.

CIL had amassed £4.6million and only £700 thousand had been spent by Parish and Town Councils.

F&GPC to review EMR including CIL at its next meeting in February.

The **Clerk** to write to SALC on the status of the 'Good Practice Guide for Community Engagement in Suffolk'. Agreed.

9.2 Dangerous footpath at entrance to Tesco DP/1

The **Clerk** to reassure the local resident that the PC lobbies SCC whenever the opportunity arises.

9.3 Woodbridge TC Climate Emergency Committee DP/5

DECISION D2020/2b: To approach Woodbridge TC with the intention of liaising with them on issues which affect Martlesham and which could be mutually beneficial noting that Woodbridge TC are considering extending the river walk to accommodate bicycles and a community bus scheme between Martlesham Park & Ride and Sutton Hoo. Agreed.

The **informal team** focusing on Climate Emergency (RESOLUTION C2020/1g) to liaise with Woodbridge TC on the issues re DECISION D2020/2b. Agreed.

9.4 Flooding on School Lane/Waldringfield Road, Martlesham DP/6

Confirm with Cllr O'Brien the details of flooding on School Lane/Waldringfield Road and copy to other parishes. Agreed.

9.5 ESC offer of additional training on CIL

The **Clerk** to ask for the slides that accompany the training on CIL. Agreed.

PLEASE NOTE THAT ITEMS 10 – 12 ARE FOR NOTING ONLY

10. Brightwell Lakes (formerly called Adastral Park) Development

10.1 Any update? There was no update.

11. Suffolk Coastal DC decisions E-mailed Noted.

12. Planning Comments issued to SCDC between meetings CP – circulated at the meeting and filed in the office together with these minutes. Noted.

13. Martlesham Newsletters/Website/Facebook

13.1 Any items for promotion or information? McCarthy & Stone, contacting air quality expert.

14. Any items for the next agenda

Finding parking solutions around Martlesham Heath industrial estate.

There being no further business the meeting closed at 9.25pm.

M.J. Irwin

Chairman, 04 March 2020