

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF  
MARTLESHAM PARISH COUNCIL HELD ON 16<sup>th</sup> of October 2024**

**Present:** Cllr J Hall (Chairman), Cllr H Davey (Committee), Cllr M Irwin (ex Officio Committee), Cllr D Parsons (Committee), Cllr E Thompson (Committee), Cllr S Daws.

**In attendance:** Sara Townsend-Cartwright (Planning and Projects Officer).

**1. To receive Apologies**

Apologies received from Cllr Burrows

**2. Any declarations of disclosable pecuniary or local non-pecuniary interests**

Disclosable Pecuniary Interest (DPI): None declared.

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

**3. Actions from last meeting**

Ongoing or on the agenda. Cllr Jane Hall (JH) reminded people to carry out site visits and provide any feedback to Sara Townsend-Cartwright (STC)

**4. PUBLIC FORUM** To allow members of the public to address business on the agenda

There were no members of the public present.

**5. Transport**

**5.1** To consider MPC response to A12 Consultation

The response was discussed. Minor amendments required to text were agreed. It was agreed that additional commentary was also required regarding the bus only link at portal avenue to raise concern about the loss of mature trees and bushes while supportive in principle, also concerns about the impact of the associated traffic lights on traffic flows on the A12. Additional comments about signage on the mini roundabout at Woodbridge, and more explicit signage about weight limits, where applicable. It was agreed we should also express a desire to see proposed crossings in Martlesham be put in place first or at a very early stage. **Decision D2024/a:** STC to redraft and circulate for approval **Agreed**

**6. Planning**

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

**6.2** To consider current pending planning applications

1. DC/24/3404/DRC Discharge of conditions 12, 16, 20, 28 of DC/21/2571/VOC - Variation of Condition(s) 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 14, 15, 17, 18, (removal of) 19, 22, 23, 25 and 26 of Planning Permission DC/16/1992/FUL - Proposed development to provide 47 dwellings, access, School car park, landscape/wildlife corridors, open space and landscaping - Ecological enhancements, SUDS asset register, Fire hydrants, Water efficiency Expiry Date: Weds 16 October Extension to Thurs 17 October **Agreed** with case officer.

It was agreed to address condition 12 by endorsing the response by ESC Ecology and encouraging the developer to include swift boxes, bat boxes, hedgehog highways and planting of mature trees. Refer them to the Brightwell Lakes development as a best practise example of ecological enhancements. **Decision D2024/b:** STC to draft and circulate this response to be sent to ESC Thurs 17 Oct. **Agreed**

2. DC/24/3597/DRC Discharge of Condition Nos. 50 & 51 of DC/23/3984/VOC - Variation of Condition 34 (highway improvements: Barrack Square, western signalised access off A12, and priority junction western access off Ipswich Road) of DC/20/1234/VOC (original planning permission DC/17/1435/OUT) - Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1,

A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure) - Alteration to trigger of delivery from 'prior to occupation of the first dwelling' to 'prior to occupation of the first dwelling on parcel W1'.

**Decision D2024/c:** Response: Martlesham Council have no comments. **Agreed**

3. DC/24/3371/AME Non-Material Amendment of DC/23/0007/FUL - Phased development to convert redundant granary building (Phase 1) and farm shop building (Phase 2) to create two dwellings - Minor amendments to fenestration and materials. Expiry Thurs 17 October

**Decision D2024/d:** Response: Martlesham Council have no comments. **Agreed**

**6.3** To receive and note any significant planning applications and appeals

1. Container application has been referred to appeal (note appeal notice from Mark Packard, 1st October).

**Decision D2024/e:** STC to check there is no further information to consider and restate original response citing loss of amenity. **Agreed**

2. Silvers, Redwold Close (note officer's decision letter)  
As a learning opportunity members were asked to read the officers decision letter and noting the justification given.

**6.4** To receive feedback from Brightwell Lakes Forum, April 2024

JH and Mike Irwin (MI) gave a verbal update to the committee.

**6.5** To Note responses from ESC, NALC and SALC on the NPPF consultation

NALC and ESC responses noted. No response made by SALC but guidance provided.

**6.6** To Note ESC proposed developers' charter

JH updated the committee. The purpose of the charter is to incentivise best practise but is not a material planning consideration.

**6.7** To Note policies on landscape and the natural environment in Playford Neighbourhood Plan

Policies from the newly made plan were noted as a best practise example.

**6.8** To Note the member call in process/referral process

JH updated the committee on the call-in process. District Councillors can refer planning applications to committee in cases where the Parish Council objects but the Planning officer is minded to approve. This would be Edward Thompson for Martlesham as Mark Packard is already on the committee.

**6.9** To ratify MPC response to ESC pre app Policy consultation JH updated the committee on the response we provided to this survey. We stated we wish to see pre-ap advice publicly available if/when there is a subsequent planning application made. **Agreed**

**6.10** To Note Feedback from the ESC planning Forum Link to slide pack is in clerks report.

**6.11** To Note Feedback from the NALC Neighbourhood planning Course, 25th September JH and STC gave a verbal update to the committee. Webinar links are provided in the Clerks report.

**6.12** To Note Planning process in the absence of the Clerk Noted.

**6.13** To Note Engaging with the public (example map of current planning applications from Woodbridge TC). Noted

**6.14** To Consider MHHL email to BW, copying us in. Land to the rear of McCarthy and Stone development. This was discussed. **Decision D2024/f:** Edward Thompson (ET) to enquire with Ben Woolnough about what is happening with the land as this relates to a clause in the S106 agreement. **Agreed**

**6.15** Active Learning Session JH encouraged committee members to go out on site visits, look at recent developments and review against Policy MAR4 of the neighbourhood plan. Look at the information on the planning portal, read the case officers report on planning applications to understand and learn from outcomes and to attend meetings.

**6.16** To receive feedback from Sizewell C Forum, Wednesday 9th October No feedback.

## **7. Environment**

**7.1** To receive feedback from the Interparish workshop on Sept 18<sup>th</sup> JH and STC gave a verbal update to the committee. Themes that emerged were trees and green corridors and water quality. Interparish working is very important for meaningful benefits to be achieved as a collaborative joined up approach is required.

**8. Social media and newsletter items (October)** JH has prepared an article about the Interparish Workshop.

## **9. Items for consideration at the next DETC meeting**

No items listed

Date of next meeting: 18 December 2024.

There being no further business the Chair closed the meeting at 21:25.

  
Chair, 16 October 2024