

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF
MARTLESHAM PARISH COUNCIL HELD ON 17th of April 2024**

Present: Cllr J Hall (Chairman), Cllr H Davey, Cllr M Irwin, Cllr D Parsons, Cllr E Thompson.

In attendance: Ms Kreon Wynn (RFO).

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

There were no members of the public present.

4. UPDATES/REPORTS

4.1 To receive an update on East Anglia Three Offshore Wind Farm

Cllr Hall reported that field markers have been instated to mark access points for routes to the proposed jointing bays. Some will consist of track pads; others will be full haul roads with turning circles and wheel washing stations.

4.2 To note SALC Guidance, 'Getting to grips with NSIPS, Guidance for town and parish councils and consider making hard copies

It was **agreed** that the RFO to seek one hard copy and to upload one copy to SharePoint.

4.3 To receive feedback from the Sizewell C meeting held on the 9th of April from Cllr Whitby

Cllr Whitby attended the Sizewell C Annual Community Forum on the 9th April 2024 and reported that Suffolk Coastal MP Therese Coffey was present. Councillors thought it would be helpful for everyone if those representing the council at forums/meetings had clear guidance about what questions to ask and how to report back. It was **agreed** that the Clerk should circulate the document 'Attending Meetings on Behalf of the Council' to all councillors.

4.4 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 reported that Mr Ridley is moving post to NSIP Manager. Councillors requested that the Clerk make enquiries as to who is taking over as Head of Planning so that they can meet with them to pursue the ongoing inconsistent use of Policy MAR4.

4.5 To receive an update on actions from the last meeting of the DET Committee

1. The council are seeking additional funding for the BEAM project and have been struggling to make contact with an officer from the Planning Policy Delivery Team CIL. It may now be too late for this request, but Cllr Thompson said he would visit the office and make enquiries in person.

2. The McDonalds Licencing hearing was attended by Cllrs Irwin and Davey. McDonalds were subsequently granted a licence which permits late-night refreshments (indoors and outdoors) to be served between the hours of 23:00 and 05:00.

3. Transport Planning Manager at Suffolk County Council Carl Ashton, is bidding for District CIL for the Cycling and Walking scheme proposals for Main Road and this Council have agreed to contribute £2,000 towards the project. Mr Ashton reports that the bid will be submitted by the 31 May but is unsure as to the timeline for consideration and award of funding. It is also unclear at this stage as to whether it will be successful as he understands there are many pressures on the CIL pot, including from SCC's education team.

The Clerk had made Mr Ashton aware of the Council's response to 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 and he responded that his team will be picking this up and responding to the applicant accordingly.

5. Environment

5.1 To consider supporting residents' requests for additional and missing street lighting

Several Residents have contacted the council regarding streetlights in recent months. One issue regarding streetlight 268 in Eagle Way opposite Farriers Close which was removed by McCarthy Stone will be replaced imminently, but it will be on the northern side in a similar position.

The top end of the underpass has also been highlighted as an area of darkness.

Request that Sarah Hall, Senior Engineer (Technical Approval – Agreements) at SCC, conducts a review of lighting on The Heath to discover what is and isn't working, possible areas of darkness and the environmental impacts. Cllr Parsons will investigate dark spots himself and report back to the DETC.

Interactive maps of streetlights in Martlesham can be found on SCC's website:-

<https://www.suffolk.gov.uk/roads-and-transport/street-lighting-traffic-signals-and-pedestrian-crossings/street-lighting> and an overview of streetlights can be found on East Suffolk Council's

website:- <https://www.eastsuffolk.gov.uk/environment/street-lighting/> These will be added as useful links on the Council's new website. **Agreed**

5.2 To consider ideas for displaying and preserving the remaining pieces of airfield runway

A suitable solution for dealing with the remaining tarmac pieces of the historic runway currently being stored in the Parish Room was discussed.

It was **agreed** that Cllr Davey will visit Deben Frames to discuss options for framing a piece of the runway for display at the Parish Room. It was suggested that the remaining pieces could be offered with a certificate of authentication at the fete in return for donations to a local good cause.

RECOMMENDATION D2024/4a: That the PC considers the costs of preserving for display, a piece of the runway for the council and offering pieces at the fete. **Agreed.**

5.3 To consider arranging an official unveiling of the Runway Heritage Carpark plaque

It was suggested that an unveiling ceremony be held at the village fete taking place on the 20th of July. Parish Council and Martlesham Aviation Society to give keynote speeches and unveil the plaque with Martlesham Brass in attendance. **RECOMMENDATION D2024/4b:** To have an unveiling ceremony be held at the village fete taking place on the 20th of July and set a budget for the proceedings on the day. **Agreed**

6. Transport

6.1 To receive feedback from the Major Road Network Meeting held on the 4th of March

Scott Lamont and John Kilpatrick from SCC were invited to give a presentation on the Scheme for highway improvements at the A12 junctions between the A14 Seven Hills roundabout and the A1152 at Woods Lane, Melton, which will run from north of Grundisburgh to Dobbies Hill roundabout. They now have permission to develop a full business case which will require planning permission. They are expecting to receive full approval in mid-2025, with works to begin end of 2025 in a "stepped approach". It was **agreed** to ask the Clerk to request that Scott Lamont revisits the council in the future, the Clerk emails Cllr Irwin's questions to Mr Lamont, and requests that he sends the slides from the presentation to the council.

7. Planning

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

1. DC/24/0483/DRC - Discharge of Condition Nos. 5 and 6 of DC/23/1847/FUL - Change of use of Unit 1A from Class E to a restaurant (Use Class E/Sui Generis) and minor external alterations - Odour Control Assessment and Silencer Schedule - Spenhill Retail Park Anson Road Martlesham Heath Martlesham Suffolk
Martlesham Council has no comment to make.

2. 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
Martlesham Council has **no objection** to this application but has the following comments to make:

The Flood Risk Assessment prepared by Elizabeth Rahim M.Eng (Hons), Associate, and checked by Jeff Horner B.Eng (Hons), Partner, G.H. Bullard & Associates, wrongly references the River Fynn throughout the report. The waterway in question running through Martlesham, Suffolk and joining the river Deben is the River Fynn. 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.

3. DC/23/3983/DRC Discharge of Condition 54 (piling) of DC/17/1435/OUT - in relation to Phases W1 (DC/21/4002/ARM) and W1a (DC/21/4003/ARM). Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk

Martlesham Council has no comment to make.

4. DC/23/2911/DRC Discharge of Condition 26 (patterned/obscured glass) of DC/21/4002/ARM (Phase W1) and Condition 25 (patterned/obscured glass) of DC/21/4003/ARM (Phase W1a) - in relation to DC/20/1234/VOC (original planning permission DC/17/1435/OUT). Land To The South And East Of Adastral Park Martlesham

Martlesham Council has no comment to make.

5. DC/23/2915/DRC Discharge of Condition 8 (strategy for the disposal of surface water) of DC/21/4002/ARM (Phase W1) and Condition 8 (strategy for the disposal of surface water) of DC/21/4003/ARM (Phase W1a) - in relation to DC/20/1234/VOC (original planning permission DC/17/1435/OUT). Land To The South And East Of Adastral Park Martlesham

Martlesham Council has no comment to make.

6. DC/23/2913/DRC Discharge of Condition 30 (external lighting details) of DC/21/4002/ARM (Phase W1) and Condition 29 (external lighting details) of DC/21/4003/ARM (Phase W1a) - in relation to DC/20/1234/VOC (original planning permission DC/17/1435/OUT). Land To The South And East Of Adastral Park Martlesham

Martlesham Council has no comment to make.

7. DC/23/2804/DRC Discharge of Condition 54 (piling) of DC/17/1435/OUT - in relation to Phases E1 (DC/21/4005/ARM) and E1a (DC/21/4004/ARM). Land South And East Of Adastral Park, Martlesham Heath

Martlesham Council has no comment to make.

8. DC/23/2580/AME Non-material amendment of DC/21/4002/ARM (Phase W1) - amendment to the approved window design to ensure compliance with Part O of Building Regulations 2010 - 2021 Edition. Land To The South And East Of Adastral Park Martlesham

Martlesham Council has no comment to make.

9. DC/23/1081/DRC Discharge of Condition 11 (details of the estate roads and footpaths) of DC/21/4004/ARM (Phase E1). Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk

Martlesham Council has no comment to make.

Martlesham Parish Council Planning Comments on 07 March 2024

(Our Ref: D2024/03 (1))

1. DC/24/0448/FUL Change of use of land for use as caravan storage (associated with Oaks Caravans) Part Land At Foxburrow Farm Waldringfield Road Brightwell Ipswich Suffolk IP10 0BZ

Martlesham Council has no comment to make.

2. DC/24/0572/FUL Replacement of shopfront window / door in different material. 14 The Square Martlesham Heath Martlesham Ipswich Suffolk IP5 3SL

Martlesham Council has no objection.

3. DC/24/0398/ROC Removal of Condition(s) 4 of E/1475/10 (APP/2034A/A/35766 - approved on appeal 19th June 1969) - Agricultural Occupancy Condition Conditions(s) Removal: See Planning Statement N/A Rams Rest School Lane Martlesham Woodbridge Suffolk IP12 4PG

Martlesham Council has no objection.

Martlesham Parish Council Planning Comments on 28 March 2024

(Our Ref: D2024/03 (2))

1. DC/24/0808/VOC Variation of Condition Nos. 2 & 5 of DC/23/1402/FUL - Construction of one detached dwelling - 2. Reduce the scale of the house, to optimise the house with an energy efficient and airtight building - 5. Updated Tree report supplied with recommendations Elismore House Three Stiles Lane Martlesham Woodbridge Suffolk IP12 4PF

Martlesham Council has the following comments to make:

The submitted revised plans all contain a watermark reading 'not for planning purposes' and an addendum which states that the drawings for planning purposes are yet to be agreed between the Client and their consultants. Are these submitted plans the final versions for consideration?

The application lacks detail in terms of information expected for a new build in Martlesham in the light of the climate emergency. There is little detail about any energy efficient measures to be included in the design. We would like to see reference to the ESC Sustainable Construction SPD and Environmental Guidance Note 2020 and a building which respects the site's setting in the countryside.

Martlesham Council notes the Arboricultural Impact Assessment and would ask that all category A, high quality trees are retained, that screening remains in place on the boundaries with near neighbours and that if any trees and hedging are to be removed, these are replaced with native species suitable for the location and existing treescape. Any works to take place outside the nesting season. Tree roots to be protected during the construction process.

We remain concerned about the dangers of construction traffic entering and exiting this public bridleway as it is widely used by walkers and horse riders. Waldringfield Road/School Lane at this point is subject to the national speed limit and visibility is poor.

2. DC/24/0841/FUL Two storey side extension 2 Park Close Martlesham Heath Martlesham Ipswich Suffolk IP5 3UJ

Martlesham Council has no objection.

3. DC/24/0813/FUL Retrospective Application - Retention of fence Belstone 6 Blacktiles Lane Martlesham Woodbridge Suffolk IP12 4SP

Martlesham Council objects to this application.

It is our understanding that the fence in question is adjacent to a highway (or a footpath to a highway) and as such, it should not exceed one metre in height. We understand that the fence was measured and inspected by ESC on 16th January 2024 and that it was determined that there had been a breach of control. The fence is currently subject to an enforcement notice, (ENF/23/0443/DEV).

4. DC/24/0449/FUL Part Land At Foxburrow Farm Waldringfield Road Brightwell Change of use of land for the storage of containers (associated with Port of Felixstowe)

Whilst the proposal is located in the neighbouring Parish of Brightwell, Martlesham Council wishes to object to this proposal on the grounds that, if permitted, the proposed use would have an adverse impact on the wider area, to include Martlesham, which would outweigh any potential economic benefit from the proposed use. More specifically the Council considers the proposal to be:

- Unsustainable; and
- Contrary to Local Plan Policies SCLP4.2 and SCLP4.5.

Proposal

The current application is for the storage of some 1,000-1,200 shipping containers. There are no details as to the proposed height of the container stacks. The application confirms that no jobs would be created as a result of the proposed change of use.

Location

The site is located in the countryside, to the south of Ipswich Road, relatively close to the new Brightwell Lakes housing development and to the Suffolk Coast and Heaths AONB. Whilst there is a solar farm and two wind turbines close by, the overall appearance remains one of agricultural and associated rural land uses. The site is poorly related to other employment uses and accordingly the site is, in the view of Martlesham Council, unsustainable.

Planning History

The current application is for the storage of some 1,000-1,200 containers. A previous application for a far fewer number of containers (270), was rejected by East Suffolk Council (DC/19/1231/FUL) and dismissed on appeal (APP/103/2019). In Martlesham Council's opinion the adverse impact of the current application would be far greater than the one refused on appeal given its larger scale.

Local Plan Policy Context

The proposed use falls within use class B8 (storage and distribution – including open air storage). Policy SCLP4.2 of East Suffolk Local Plan details the policy with regard to new employment development.

"Proposals for new employment development falling within use classes B1, B2 and B8 on land outside of Settlement Boundaries will be permitted where a need for additional employment development has been demonstrated or it can be demonstrated that there is no sequentially preferable land available adjacent to existing Employment Areas, within existing Employment Areas or within Settlement Boundaries and:

- a) It would not have an unacceptable adverse impact on surrounding land use; and
- b) It avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment".

Policy SCLP4.5: sets out East Suffolk's policy on Economic Development in Rural Areas. This states:

"Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported. Proposals will be supported where:

- a) They accord with the vision of any relevant Neighbourhood Plan in the area;
- b) The scale of the enterprises accords with the Settlement Hierarchy;
- c) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;
- d) Small scale agricultural diversification schemes make good use of previously developed land; and
- e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist. The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently will be supported".

Martlesham Council's Assessment

The application confirms that no jobs would be created as a result of the proposed change of use and therefore there would be minimal economic benefit to the local economy if granted.

The applicant refers to an email citing a shortage of storage space although asks that this email is not posted on the portal. No further information on the demand for container storage is given or a sequential assessment of the availability of alternative sites submitted. The demand argument should

not be given weight in the absence of a robust assessment of demand. The suitability of the site for the proposed use should not be given weight in the absence of an assessment of alternative sites. In Martlesham Council's opinion the proposal would not avoid or adequately mitigate the adverse impact that the proposed use would have on the character of the surrounding area and landscape, the AONB and its setting or the natural environment.

The Council therefore considers the proposed change of use to be contrary to Local Plan Policies SCLP4.2 and SCLP4.5.

6. DC/21/2391/FUL, change of use of land for siting of 31 static units and 12 touring pitches and ancillary facilities-resubmission of DC/20/5102/FUL

Appeal reference: APP/X3540/W/23/3330089.

Martlesham Council objected to this proposal and the previous one which was withdrawn. Whilst the proposal is located in the neighbouring parish of Brightwell, Martlesham Council wished to object on the grounds that, if permitted, the proposal would have an adverse impact on the wider area, to include Martlesham. The site lies in an environmentally sensitive area in the countryside outside the settlement boundary. It is adjacent to a special landscape area which includes Newbourne Springs SSSI. It is close to a National Landscape Area and the Deben Estuary Ramsar and SSSI and is close to the Ipswich Road entrance to the new Brightwell Lakes housing development. The proximity of the proposal to these sites could result in local communities experiencing adverse impacts such as habitat loss and overcrowding. Such considerations should be balanced against any economic positives of the proposal to ensure only sustainable development is supported.

For ease of reference our objections were as follows:

- The proposal is contrary to Local Plan policies SCLP6.4 and SCLP6.5
- The applicant has failed to demonstrate the tourism benefit that this development will bring to the local community.
- The applicant has failed to demonstrate that the site is sustainable in terms of wastewater, sewage, access to public transport and amenities without resort to use of a car.

Martlesham Council hereby re-iterates its **objection** to the proposed scheme which is the subject of this appeal. We fully support East Suffolk Council's reasons for refusal.

Accordingly, Martlesham Council urges you to **dismiss** this appeal.

Response sent to <https://acp.planninginspectorate.gov.uk>

Martlesham Parish Council Planning Comments on 04 April 2024

(Our Ref: D2024/04 (1))

1. DC/24/1010/DRC Discharge of Condition No.19 (*community cohesion strategy*) of DC/20/1234/VOC - Variation of Condition No.36 of DC/18/4644/VOC (original planning permission DC/17/1435/OUT) - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure. Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk Local Plan Policy SCLP12.18 'Strategy for Communities surrounding Ipswich', paragraph 12.187 states that 'opportunities to connect and integrate Brightwell Lakes with surrounding communities through its community cohesion strategy will be encouraged in accordance with the Martlesham Neighbourhood Plan'.

Martlesham Council would like to see recognition of the central importance of the Martlesham Neighbourhood Plan in the cohesion strategy. We would welcome more detailed discussions on this matter at the next Forum meeting.

2. DC/24/0634/DRC Discharge of Condition No. 69 (*diversion/improvement of bridleway BR9*) of DC/20/1234/VOC - Variation of Condition No.36 of DC/18/4644/VOC (original planning permission DC/17/1435/OUT) - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and

allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure. Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk
Martlesham Council has the following comments to make:
Martlesham Council welcomes the proposed diversion of the public bridleway as the new scheme avoids the SSSI. However, we would like to see further details of the surfacing proposed, as this should be hard wearing.

3. DC/24/0635/DRC Discharge of Condition No. 61 (*details of external lighting*) of Planning Permission DC/20/1234/VOC - Variation of Condition No.36 of DC/18/4644/VOC (original planning permission DC/17/1435/OUT) - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure. - External Lighting Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk

Martlesham Council has the following comments to make:

Martlesham Council would welcome further details regarding the ecological impact of the proposed external lighting scheme as required by the planning condition and also its impact on the visual amenity of the surrounding area. At present the only document available is a map.

4. DC/24/0636/DRC Discharge of Condition No. 46 (*archaeological mitigation strategy*) of DC/20/1234/VOC - Variation of Condition No.36 of DC/18/4644/VOC (original planning permission DC/17/1435/OUT) - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure - Post Archaeological Investigation Assessment Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk

Martlesham Council has no comment to make.

The committee **agreed** to ratify these responses.

7.2 To receive and note any significant planning applications and appeals

1. [DC/24/0449/FUL](#) | Change of use of land for the storage of containers (associated with Port of Felixstowe), including erection of associated fencing. | Part Land At Foxburrow Farm Waldringfield Road Brightwell Ipswich Suffolk IP10 0BZ

This is not within Martlesham, but the council have along with other parish councils and Taylor Wimpey objected to this as it will affect Martlesham as it is near to the Brightwell Lakes development.

2. [DC/24/0813/FUL](#) | Retrospective Application - Retention of fence | Belstone, 6 Blacktiles Lane Martlesham Woodbridge Suffolk IP12 4SP

This property was served with an enforcement notice to remove the over height fence but have now submitted a retrospective planning application to retain it.

3. [DC/24/0803/CCC](#) | County Council Consultation - SCC/0022/24SC - New timber-built single-room building to be used as a mental wellbeing facility | Birchwood Primary School Valiant Road Martlesham Heath Martlesham Ipswich Suffolk IP5 3SP

District Cllr Mark Packard is using his Community Enabling Budget to support this project.

4. [DC/24/0808/VOC](#) | Variation of Condition Nos. 2 & 5 of DC/23/1402/FUL - Construction of one detached dwelling - 2. Reduce the scale of the house, to optimise the house with an energy efficient and airtight building - 5. Updated Tree report supplied with recommendations | Elismore House Three Stiles Lane Martlesham Woodbridge Suffolk IP12 4PF

Three Stiles Lane is a Bridleway, but the applicant has a right of way over it so that could not be

taken into account as a planning matter, but there may be conflicts between horses and construction traffic during the build. The council have commented that they would like to see an eco-friendlier design that fits with the climate emergency.

5. DC/24/1251/DRC | Discharge of Condition Nos. 7, 8, 9, 10, 14, 17, 20 and 21 of DC/23/0007/FUL - Phased development to convert redundant granary building (Phase 1) and farm shop building (Phase 2) to create two dwellings - 7 - Site Investigation, 8, Remediation method statement submitted, 9, RMS completed, 10, Validation Report, 14, Bats, 17, Scheme of landscape works submitted, 20, Alternative farm shop of equivalent size and provision has been delivered, 21, Phasing, 4, (of DC/23/3349/LBC) - i Detailed elevation and section drawings of the proposed fenestration and doors ii Details of the proposed brickwork to be used for the boundary walls, including manufacturer's details, bond and mortar specification | Beacon Hill Farm Shop Bealings Road Martlesham Woodbridge Suffolk IP12 4RP

It was noted that one of the conditions on this application was a "Grampian Condition". A Grampian Condition is a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant. This means that work on the conversion cannot be started until the new farm shop has been completed.

Cllr Hall suggested that councillors might find it informative to make site visits once they receive the weekly planning reports.

6. DC/21/2391/FUL App/X3540/W/23/3330089 Land off Ipswich Road Brightwell

In progress.

7. DC/22/3201/OUT App/X3540/W/23/3315931 Oak Tree Farm, Newbourne Road, Martlesham

This appeal was dismissed.

8. DC/23/0968/FUL App/X3540/W/23/3326104 Forest Lodge, Birch Grove, Martlesham

This appeal was dismissed.

7.3 To receive an update on the Brightwell Lakes development and feedback from the forum held on the 28th of March

Councillors were impressed by the quality of the standard of construction from the point of view of energy saving. Some were disappointed with the "boulevard" as they were expecting a grand thoroughfare but found a simple street. Mention was made of the swimmers in the lake on the brochure and publicity to the developer, but councillors were informed that there would be no swimming in the lake. A Forum will be held on the 29th of April. Cllr Irwin is setting an agenda to include community development strategies, community cohesion strategies, and the safety of Ipswich Road/Waldringfield Road.

7.4 To receive and note instructions from the Clerk about how to submit planning responses **Noted**

7.5 To consider that the council creates a photographic record of progress on major development sites. It was **agreed that Cllrs Hall and Davey work on this project.**

8. To note items for the next agenda

Feedback from the Brightwell Forum.

Request a revisit by Scott Lamont.

Planning.

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

The potential unveiling of the Runway Heritage Carpark plaque.

Ratified planning comments.

Discussion and plans for streetlighting.

There being no further business the Chair closed the meeting at 21:28.

Chair, 22nd May 2024

DRAFT