

Notes of a site meeting held on **Tuesday 27 February 2024** commencing at 9.45am at Land off Keightley Way, Tuddenham St Martin.

Planning Committee South Members present:

Councillors Mark Packard (Chair), John Fisher (Vice Chair), Tom Daly, Mike Deacon, Colin Hedgley, Debbie McCallum, Lee Reeves (Substitute), Rosie Smithson

Officers present:

Ellie DeGory (Assistant Planner), Matt Makin (Democratic Services Officer (Regulatory)), Rachel Smith (Principal Planner (Development Management, Central Area Lead)), Becky Taylor (Assistant Planner), Ben Woolnough (Planning Manager (Development Management, Major Sites and Infrastructure))

Also in attendance was the applicant and representatives of Tuddenham St Martin Parish Council.

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The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Katie Graham and Mike Ninnmey; Councillor Lee Reeves attended as Councillor Ninnmey's substitute.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met in the car park of Tuddenham St Martin Village Hall and proceeded on foot along Westerfield Lane to the junction with Keightley Way and High Street. The Planning Manager (Development Management, Major Sites and Infrastructure) explained the route towards the site and noted the on-street parking on Keightley adjacent to the junction.

The Committee proceeded along Keightley Way towards the proposed site access point. A member of the Committee noted that despite some empty driveway areas some cars had still been parked on the road. In response to a question from another member of the Committee, the Principal Planner (Development Management, Central Area Lead) confirmed the site was allocated for development in the Suffolk Coastal Local Plan.

The Committee entered the site, and the Planning Manager outlined the proposed drainage for the site, including where the attenuation basin would be located. The Committee then proceeded along the eastern boundary of the site towards the adjacent existing play area; the Planning Manager identified that the scheme would provide a pedestrian access to the play area from the site. In response to a question from a member of the Committee, officers advised that District Community Infrastructure Levy (CIL) could be used to upgrade the play provision.

In response to another member of the Committee, the Planning Manager explained that the shallow gradient of the proposed attenuation basin meant there was no safety issue with it being located close to the play area. Following a further question on drainage, the Principal Planner confirmed that the landowner would be responsible for the maintenance of the drainage ditches.

Officers advised that no public right of way crossed the site, but one existed to the west of the site. The Planning Manager summarised conversations that had taken place with Suffolk County

Council regarding the possible creation of a right of way to link the site into the existing network, which could be secured via a Section 106 Agreement, and that more detail would be presented at the Committee meeting later that day. Members of the Committee were advised that the site would create more traffic flow but would not increase on-street parking given the amount of parking proposed by the development.

**NOTE:** Councillor McCallum left the site visit at this point.

The Committee then left the site and walked back along Keightley Way to the junction with Westerfield Lane and High Street, pausing to view the existing pedestrian access to the play area. The Committee then proceeded down High Street towards the junction with Main Road and The Street, taking in the section of highway that had no pedestrian footpath. The Planning Manager noted the rough locations of other sites brought forward and rejected during the plan-making stage of the Suffolk Coastal Local Plan.

The Committee then proceeded back along High Street and Westerfield Lane, returning to the car park of Tuddenham St Martin Village Hall.

The site visit concluded at 10.25am.