

**MINUTES OF THE MEETING OF DEVELOPMENT ENVIRONMENT AND TRANSPORT COMMITTEE OF
MARTLESHAM PARISH COUNCIL HELD ON 15th of October 2025**

Present: Cllr L Burrows (Chairman), Cllr H Davey (Committee), Cllr S Daws (Committee), Cllr C Geeson

In attendance: Sara Townsend-Cartwright (Planning and Projects Officer), 8 Members of the Public

1. To receive Apologies

None sent

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.

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

Members of the public raised concerns about the proposed Bloor Homes development, including lack of meaningful consultation, inconsistent information, traffic, infrastructure, community impact, and site suitability. No planning application has yet been submitted. Residents were advised to raise concerns with Bloor Homes and copy ESC Planning, District and County Councillors, and the Parish Council. The Parish Council has already highlighted the inadequate notice for public engagement sessions; no additional sessions have been offered.

5. Transport

5.1 To note update from Councillor Daws on bus route and timetable changes

Cllr Daws updated the committee on changes to local bus services. Operators remain responsible for timetabling. Shelter timetables show only key stops, limiting information for residents.

Decision D2025/a: Consider whether the Parish Council can provide full timetables for all stops in Martlesham shelters.

6. Planning

6.1 To consider current pending planning applications

DC/25/3871/DRC Discharge of Condition Nos. 47 & 48 of DC/24/2810/VOC - Variation of all conditions of DC/23/3984/VOC (amended scheme to that approved under Outline DC/17/1435/OUT) in relation to parcel W1 and all conditions of DC/21/4002/ARM to amend the approved plans and number of dwellings (to allow for changes to the layout and proposed house types to better accommodate a suitable mix of affordable housing and a change in the distribution of housing tenures across the site) - Archaeological Mitigation Strategy and management plan

Martlesham Council have no comments

DC/25/3752/DRC Discharge of Condition No. 56 (In relation to Parcel W5 only) of DC/24/2810/VOC - Variation of all conditions of DC/23/3984/VOC (amended scheme to that approved under Outline DC/17/1435/OUT) in relation to parcel W1 and all conditions of DC/21/4002/ARM to amend the

approved plans and number of dwellings (to allow for changes to the layout and proposed house types to better accommodate a suitable mix of affordable housing and a change in the distribution of housing tenures across the site) - Ground Water Risk **Martlesham Council have no comments**

[DC/25/3729/DRC](#) Discharge of Condition No. 6 of DC/24/4345/ARM - Approval of Reserved Matters for Parcel W5 of DC/24/2810/VOC (as varied from DC/23/3984/VOC; varied from DC/20/1234/VOC; varied from 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 class 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]) - 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 10, 13, 16, 32, 44 and 67 and details submitted to formally discharge conditions 25, 26, 27, 28, 30(a), 42, 49 and 63 of DC/24/2810/VOC. - Construction Surface Water Management Plan **Martlesham Council have no comments**

[DC/25/3728/DRC](#) Discharge of Condition No. 45 (in relation to Parcel W5 only) of DC/24/2810/VOC - Variation of all conditions of DC/23/3984/VOC (amended scheme to that approved under Outline DC/17/1435/OUT) in relation to parcel W1 and all conditions of DC/21/4002/ARM to amend the approved plans and number of dwellings (to allow for changes to the layout and proposed house types to better accommodate a suitable mix of affordable housing and a change in the distribution of housing tenures across the site) - Water Layout Plan showing Fire Hydrants **Martlesham Council have no comments**

[DC/25/3534/FUL](#) Erection of 1.8m brick garden wall (section of existing wall to be demolished) **Subject to SCC Highways being satisfied the proposal is acceptable in terms of visibility splays and highway safety, Martlesham Council have no objection.**

[DC/25/3356/FUL](#) Conversion of garage, insertion of rooflights & alterations to glazed end of living area **Martlesham Council have no objections.**

[DC/25/3357/LBC](#) Listed Building Consent - Conversion of garage, insertion of rooflights & alterations to glazed end of living area **Martlesham Council have no objections.**

[DC/25/3489/FUL](#) Part retrospective: Retention of use of Units 50 & 51 for Class B8 and Class E(g) use, and change of use of Units 52 - 54 to allow for occupation under Class E(g). **Martlesham Council have no objections.**

[DC/25/3676/FUL](#) Demolition and Replacement of three Workshops with Singular Workshop **Thu 30 Oct 2025**

Martlesham Parish Council wishes to register a holding objection to this proposal.

The planning statement indicates that the proposed building would be used for the storage and maintenance of landscape and construction vehicles. The Council considers the site to be unsuited to this type of activity due to inadequate site access. The entrance to the site is steep and narrow,

making it unsuitable for the safe movement of heavy plant and machinery in and out of the site.

Insufficient information has been provided regarding the types and frequency of vehicle movements associated with the proposed use. Given the nature of the proposal, this information is essential to properly assess the potential impact on highway safety and neighbouring amenity.

Until such information is supplied and the access concerns are satisfactorily addressed, Martlesham Parish Council maintains its objection.

[DC/25/3771/ROC](#) Removal of Condition No. 3 of C/09/0128 - External alterations to the restaurant unit, reconfiguration of car park layout and provision of new drive-thru facility - allow 24/7 opening hours. **Martlesham Council have no objections**

6.2 To note the Combined Planning Report – Planning responses filed with ESC since the last meeting of the DETC Responses were noted.

6.3 To receive and note any significant planning applications and appeals

DC/25/2300/FUL Two new detached dwellings and associated works (Self Build). Status: Refused. ESC have refused to grant planning permission – reasons for refusal were noted.

6.4 To appoint a Council representative to the Brightwell Lakes Forum.

It was **decided** that Cllr Davey would represent the Parish Council on the Forum. **Decision D2025/b** Cllr Thompson noted that the Parish Council is entitled to appoint two representatives. The second representative will be selected from among the Full Council members.

6.5 To note update on Neighbourhood Plan Review (verbal update Sara Townsend-Cartwright)

Sara Townsend-Cartwright provided an update. Noted

6.6 To note update on Bloor Homes Consultation

Cllr Daws provided an update on meeting between Bloor Homes and the Parish Council attended by Cllr Daws, Cllr Davey and Sara Townsend-Cartwright on behalf of the Parish Council.

6.7 To note update from Sizewell C

September Project update was noted.

7. Environment

7.1 To consider proposal for alternative option for the PWCG Nissen Hut, with strengthened emphasis on Heritage and Education (verbal update Sara Townsend-Cartwright)

Pre-application advise from East Suffolk Council indicated that erecting a Nissen Hut in Portal Woods would require planning permission, and a planning application is unlikely to be successful. An alternative location near the control tower was proposed, emphasizing Heritage and Education. A member of the Aviation Society indicated that they might be amenable to shared use of the hut with PWCG as an education area, in exchange for storage space for PWCG equipment in the control tower. It was **decided** that the Clerk would formally approach the Aviation Society to confirm the

arrangement, update PWCG on the pre-application advice, and inform them of the proposed solution. **Decision D2025/c**

8. To consider social media and newsletter items

Advice to public regarding Bloor Homes proposed development to be published on social media in Martlesham Monthly.

9. Items for consideration at the next DETC meeting

Date of next meeting: 10 December 2025.

There being no further business the Chair closed the meeting at 21:30.

Chair, 5 November 2025