



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 14th September 2015 at TOWER HALL Committee Room at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mrs J Clarke, Mr D Francis, Mr M Newton, Mrs B Richardson-Todd (arrived a bit later), Mr P Richings, Mr B Ward, Mr J Withey, Mr J Wright
OTHER ATTENDEES:	Members of the public = 5
APOLOGIES:	Mr M Sones (working away), Mr R Whiting (SCDC Meeting), 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. Mr Wright proposed acceptance of reasons for Councillor absence, seconded by Mrs Clarke with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 6th August 2015

There were two typing errors in section 9 paragraph 3. With these corrected Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Wright, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record with no matters arising.

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 Newton declared a local non-pecuniary interest in planning application DC/15/32323/VOC as his daughter lives at No 17 Bixley Drive.

4. PUBLIC PARTICIPATION

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

Members of public were interested in item 10 on this agenda Mr R Spore representing SORRI was present as was Mrs Barbara Robinson of SORRI and Stepping Stones.

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

Mrs Robinson requested clarification of comments made by the Inspectors report for the planning appeal on land adjacent 155 The Street. In the report he cited a 'local open space at Blackheath' in the village, but Mrs Robinson had been unable to find it.– The Clerk confirmed on behalf of the Parish Council that the area did not exist.

Mr Newton queried why at the recent GP&F the meeting was suspended to allow the presentation by Pigeon Investments to proceed and with more than the normal 3 minute speaking time. The Clerk

explained that the meeting was suspended after discussion between himself and the Chairman of the meeting prior to the evening on the basis that it would give public and presenter a less formal atmosphere in which to discuss the important planning proposals without limiting the speaker to 3 minutes. This was allowed under SOs and at the chairman's discretion.

Item 10 was moved to this point as it was of interest to the public in attendance –

TO CONSIDER ANY REQUIRED RESPONSES FROM PLANNING, MATTERS RAISED AT THE PC MEETING OF 10TH SEPTEMBER 2015.

Mr Spore outlined why SORRI had been formed and that they had now heard of the further potential planning in the area (PIGEON Investments presentation to the GP&F 10/09/15). They were attending the meeting this evening in order to understand the Parish Councils reaction and response to the proposals.

There followed a number of comments from Councillors which made it clear that the PC regarded the PIGEON briefing as an informative presentation which was not seen as a planning application and hence no formal response could be made at this time without risking accusations of pre-determination. The Clerk pointed out that the proposals also included passing land to the PC in order to protect the land from future development and this should be treated with caution owing to the following statement in the PC 'Policy on Pre-planning Protocol'

It is an offence under s. 1 Bribery Act 2010 for a developer or his agent to promise or give a financial or other advantage to a parish council with the expectation of an improper consideration of a the planning application. If the developer or his agent is an incorporated body, the parish council may request sight of their anti-bribery policy.

With respect to other matters raised at the GP&F meeting by public question on Fynn Valley Ward residents' lack of confidence in the SCDC planning process – it was felt that the PC could not call the abilities of the SCDC Case Officers into question as we were not qualified to make a judgement of that nature.

[Parish Cllr B Richardson-Todd joined the meeting with apologies at this point].

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING & TPO APPLICATIONS

DC/15/3152	109 Playford Road	IP4 5RQ	Proposed replacement roof structure to form first floor extension, single storey rear extension and alterations
<p>The response date for this application was 26/08/15. As no meeting could be scheduled, the Clerk and Chairman examined the proposal and submitted a response on 25/08/15.</p> <p>Response: The Parish Council is concerned by the impact of the proposals, relative to No.111 with regards to:-</p> <ul style="list-style-type: none"> - The loss of privacy to the rear garden of No.111 - The loss of symmetry between No's 109 & 111 and the consequential impact on the street scene <p>Rushmere St Andrew Parish Council therefore recommends REFUSAL</p> <p>Mr Withey proposed approval of the response, seconded by Mr Wright, with all in favour.</p>			
DC/15/2959/TPO	1 Rush Close	IP4 5HH	To fell 1 no. Oak tree to rear of garage
<p>The response date for this application was 20/08/15. As no meeting could be scheduled, the Clerk and Chairman examined the proposal and submitted a response on 19/08/15.</p> <p>Response: The Parish Council Tree Warden, Cllr J Wright has visited the application site at 1 Rush Close and in his opinion the tree is not in any imminent danger of falling. However, it is acknowledged that it is perceived as a potential "threat" to the householders especially in the event of high winds. Removal of this tree would significantly alter the appearance of the tree line from various directions. This is also recognised by the owners who are offering to plant a replacement specimen of an appreciable height (rather than a small sapling).</p> <p>If the SCDC Arboreal Officer recommends removal of the tree then we consider it should be conditional on provision of a suitable replacement specimen.</p> <p>Mr Withey proposed approval of the response, seconded by Mr Wright, with all in favour.</p>			

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

The following had been received and commented on:

DC/15/2926	22 Elm Road	IP5 1AJ	Erection of detached dwelling
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Mr Wright proposed a recommendation of refusal, seconded by Mr Withey. Resolved: with ALL in favour Response: The proposal constitutes over-development of a limited access site and is a cramped form of development that reduces the amenity of No.22 Elm Road. The proposal fails to meet the criteria specified in Development Management Policy DM7 and therefore this Parish Council recommends REFUSAL.</p>			
DC/15/3057	831 Foxhall Road	IP4 5TJ	Erection of two-storey extension (revised scheme to DC/13/2605/EXT, to increase size)
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Miss Cracknell proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/15/3232/VOC	20 Bixley Drive	IP4 5TY	Variations of conditions 2 (Plans/Drawings), 7 Parking and turning areas) and 8 (refuse and recycling presentation) of planning permission DC/14/1665/FUL - (Demolition of existing bungalow, formation of new drive and erection of 3 dwellings (plots 2 and 3 revised) from that approved under DC/13/3406/FUL)
<p>The Clerk gave a situation report following his examination of the proposal documentation. Mr Withey proposed a recommendation of approval, seconded by Mr Ward. Resolved: with ALL in favour 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/15/3531	2 Blackdown Avenue	IP5 1AZ	Single storey front and side extension to provide a shower room with W.C facilities at ground floor level
<p>The Clerk gave a situation report following his examination of the proposal documentation. Mr Withey proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/15/2718/OUT	Land adjacent to 163 Playford Road	IP5 1DD	Erection of four semi-detached houses with associated parking and external works
<p>Mr Richings and the Clerk gave a situation report following examination of the proposal documentation. Mr Withey proposed a recommendation of refusal, seconded by Mr Ward. Resolved: On a majority vote for refusal based on Policy DM3. Response: The proposal cannot be considered to be development within a cluster, but is within the countryside and outside the PLB, hence Development Management Policy DM3 applies. In this respect the proposal fails to meet the criteria set out in DM3. This PC therefore recommends REFUSAL</p>			
DC/15/3421	Stoneleigh, 1A Linksfield	IP5 1BA	Removal of existing rear conservatory and the construction of a new single storey rear extension
<p>Mr Richings gave a situation report following his 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</p>			

DC/15/3518	36 The Limes	IP5 1EA	Detached double garage
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Mr Richings proposed a recommendation of conditional approval, seconded by Mr Withey. Resolved: with ALL in favour.</p> <p>Response: We note the application states that vehicular use will 'include public carrier and light goods vehicles'. Together with the proposed garage also being declared a workshop on the plan we have some concerns as to the eventual use of the site. This PC therefore recommends APPROVAL on condition that the proposed detached garage is restricted to domestic use only.</p>			

8. PLANNING DECISIONS RECEIVED SINCE LAST MEETING

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

PL/0194/15 (C15/2875/SCC)	Heathlands Community Pre-School & Broke Hall Primary School, Chatsworth Drive	IP4 5XD	Installation of Tensile Canopy PLANNING PERMISSION
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9. Enforcement – update on ongoing actions

840a Foxhall Road – The Clerk reported that SCDC had now progressed further and as of 1st September a letter was to be sent by the Council's Solicitor in respect of prosecution.

Mulberry Corner, Tuddenham Lane – Recommendation from the Enforcement Officer was that the *Head of Planning be authorised to take all necessary actions to ensure either total removal of the fence or its reduction in height to be no greater than 1m.* This was due to go before the SCDC Planning Committee on 17/09/15.

10. TO CONSIDER ANY REQUIRED RESPONSES FROM PLANNING, MATTERS RAISED AT THE PC MEETING OF 10TH SEPTEMBER 2015.

This item was dealt with as part of the public forum – item 4.

11. SCDC SITE ALLOCATIONS AREA SPECIFIC POLICIES

SCDC had issued the *Preferred Options - Site Allocations & Area Specific Policies Development Plan* document for public consultation. The consultation would run from 19th October until 30th November 2015.

12. ANY OTHER MATTERS & CORRESPONDENCE

a. To note Matters arising since publication of agenda

- i. **Planning appeal** – DC/15/0595/FUL Part Rear Garden, 4 Playford Lane – Appeal lodged against the decision of SCDC to refuse a new dwelling adjacent to No.4 Playford Lane.

b. Dates to note

Thursday, 17th September, 7.30pm, PA&S Meeting, Tower Hall
Monday 21st September, 7pm, SALC Area meeting, Stratford St Andrew, Riverside Centre
Friday, 25th September – Election poll period ends
Thursday 1st October, 7.30pm, Cemetery Panel Meeting, Tower Hall Committee Room
Friday 2nd October, 8pm, Dr Dan follow up re Chestnut flooding etc venue TBA
Thursday 8th October, 7.30pm, GP&F Meeting, Tower Hall – Apologies John Withey
Tuesday 20th October, 10am, 12PT Meeting, venue TBA
Monday 16th November, 6.30pm, SCDC Town & Parish Liaison/budget review meeting, Melton

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.30pm