



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 7th January 2016 at THE VILLAGE HALL Committee Room at 7.15pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mrs J Clarke (arrived at item 4), Mr M Newton, Mrs B Richardson-Todd, Mr P Richings, Mr M Sones, Mr B Ward, Mr J Withey (arrived at item 4),
OTHER ATTENDEES:	Members of the public = 3
APOLOGIES:	Mr D Francis (holiday), Mr R Whiting (unwell), Mr J Wright (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 and accepted by all present.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 10th December 2015

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Newton. There was one abstention, with the rest 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 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..

There were no other declarations made.

4. PUBLIC PARTICIPATION

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

A resident asked to speak regarding planning application DC/15/5060/FUL 823 Foxhall Road. The chairman suggestion that this item be discussed at this point. Agreed by all.

[Note that the item is minuted in its original position at No.7 on the agenda.]

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

Nothing raised.

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/15/4857	Ipswich Rugby Club, Humber Doucy Lane	IP4 3PZ	Replacement of the flood light luminaires on top of the existing stanchions lighting the main pitch
<p>This application required a response by 6th January. The Clerk and Chairman had examined the documentation and submitted a response on 29/12/15.</p> <p>Response: <i>This PC recommends APPROVAL subject to there being no significant residual light issues which would affect the amenity of properties in the immediate vicinity.</i></p> <p>The response was noted and agreed by all members present.</p>			

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

The following had been received and commented on:

DC/15/5006	31 Chatsworth Drive	IP4 5XA	Conversion of existing 5 bedroom house to two dwellings, forming one 3 bedroom semi-detached and one 2 bedroom semi-detached
<p>The Clerk gave a situation report following his visit to the area of the proposal. Miss Cracknell proposed a recommendation of approval, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL</p>			
DC/15/4603	9 Hintlesham Close	IP4 5YD	Erection of detached garage
<p>The Clerk and Chairman gave a situation report following their examination of the proposal. Mr Ward proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL</p>			
DC/15/5042	Part Rear Garden of 679 Foxhall Road	IP4 5TA	Erection of dwelling
<p>The Clerk gave a situation report following his examination of the proposal and earlier conversation with the SCDC Planning Officer. Mr Withey proposed a recommendation of approval seconded by Mr Ward. Resolved: on a majority vote in favour of approval.</p> <p>Response: This PC recommends APPROVAL</p>			

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

The following had been received and commented on:

DC/15/5060	823 Foxhall Road	IP4 5TJ	Proposed erection of acoustic fence and gate
<p>Response required by 19th Jan</p>			
<p>The Clerk gave a situation report following his examination of the proposal and telephone conversation with the resident at No. 825 Foxhall Road. The resident at 825 attended this meeting and stated that the proposed fence would in effect be 9ft 10inches high on his boundary owing to the downward slope of Foxhall Road, He would have been happy with a lower fence on his boundary and the main front fence stepped to match the road incline.</p> <p>Mr Newton proposed a recommendation of refusal, seconded by Mr Withey Resolved: with ALL in favour</p> <p>Response: This proposal fails to meet the requirements of Development Management Policy DM21 sections a, b and f owing to the unacceptable fence height at the eastern end and the fact that it forms 3 layers at the boundary (wall, fence & hedge). It also creates a blind spot when exiting the driveways of 823 and 825 Foxhall Road and therefore affects highway safety. This PC therefore recommends REFUSAL</p>			

DC/15/5154	813 Foxhall Road Response required by 24 th Jan	IP4 5TJ	Construct single storey extension to east side of existing dwelling
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The Clerk and Chairman gave a situation report following their examination area of the proposal. Mr Withey proposed a recommendation of approval, seconded by Mr Sones. Resolved: with ALL in favour.
Response: This PC recommends APPROVAL subject to the use of the extension being ancillary to the domestic use of the dwelling

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/15/4218	46 Birchwood Drive	IP5 1EB	Replace wooden garden shed in rear garden of property. To remove existing dual pitched roof shed size 5x7 feet and increase hard standing over the existing area to take new dual pitched roof of shed size of 10X8 feet with an approximate height of 2.8m to the top of the apex. PLANNING PERMISSION
DC/15/4373	9 Linksfield (PC recommended refusal)	IP5 1BA	Proposed two storey extension and single storey extension and associated works PLANNING PERMISSION + conditions
DC/15/3757/OUT	825 Foxhall Road (PC recommended refusal)	IP4 5TJ	Erection of dwelling in rear garden of No.825, with accompanying driveway and crossover REFUSAL OF PLANNING PERMISSION

9. ENFORCEMENT – Updates

840A Foxhall Road – Latest entry on the SCDC enforcement list was ‘House being actively marketed use appears to have ceased’. The entry was also marked as ‘Remove from list’

Mulberry Corner, Tuddenham Lane – Latest entry on the SCDC enforcement list was ‘Appeal lodged 7.12.15 – decision pending’

10. INFORMATION EXCHANGE/DISCUSSION – Preparation for Attendance at KTC Special Meeting on 13th January in Respect of The Following Planning Application:

DC/15/4672/OUT	Land East of Bell Lane Kesgrave	Phased development of 300 dwellings, provision of land for primary school and associated landscaping and open space with all matters reserved apart from access
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In preparation for the Kesgrave meeting next week the Clerk and Chairman had taken a preliminary look at the proposal and had commenced drafting a response which would need finalising and submitting to be received by 18th Jan at SCDC. The matter would also be agendered for the full PC meeting on 14th Jan in order to add any information received from the Kesgrave meeting.

Following examination of the documentation by the Clerk and Chairman, the initial areas of concern were:-

Access onto Bell Lane and associated implication for the A1214 and Foxhall Road

Split site (across footpath) for Cedarwood Green School

Loss of rural aspect from the footpath

Implications of vehicular access for parents to the school area

Site Allocations and Area Specific Polices document (Page 147) refers to the site (Ref 3013) under the SCHLAA Scheme as being contrary to SP20-Eastern Ipswich Plan Area.

11. ANY OTHER MATTERS & CORRESPONDENCE

a. Audley Grove – Conifer Trees

Clerk had sent an email to Mr Ridley (SCDC Head of Planning) explaining the situation – no reply yet.

b. Referral of Planning Application DC/15/4488/FUL.

Clerk had received a 'Potential Referral of Planning Application' notice from SCDC in respect of DC/15/4488 Rushmere Baptist Church. Trigger point 1 had been initiated – This states '*... where a Town/Parish Council, Statutory Consultee or at least three interested parties have raised material planning objections within the prescribed consultation period and when officers are minded to approve.*'

As the P&D had recommended approval of this application the Clerk had not responded since there were no material reasons identified for calling in the application to the SCDC Committee.

c. To Note Matters Arising Since Publication of Agenda

Mr Newton stated that a new SHLAA site in Playford Lane had been notified to the SCDC Issues and Option working Group. This had been rejected by the Working Group meeting.

d. Dates to Note

12th January, 12PT Meeting, 10am, Tower Hall

13th January, KTC Special Planning Meeting re Land East of Bell Lane planning app, 7.15pm, Millennium Hall, Grange Farm

14th January, PC Meeting, 7.30pm Village hall

21st January, PA&S Meeting, 7.30pm Tower Hall

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

13. CLOSE OF MEETING

The Chairman closed the meeting at 8:55pm