

**Minutes of Bucklesham Parish Council Meeting**  
Held on Wednesday 24<sup>th</sup> January 2024 at 7:00pm  
In Bucklesham and Foxhall Village Hall, IP10 0DZ

Present

Cllr Trevor Bickers  
Cllr Clive Lenton

Cllr David Brinkley (Chair)  
Cllr Gemma Marriage

Cllr Rhea Gardner  
Cllr Kathryn Roper

Ruth Johnson (Clerk)

3 members of the public were present

**1. Apologies for absence:**

**a. To receive apologies for absence.**

Apologies were received from Cllr Seagroatt due to prior work commitments.

**b. To accept apologies for absence.**

Cllr Gardner proposed Cllr Seagroatt's apologies were accepted, this was seconded by Cllr Roper and all were in favour.

**2. To receive any:**

**a. Declarations of Pecuniary Interest.**

There were none.

**b. Declarations of Non-Pecuniary Interest.**

There were none.

**c. Applications for Dispensation on Agenda Items.**

There were none.

**d. Declarations of Gifts or Hospitality received over the value of £50.00**

There were none.

**e. Notification of Lobbying with reference to Planning Applications to be discussed.**

There were none.

**3. Public Participation – To receive:**

**a. Reports from County and District Councillors:**

• Suffolk County Cllr Patti Mulcahy:

Cllr Mulcahy had emailed the Council before the meeting to inform them that as the only item on the agenda was a planning application she felt the District Councillors were in a better position to assist with any concerns, unless they were of a Highways nature.

• East Suffolk District Cllr Mike Ninnmey and Cllr Lee Reeves:

Cllr Reeves and Cllr Ninnmey both gave apologies for absence as they were attending a full Council meeting at East Suffolk Council and so were unable to attend. However, Cllr Reeves emailed the Council with his comprehensive thoughts and opinions on the planning application to be discussed at item 5.a. in order to aid the Council with their discussion (can be supplied by the Clerk upon request).

Chair's initials: .....

**b. Questions from any member of the public:**

Prior to the meeting the Clerk had been contacted by a resident of the village who wished the Council to emphasise the need for a cycle path and/or foot path from the village down Nacton Lane to the Levington development when commenting on the planning application to be discussed at item 5.a. A second had contacted the Clerk with concerns over the likelihood of the development resulting in increased traffic through the village.

A resident in attendance expressed concerns about the access to the site and the level of traffic that would likely result from the development.

Further concerns were raised by another resident with regards to possible light pollution coming from the development.

The Chair thanked the residents for their attendance and for bringing their valued points to the Council.

**4. To agree Minutes of meeting dated 10<sup>th</sup> January 2024:**

All Councillors agreed that the minutes were an accurate record of the meeting. Cllr Lenton proposed that the minutes should be signed, this was seconded by Cllr Gardner and all Councillors agreed.

The minutes had already been published on the website in draft form in accordance with the Localism Act 2011.

**Action: Clerk**

**5. Planning:**

- a. To discuss Planning Application DC/23/4699/OUT (Appendix A) – Outline planning application with all matters reserved except access for a Business Park to provide floorspace for Class B2, B8 and E(g) Uses alongside ancillary uses  
Site address: Land Opposite Seven Hills Roundabout, Felixstowe Road, Nacton, Suffolk.  
(see Appendix A)

Cllrs Bickers, Brinkley and Lenton had attended a meeting in July 2023 with Boyer Planning and Churchmanor Estates to gather preliminary information with regards to any future planning application. A presentation had been forwarded and shared with the rest of the Council. Also at that meeting had been representatives from other local Parish Councils, and District Councillors Lee Reeves and Mike Ninnmey.

The Chair accepted that there were over 70 documents relating to this application on East Suffolk Council's Planning Portal, and that it would be unrealistic to expect Councillors to have read every one, but that he hoped that Councillors felt informed enough to have an opinion on the plans.

The Clerk reminded Councillors that there could be three possible responses to the application from the Parish Council; support for the application, no objection to the application, or objection siting relevant planning considerations.

Chair's initials: .....

Councillors made the following comments:

- Any and all questions that we had about the development were fully answered at the initial meeting in July 2023.
- It was clear that many road traffic surveys had taken place and research had been undertaken to answer any concerns prior to the application.
- The development is part of East Suffolk's plan so would be hard for anyone to challenge anyway.
- This site has been designated for business use.
- A safe cycle and pedestrian route to the development would be welcomed.
- Surrounding businesses have shown support.
- The plans show traffic light controls would be in place on the infrastructure surrounding the site (Seven Hills roundabout).
- The local area is very dependant on Felixstowe Docks so this would enhance the prospects of local employment.
- There are genuine concerns over increased traffic through the village.
- Plans clearly show the site to be as environmentally friendly as possible.
- There are cycling and pedestrian-based transport routes planned with links to public transport networks, however these need to be connected and not isolated individual paths (e.g. connecting residents of Brightwell Lakes to the employment opportunities at the new development).
- It will be an opportunity in the long term for 2,000+ local jobs.
- Churchmanor Estates are well known for their professionalism and are highly rated as a developer.
- Generally positive but have huge concerns about traffic management (Ravenswood as a local example, where traffic management would have doubtless been considered there but it is clearly not working).
- Concerns about more litter on Nacton Lane resulting from any coffee shops/ eateries on site.
- This will bring value to our community.
- This is only outlying planning permission so there will be a number of opportunities to study the details at a later date.

Cllr Roper wished it to be minuted that she had found Cllr Reeves' comprehensive email prior to the meeting extremely helpful and was very grateful for the information provided.

Cllr Brinkley proposed the Council **Support** the planning application but wished East Suffolk Council to note the following points:

- The Council has concerns about the volume of excess traffic as a result of the development that may pass through Bucklesham and would like the developer to consider signage to prevent this.
- The Council has concerns about the level of light pollution emitted and suggests a Condition is placed on any permission, clarifying that all lighting should be down facing.
- The Council would like to see cycle and pedestrian routes connecting Brightwell Lakes through Bucklesham to the new development, with a suggestion of a bridge or underpass at the end of Levington Lane.

Chair's initials: .....

This was seconded by Cllr Lenton and all were in favour. The Clerk was asked to write to East Suffolk Planning Department in support of the application but expressing the concerns raised.

**Action: Clerk**

**6. To receive agenda items for next meeting (Wednesday 13<sup>th</sup> March 2024).**

Continuing discussions for allocating the CIL money to various projects would be included in the next agenda, along with the progress of the CAT of the Bucklesham Allotments.

There were no other agenda items as such at the meeting from the Councillors, but the Clerk reminded them that all projects going forward would be included and that any new items should be notified to her at least one week before the meeting.

**Action: Clerk**

The meeting closed at 7:35pm.

Signed: .....  
Chair

Date: .....

*Ruth Johnson*  
Clerk to Bucklesham Parish Council

Chair's initials: .....