



Rushmere St. Andrew Parish Council

www.rushmerestandrew.onesuffolk.net

"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 2nd November 2016 at THE VILLAGE HALL Committee Room at 7.30pm

CHAIRMAN: P Richings Esq.

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mr M Newton, Mrs B Richardson-Todd, Mr P Richings, Mr J Withey, Mr J Wright

OTHER ATTENDEES: Members of the public = 1

APOLOGIES: Mr B Ward (another engagement), Mr R Whiting (Playford PC Mtg), Mrs Jean Potter, Asst Clerk, Mrs S Stannard, Asst Clerk

ABSENT (no apologies): Mr M Sones

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 and accepted as detailed above. Reasons for absence were not accepted at this meeting from Mr M Sones,

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 4th October 2016

Mr Newton proposed acceptance of the Minutes, seconded by Mr Withey, 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

Mr Newton declared a Local Non-Pecuniary Interest (LNPI) 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.

4. PUBLIC PARTICIPATION

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

The member of public requested permission to speak regarding planning application DC/16/4106/FUL

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

Mr Wright reported that the renovation work at the 'beach' end of Chestnut Pond had been completed by our contractor to a very high standard.

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC//16/3978/FUL	28 Beech Road	IP5 1AN	Shed at the bottom right hand side of the garden. Single storey. Made from box profile PVC coated sheets in grey. To store things.
-----------------	---------------	---------	--

As a response was due by 24/10/16, the Clerk and Chairman examined this application and under delegated powers made a response to SCDC on 21/10/16 with a recommendation of REFUSAL .It was noted that this was a retrospective application.

Councillors noted and approved the response made by the Clerk and Chairman.

Submitted Response:

- We note from the photographs submitted that this is a retrospective application and that the building described as a 'shed' in the application contains two vehicles and a motorcycle and should therefore more be described as a 'garage' for the purposes of the application.
- Whilst we acknowledge that the 'shed' is situated well away from nearby dwellings it is none-the less of poor visual design & colour and detracts from the character of the surrounding gardens.
- The proposal therefore fails to meet the criteria of Development Management Policy DM21.Design: Aesthetics.

Rushmere St Andrew Parish Council thus recommends REFUSAL of the application.

DC/16/4153/FUL	21 Quantock Close	IP5 1AS	Construction of brick built porch, pitched roof, replacement of timber wall cladding and upgrading of thermal insulation
----------------	-------------------	---------	--

As a response was due by 27/10/16, the Clerk and Chairman examined this application and under delegated powers made a response to SCDC on 26/10/16 with a recommendation of APPROVAL.

Councillors noted and approved the response made by the Clerk and Chairman.

Submitted Response: This PC recommends APPROVAL.

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

The following had been received and commented on:

DC/16/4106/FUL	12 Chatsworth Drive	IP4 5XA	Two storey side/rear extension
----------------	---------------------	---------	--------------------------------

The Clerk gave a situation report following his visit to the area of the proposal.

Copy of a letter to SCDC from a resident had also been received and the same resident spoke about concerns for the application.

Miss Cracknell proposed a recommendation of REFUSAL, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour.

Response:

- This proposal represents an overdevelopment of the site.
- Given the close proximity to No.14 Chatsworth Drive the proposal presents an overbearing form to that dwelling with a consequential loss of morning sunlight.
- The roof lights on the southern aspect facing Chatsworth Drive are out of character with the general street scene.
- The proposal thus fails to meet the requirements of Development Management Policies DM21 and DM23.

Taking the above points into account Rushmere St Andrew Parish Council recommends REFUSAL of this application.

DC/16/4369/TPO	3 The Limes	IP5 1EA	To pollard with option to fell Walnut tree T1
----------------	-------------	---------	---

Mr Wright gave a situation report following his visit to the area of the proposal.

Mr Withey proposed a recommendation of felling the tree and strongly recommends a replacement seconded by Mr Wright. Resolved: with ALL in favour.

Response: Given the condition of the base of the Walnut tree (T1), Rushmere St Andrew Parish Council's Tree Warden (Mr J Wright) recommends **REMOVAL** of the tree and also recommends replacement with a suitable specimen such as Mountain Ash. The applicant is also amenable to supplying a replacement and we thus recommend that this is a condition of removal.

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

The following had been received and commented on:

DC/16/4548/PNH	16 Blackdown Avenue	IP5 1AZ	Proposed single storey extension with pitched vaulted roof
The Clerk gave a situation report following his examination of the proposal. As this application is of the type 'PNH', it is a 'Householder Prior Notification' and is merely recording the fact that under current relaxation of the government rules for house extensions this proposal falls within the permitted dimensions and does not require formal planning approval by the LPA or recommendation by the Parish Council.			

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/16/3375/FUL	787 Foxhall Road PC recommended refusal – Officer was minded to approve Trigger point 3	IP4 5TJ	Proposed vehicular access and new garage building. Referral 12/10/16 PC confirmed referral and restated material objections
DC/16/3675/FUL	2 Fellbrigg Avenue PC recommended approval Officer was minded to approve but parties raised material objections Trigger point 1	IP5 1NZ	Two storey extension Referral on 20/10/16 PC Declined to confirm referral

9. TO NOTE 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/16/3244	30 Elm Road	IP5 1AJ	Single storey, flat roof extension to the rear of the property with approximate size of the extension to be 3m x 3m. PLANNING PERMISSION
DC/16/3375	787 Foxhall Road <i>[PC Recommended Refusal]</i>	IP4 5TJ	Proposed vehicular access and new garage building. PLANNING PERMISSION + conditions
DC/16/3446	714 Foxhall Road	IP4 5TD	Proposed rear extension. PLANNING PERMISSION
DC/16/3461	149 The Street	IP5 1DG	Single storey side extension. PLANNING PERMISSION
DC/16/3564	36-38 Woodbridge Road	IP5 1BH	Erection of new store/office building to be used in association with the existing ceramic tile and natural stone showroom & sales. PLANNING PERMISSION + conditions
DC/16/3675	2 Fellbrigg Avenue	IP5 1NZ	Two storey extension. PLANNING PERMISSION

10. ENFORCEMENTS & APPEALS – TO NOTE/REPORT ANY RELEVANT MATTERS

Mulberry Corner enforcement notice served on 14/9/16. Compliance date is 19/12/16, but as there is another planning application in progress it may halt the enforcement procedures. Current application is due before the planning committee on 3rd November 2016.

11. SCDC SITE ALLOCATIONS & AREA SPECIFIC POLICIES – Consultation on Additional Changes

SCDC is proposing Main Modifications to the Plans following discussion at the Examination in Public hearing sessions in August/Sept intended to address issues of legal compliance and/or soundness. Consultation will run from Mon 17th Oct to 5pm Mon 28th November.

The noted changes in the document pertinent to Rushmere St Andrew were:-

Page 103 clarifies that saved policy AP228 is in fact replaced rather than updated. A point raised by this PC in our original response.

Page 194 amendments to the Physical Limits Boundary following a drafting error in the submission document – again, a point raised by this PC in our original response.

It was thus agreed that no further comment was required.

12. NEIGHBOURHOOD PLANNING - UPDATE

Mr Wright reported on a meeting he attended at KTC on 1st November. He was now a member of the public on the Kesgrave NP Working Party as he is currently a Kesgrave resident – Mr Wright also declared at that meeting that he was a Rushmere St Andrew Parish Councillor.

Mr Wright reported that KTC were currently in debate as to whether the option of 300 or 1000 dwellings would be the best option for proposed site off Bell Lane, as the larger number would hopefully trigger better infrastructure improvements.

KTC have opted to continue with development of their Neighbourhood Plan.

The Chairman thanked Mr Wright for the update.

13. ANY OTHER MATTERS & CORRESPONDENCE

Ipswich Local Plan – Letter received from IBC dated 20/10/16 announcing a follow-up Ipswich Local Plan Consultation – a number of changes are proposed by the Inspector and the consultation invites comments on those proposed changes.

Consultation period is 20th Oct to 1st Dec. Representations must be received by 11.45pm on Thursday 1st December.

Exhibitions are taking place on 3rd Nov, 11am – 3pm Pickwick Room, Ipswich Town Hall.

and Tues 8th Nov, 4pm - 8pm Orwell Room, Grafton House, Russell Road..

Mr Wright stated that he would attend on 3rd Nov.

14. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

15. CLOSE OF MEETING

The Chairman closed the meeting at 8.57pm