



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 15th March 2016 at THE VILLAGE HALL - MAIN HALL Committee Room at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mrs J Clarke, Mr D Francis, Mr P Richings, Mr J Wright
OTHER ATTENDEES:	Members of the public = 3.
APOLOGIES:	Mr M Newton (prior engagement), Mrs B Richardson-Todd (prior engagement), Mr M Sones (working away), Mr B Ward (previous engagement), Mr R Whiting (Westerfield PC Mtg), Mr J Withey (unwell). Asst Clerk-Mrs J Potter
ABSENT (no apologies):	None
CLERK:	Mr M R Bentley

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman read out a statement on the Code of Conduct, protocol for debate and statutory rights to film, record, photograph or otherwise report on the proceedings of the meeting.

Apologies were noted as detailed above. Mrs Clarke proposed acceptance of reasons for councillor absence, seconded by Miss Cracknell with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 25th February 2016

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Francis, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record with no alterations and no matters arising.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mrs Clarke and Mr Wright both declared a Non-Pecuniary Local Interest in planning application DC/16/0766, 701 Foxhall Road as they knew the neighbour of the applicant.

4. PUBLIC PARTICIPATION

a. To identify public participation with respect to items on this agenda.

None, but see item 4b. i)

b. Public forum – Members of Public/Parish Councillors may speak on any matter

i) Briefing by Groundwork East regarding Potential Improvements to Oak Tree Low Carbon Farm

Mr Gary Lowe from *Groundwork East* gave a short presentation on proposals to erect a building on Oak Tree Low Carbon Farm. The owner of the farm, Joanne Mudhar was also present and stated that as the farm continued to develop she wanted to open up the facility to retired people and needed better facilities e.g. Kitchen, toilets, etc. It was also intended to have a small meeting area within the building to enable them to run educational groups and courses on the farming system in use.

The architect (Mr Alan Wilkinson) explained that the walls of the building would be made from natural materials and natural insulation with a sedum covered roof. Toilets would be of the natural composting type with water fed from the existing borehole. They would, however, have to run an electricity supply to the site. Consultation with neighbours had also taken place.

Mr Lowe asked if the Parish Council would be able to support the scheme but the Chairman stated that owing to the rules on pre-determination the PC would be unable to pass formal comment until a planning application had been submitted. The P&D did however offer advice on the relevant Core Strategy Development Management policies (DM14 and DM15).

The Chairman thanked Mrs Mudhar, Mr Lowe & Mr Wilkinson for attending and explaining the scheme.

[The 3 members of public left the meeting]

ii) Other Matters Raised

Mr Wright had attended the Henley Road development exhibition (part of the Ipswich Garden Suburb scheme) and had written a report which the meeting approved for distribution as representing the view of the P&D. Mr Wright would send an electronic copy to the Clerk to send off to the developer.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS & TREE PRESERVATION ORDERS (TPO)

The following had been received and commented on:

DC/16/0596	2 Cuckfield Avenue	IP3 8RZ	Proposed extension and internal alterations and replacement garage
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. Mr Francis proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour Response: This PC recommends APPROVAL			
DC/16/0766	701 Foxhall Road	IP4 5TB	New chalet-style dwelling and detached garage
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. It was noted that this application addressed issues with the proximity of an AW main sewer and had increased the height of the dwelling by 0.7metres in relation to that already approved under DC/14/3733. Mr Wright proposed a recommendation of approval, seconded by Mrs Clarke. Resolved: with ALL in favour Response: This PC recommends APPROVAL			
DC/16/0833	5 Laburnham Gardens	IP5 1BY	Proposed first floor side extension and associated works
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. Mr Richings proposed a recommendation of approval, seconded by Mr Francis. Resolved: On a majority vote of approval. Response: This PC recommends APPROVAL			
DC/16/0969	18 Bixley Drive	IP4 5TY	Single storey rear and side extensions and new open porch
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. Miss Cracknell proposed a recommendation of approval, seconded by Mrs Clarke. Resolved: with ALL in favour. Response: This PC recommends APPROVAL			

6. ANY OTHER PLANNING/TPO APPLICATIONS RECEIVED SINCE PUBLICATION OF THIS AGENDA

The following had been received and were commented on:

DC/16/0834	4 Holly Lane	IP5 1DN	Single storey rear extension
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. Mr Wright proposed a recommendation of approval, seconded by Mr Francis. Resolved: with ALL in favour Response: This PC recommends APPROVAL			
DC/16/0665	721 Foxhall Road	IP4 5TH	Erection of rear single storey extension, side garage extension and addition of a dormer on side elevation
Mr Richings and the Clerk gave a situation report following an examination of proposal documentation.. It was noted there were several errors in the labelling of the plans. Mrs Clarke proposed a recommendation of approval, seconded by Mr Wright. Resolved: with ALL in favour Response: This PC recommends APPROVAL			
DC/16/0984/AME	672 Foxhall Road	IP3 8NQ	Erection of single storey extension to rear of property and forming new upstairs bathroom
Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. This was a non-material amendment received by the Clerk on 07/03/16 and subsequently granted as an SCDC Officer decision on 11/03/16 (see agenda item 7). Councillors Noted the amendment and decision.			

7. PLANNING DECISIONS RECEIVED SINCE LAST MEETING

The Clerk reported on planning decisions made by SCDC, which had been received since those reported at the last P&D meeting.

DC/15/5179	32 Mendip Drive (PC Recommended Approval)	IP5 1AU	Severance of part rear garden and erection of one bedroom chalet bungalow. From new vehicular access to existing dwelling REFUSAL OF PLANNING PERMISSION
DC/16/0082	47 Playford Road (PC Recommended Refusal)	IP4 5RJ	Erection of a cartlodge to front of property PLANNING PERMISSION
DC/16/0143/VOC	Land to rear of 32 to 38 Beech Road	IP5 1AN	Application to vary condition 2 of DC/15/1209/FUL to relocate plot 4 PLANNING PERMISSION +conditions
DC/16/0984/AME	672 Foxhall Road	IP3 8NQ	Erection of single storey extension to rear of property and forming new upstairs bathroom PLANNING PERMISSION

8. NEIGHBOURHOOD PLAN - Update

Full council had agreed at the meeting on 10th March that Mr Wright and Mrs Richardson-Todd would start the working group off until such time that further volunteers were recruited from the electorate. It was also likely that only one working group would operate rather than the three suggested in the Terms of Reference produced by Kesgrave Town Council.

9. ENFORCEMENT – Update

The Clerk had checked with SCDC and the Mulberry Corner enforcement matter was still awaiting an appeal decision from the Planning Inspectorate.

10. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

None

b. Dates to Note

Wed, 16th March 2016, 7.30pm, Newsletter Editorial Panel Meeting, Tower Hall, Committee Room (apologies from Mrs Clarke)

Thurs 17th March, 7.30pm, PA&S Meeting, Tower Hall

Tues 29th March, 10am, 12PT Tasking Group Meeting, Kesgrave Town Council Chamber

Thurs, 14th April, 7.30pm GP&F Meeting, Tower Hall

Mon, 18th April, 6.15pm, Neighbourhood Plan Steering Group Meeting, Kesgrave Town Council Chamber

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 8.58pm