

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF
MARTLESHAM PARISH COUNCIL HELD ON 18th of June 2025**

Present: Cllr J Hall (Chairman), Cllr H Davey (Committee), Cllr S Daws (Committee)

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

1. To receive Apologies

Cllr Burrows

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

Disclosable Pecuniary Interest (DPI): None declared.

Local non-Pecuniary Interest (LNPI): Cllr Daws raised 2 local non-pecuniary interests:
DC/25/2300/FUL and DC/25/2189/FUL are both neighbours.

3. Actions from last meeting

Ongoing or on the agenda.

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

No members of the public were present.

No issues raised by members of the public.

5. Transport

5.1 To consider next steps for Felixstowe Road

Cllr Hall thanked Sara Townsend-Cartwright for putting together the review of actions to date. Outcomes and next steps were considered. It was **decided** that the Parish Council would continue to raise concerns regarding the Felixstowe Road with County Councillor Mulcahy and SCC Highways, the Parish Council will raise the issues during the consultation process for both main road and A12 MNR schemes and will invite the Highways Liaison Officer Josh White to carry out a site visit to see the issues first hand. **Decision D2025/a**

5.2 To consider the findings from Martlesham Parish Bus Travel Study January 2025

Cllr Daws' report was considered. Cllr Hall congratulated Cllr Daws on a very comprehensive report. DETC endorse the recommendations in Cllr Daws report. It was **decided** that Sara Townsend-Cartwright would contact SCC regarding bus stops identified in the report as requiring repair or maintenance. **Decision D2025/b** It was **decided** that Sara Townsend-Cartwright would contact Calum Poole (SCC) regarding main road improvements scheme and implications for relocation of bus shelters **Decision D2025/c**, it was **recommended** that removal of old brick shelters owned by the Parish Council, should be considered at full council **Recommendation D2025/a**. Lack of bus service serving the Blacktiles end of Main Road was discussed, currently buses go up the Felixstowe Road where there are no stops. Rerouting services to run the full length of Main Road, with a stop at Black Tiles to serve the community here including the new Hastoe Development would better serve the community, as there is no bus service here at present. It was **decided** that the Parish Clerk should write to First and SCC requesting they consider rerouting buses to serve the residents around Blacktiles. **Decision D2025/d** The Clerk to report any response back to full Council for further consideration.

5.3 To Note Main Road improvement update: consultation dates

SCC will be undertaking a drop-in event for residents and stakeholders for the main road improvement project. This will take place in the Parish Room, from 3pm until 7pm on 17 September Wednesday. Residents will have the opportunity to view the plans, ask questions and provide feedback. **Addendum:** SCC Highways have now brought this date forward to 3pm until 7pm on Wednesday 13th August

5.4 To note the Transport East Travel Behaviour Survey Report

Noted. Sara Townsend-Cartwright to contact Transport East with our own issues and see if they respond. **Decision D2025/e**

5.5 To consider the A12 MNR – Martlesham footbridge letter It was **agreed** that the Parish Council should ask SCC to confirm the planned footbridge would include segregation for walking and cycling, otherwise no further comments at this stage.

6. Planning

6.1 To Ratify the Combined Planning Report – Planning responses filed with ESC since the last meeting of the DETC Responses were ratified.

6.2 To consider current pending planning applications

DC/25/2300/FUL Two new detached dwellings and associated works (Self Build) **Expiry date: Mon 07 Jul 2025**

The Committee wished to response with a holding objection until further detailed plans are provided showing how the applicant will deal with the difficult topography of the site. The committee understand there may be naturally occurring springs on the site and wish to request that the applicant submit details on how the development might be impact upon the hydrology of the site.

DC/24/4345/ARM Approval of Reserved Matters of 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 - Construction of 69 homes (including 17 affordable homes) garage, parking, surface water drainage basin, internal access roads, landscaping and associated infrastructure (W5). This includes details submitted in compliance with conditions 8, 11, 14, 30 and 43 and details submitted to formally discharge conditions 23, 24, 25, 26, 28(a), 41, 48 and 61 of DC/20/1234/VOC **Expiry date: Wed 25 Jun 2025** Martlesham Parish Council have no comments.

DC/25/1844/ARM Approval of Reserved Matters - DC/23/3984/VOC - 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 - The SANGS link (Phase 1B infrastructure) **Expiry date: Thu 10 Jul 2025** Martlesham Parish Council have

no comments.

DC/25/2020/AME Non Material Amendment of DC/24/2975/ARM - Approval of Reserved Matters of 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 - (Appearance, Landscaping, Layout and Scale) for the erection of up to 93 dwellings (including 23 affordable houses), semi-natural green open space, associated parking and landscaping (Phase W6). This includes details submitted in compliance with conditions 8, 11, 14, 30 and 43 and details submitted to formally discharge conditions 23, 24, 25, 26, 28(a), 41, 48 and 61 of DC/20/1234/VOC. - Approval of substation plans & elevations. **Determination deadline: Tue 17 Jun 2025** Martlesham Parish Council have no comments.

DC/25/2189/FUL Replace glazed entrance porch with single storey front extension **Expiry: Fri 27 Jun 2025** Martlesham Parish Council have no objections.

DC/25/1844/ARM Approval of Reserved Matters - DC/23/3984/VOC - 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 - The SANGS link (Phase 1B infrastructure) **Expiry: Thu 10 Jul 2025** Martlesham Parish Council have no comments.

DC/25/2118/VOC Variation of conditions 4, 5 & 6 of DC/14/1655/FUL - Change of Use from B2 and B8 use (the unit/warehouse currently has both) under Sui Generis to Luxury Canine Creche, with external fenced area's - Opening Hours, Overnight Boarding & Site Number **Expiry: Thu 26 Jun 2025** The conditions the applicant is seeking to vary were added in the interest of protecting the amenity of the area. The nature of the activity has the potential to give rise to noise that may result in unacceptable detriment to the amenity of the area. The application does not include a noise impact assessment for consideration and has not demonstrated that the VOC would be acceptable in terms of amenity considerations.

DC/25/1842/DRC Part Discharge of Condition No. 44 (In relation to Parcel W6 only) 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'. - Scheme for the installation of fire hydrants. **Expiry date: Tue 03 Jun 2025** As long as these fulfil the requirements of the Fires and Rescue Services Martlesham Parish Council have no

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objections.

DC/25/1839/DRC Part Discharge of Condition No. 12 (In relation to Parcel W6 only) 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'. - Soft and Hard Landscaping Details. **Expiry date: Tue 03 Jun 2025** Martlesham Parish Council have no comments.

DC/25/1843/DRC Part Discharge of Condition No. 49 (In relation to Parcel W6 only) 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'. - Foul Water Strategy. **Expiry date: Tue 03 Jun 2025** Martlesham Parish Council have no comments.

DC/25/1840/DRC Part Discharge of Condition No. 28b (In relation to Parcel W6 only) 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'. - Tree Protection Strategy. **Expiry date: Tue 03 Jun 2025** Martlesham Parish Council have no comments.

DC/25/1841/DRC Part Discharge of Condition No. 31 (In relation to Parcel W6 only) 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'. - Details of the proposed finished floor levels and ridge and eaves heights of the buildings permitted. **Expiry date: N/A Determination deadline: Tue 01 Jul 2025**
Martlesham Parish Council have no comments.

6.3 To receive and note any significant planning applications and appeals

DC/24/3748/FUL Replacement of gas boiler with heat pump. Status: Refused.

ESC have refused to grant planning due to the paperwork submitted being inadequate.

6.4 To receive feedback from the Brightwell Lakes Forum

Cllr Hall provided a verbal update to the committee. Terms of Reference have been drafted, to be agreed at next Forum. Noted.

6.5 To note Brightwell Lakes proposed School SCC update

No plan for a secondary school, the need for additional places will be met by expansion of Kesgrave High School. Noted

6.6 To note the rules for Biodiversity Net Gain

Recap of the rules noted.

7. Environment

7.1 To note East Anglia 3 update

This has been very disruptive for affected residents as they had no waste collections during the road closure. Noted

7.2 To note Sizewell C update.

No update is available for the 4th June meeting. Cllr Whitby is the Martlesham Parish Council Representative but has not attended any of the meetings recently. It was **decided** that the Clerk to email Cllr Whitby and ask if he still wishes to remain the representative, and if so can he please inform the council if he is unable to attend any meetings so an alternative attendee can be sent.

Decision D2025/f

8. To consider social media and newsletter items

Dates for SCC Main Road drop-in to be published in Martlesham Monthly.

9. Items for consideration at the next DETC meeting

A12 Consultation

Felixstowe Road

Date of next meeting: 15 October 2025.

At 21:30 it was voted to extend the meeting.

Draft until signed

There being no further business the Chair closed the meeting at 21:45.


Chair, 2 July 2025