



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



**Minutes of the Planning & Development Committee meeting held on 27th April 2016 at
TOWER HALL Committee Room at 7.30pm**

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr M Newton, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward, Mr J Withey, Mr J Wright
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Mr D Francis (previous engagement), Mr M Sones (working away), Mr R Whiting (SCC Meeting) Assistant 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. Miss Cracknell proposed acceptance of reasons for councillor absence, seconded by Mr Wright with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 15th March 2016

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Wright, There were three abstentions by non-attendees at the meeting in question, the rest were in favour of acceptance of the minutes as a correct record with no alterations and no matters arising. The Chairman duly signed the minutes.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Newton declared a local non-pecuniary interest as a member of Suffolk Coastal District Council and also stated that he may be asked to reconsider any matter from this meeting at District Council and at any relevant Committee/Sub Committee and in so doing, shall take into account all relevant evidence and representations made at the District level before coming to a decision.

Mr Wright declared a local non-pecuniary interest in DC/16/1060 as his brother lived nearby.

Mr Wright declared a local non-pecuniary interest in DC/16/1493 as he had recent dealings with a near neighbour of 4 Playford Lane

Mr Withey declared a local non-pecuniary interest in DC/16/1493 as he had a relative living nearby in Playford Lane.

4. PUBLIC PARTICIPATION

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

None identified and no members of the public were present.

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

Reports from councillors included:-

- There was a continuing sale of cars in the front garden of 659 Foxhall Road.
- Work appeared to be underway at 675 Foxhall Road on converting part of the garage into living space.

- Building work was under way with what appeared to be a house extension in 104 Arundel Way. The Clerk was aware of this work and was scheduled to look at the site which had been classified by SCD C as 'permitted development'.

The Clerk would investigate further on the above points.

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/16/1060	94 Woodbridge Road	IP4 5RA	Erection of metal ornate fence (over 1m) and gate at front boundary of property - boundary abuts the un-made up access road which runs parallel to the main highway. Fence will be erected along front boundary line
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Owing to a response date of 20th April the response below was sent on 21st April 2016 following consultation between the Chairman and Clerk.

Response: On the basis of information submitted Rushmere St Andrew Parish Council recommends REFUSAL as there is insufficient detail in the application papers to be able to make an informed judgement.

For example:-

- Three designs of fence have been submitted with no indication as to which will be used.
- There are no details available for the supporting piers for the fence.
- There are no details available for the proposed sliding gateway, such as length, construction and framework infill.

The above concerns were raised with the case officer (Peter Thompson) on 7th April who acknowledged the query and stated that he would try and get further details. These have apparently not been forthcoming as of the closing date for comments, hence our recommendation of refusal.

Councillors noted and approved the response.

DC/16/1330	20 Bent Lane	IP4 5RF	Proposed rear and first floor extensions
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Owing to a response date of 25th April the response below was sent on 21st April 2016 following consultation between the Chairman and Clerk.

Response: Rushmere St Andrew Parish Council recommends APPROVAL on the basis that relevant planning conditions imposed under application C10/0640 (granted 30/04/2010) are carried forward to this present application.

Councillors noted and approved the response.

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

The following had been received and commented on:

DC/16/1271	799 Foxhall Road	IP4 5TJ	Dropped kerb application
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Mr Richings gave a situation report following his examination of the proposal documentation. *Note double yellow lines on highway. There is the possibility that there may be some sort of covenants / planning restrictions with regards to access across the visibility splays for these 2 properties. It may be pointed out to us that there are vehicular accesses onto Foxhall Road at the Bixley Drive junction but I surmise these are "grandfather rights" from years gone by when traffic was minimalistic and planning law fairly relaxed. When the more recent Broadlands Way & Brookhill Way were created, the planners clearly dictated that vehicular access to adjacent properties had to be to the rear of the properties via the side roads. 795 & 799 therefore currently only have vehicular access from Broadlands Way. The important question is the suitability of an access being provided across the visibility splay in the proximity of the Broadlands Way junction. The possibility of parking on the "highway to pavement" access stretch would probably be inhibited by, and subject to, "double line" legislation.*

Mr Newton proposed a recommendation of approval, seconded by Mr Ward. Resolved: with a majority in favour.

Response: This PC recommends APPROVAL.

DC/16/1403	4 Lewes Close	IP3 8RX	Proposed extension and alterations
<p>Mr Richings gave a situation report following his examination of the proposal documentation. <i>Infilling of area behind garage & to side of house / garden room. Consider relationship relative to No.2. Note "proposed" plan wording errors – the 4 elevation diagrams refer to "existing" – clearly should be "proposed"</i> Mr Withey proposed a recommendation of approval, seconded by Mr Wright. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/16/1417	36 The Pastures	IP4 5UQ	Proposed replacement of existing conservatory with garden room extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation. <i>The garden is very large and probably the only potential considerations would be street scene / relationship to No.38</i> Miss Cracknell proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/16/1493	4 Playford Lane	IP5 1DW	Two storey side extension, erection of front entrance porch, formation of dormer window to rear elevation and construction of pitched roof on existing front elevation dormer window
<p>Mr Richings gave a situation report following his examination of the proposal documentation. <i>Removal of existing chimney stack. Elongated south-west elevation, change from single-storey to two-storey. Replacement of existing dormer with different shaped one, additional one on extension. Small ground floor window added in extension. New porch added. Elongated north-east elevation, change from single-storey to two-storey, additional dormer in existing building plus a second on extension.</i> Mr Newton proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with a majority in favour (2 abstentions). Response: This PC recommends APPROVAL</p>			

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

The following had been received and commented on:

DC/16/1635	49 Woodbridge Road	IP5 1BG	Conversion of existing garage and rear extension to form annexe accommodation
<p>The Clerk gave a situation report following his examination of the proposal documentation. Mr Wright proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour. Response: This PC recommends APPROVAL on condition the use is ancillary to the existing dwelling house.</p>			

8. 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/16/0251/TPO	14 Playford Road	IP4 5RH	To thin and re-pollard line of overgrown holm oak hedge on northern frontage boundary PLANNING PERMISSION
DC/16/0275	Ipswich Town FC Training Ground, Playford Road	IP4 5RQ	Proposal is to change a natural grass pitch to a UEFA standard 2* 3G Artificial Surface Pitch. One pitch will be enclosed with stop netting on all 4 sides (5 metres high) and will have the ability to be illuminated by 8x15m floodlights

			PLANNING PERMISSION
DC/16/0340	31 Woodbridge Road	IP5 1BG	Rear single storey extension PLANNING PERMISSION
DC/16/0588/TPO	37 Brookhill Way	IP4 5UL	5 trees along western garden boundary from south, T1 Sycamore - crown reduce by 1.5-2m T3 Sycamore - fell overcrowding T2 T5 Sycamore - fell overcrowding T4 PLANNING PERMISSION
DC/16/0596	2 Cuckfield Avenue	IP3 8RZ	Proposed extension and internal alterations and replacement garage PLANNING PERMISSION
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 PLANNING PERMISSION
DC/16/0766	701 Foxhall Road	IP4 5TB	New chalet-style dwelling and detached garage PLANNING PERMISSION+conditions
DC/16/0833	5 Laburnham Gardens	IP5 1BY	Proposed first floor side extension and associated works PLANNING PERMISSION
DC/16/0834	4 Holly Lane	IP5 1DN	Single storey rear extension PLANNING PERMISSION
DC/16/0969	18 Bixley Drive	IP4 5TY	Single storey rear and side extensions and new open porch PLANNING PERMISSION

9. SITE ALLOCATIONS AND AREA SPECIFIC POLICIES – Submission Document – To Make a Response

Mr Richings had taken a fairly 'parochial' look through the Site Allocations Document and reported his findings to the P&D noting the page numbers which may have significance in our response. He had also looked any references to adjoining parishes.

It was agreed that a response should include the following comments from a parochial viewpoint:-

- i. That we fully support SSP36 (replacing AP228)
- ii. Unclear whether AP225 and AP226 are being replaced or deleted.
- iii. The table should show the status of all APs scheduled for deletion or replacement and if replaced, list the replacement policy number.

Mr Wright expressed thanks to Mr Richings for reading and assessing the document.

10. NEIGHBOURHOOD PLAN – TERMS OF ENGAGEMENT WITH PARISHIONERS

The Clerk had written a piece for the next Newsletter asking for volunteers to join the NP Working Party but SCDC and KTC were asking about our 'Terms of Engagement with the Parishioners'. There was some discussion as to exactly what was required and it was agreed that the Clerk would enquire with Heather Heelis, (Rendlesham Clerk) who had recently successfully completed a Neighbourhood Plan for the village.

11. ANY OTHER MATTERS & CORRESPONDENCE

a. Land at Hill Farm – Correspondence.

Letter received from resident of Lamberts Lane complaining about mess at Hill Farm and lack of planning permission for outbuildings including matters relating to the moto-cross activity. The resident had also made an appointment to see Dr Dan Poulter MP. The Clerk had forwarded all information to SCDC who had allocated a enforcement investigation number to the case (ENF/2016/0128/DEV).

b. Appeal Decision DC/15/2718/OUT Land Adjacent to 163 Playford Road

Following a recommendation of refusal by the P&D and a refusal by SCDC the applicant had registered an appeal against the decision. The Inspector had dismissed the appeal (Ref APP/13530/W/15/3140445) on 08/04/2016.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

13. CLOSE OF MEETING

The Chairman closed the meeting at 9:25pm.