



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 25th February 2016 at TOWER HALL Committee Room at 7.30pm

CHAIRMAN:	Mrs J Clarke.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mrs J Clarke, Mr D Francis, Mrs B Richardson-Todd, Mr B Ward, Mr R Whiting, Mr J Wright
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Mr M Newton (SCDC Full Council Meeting), Mr P Richings (Working), Mr M Sones (Unwell), Mr J Withey (Holiday), Asst Clerk, Mrs J Potter
ABSENT (no apologies):	None
CLERK:	Mr M R Bentley

As Mr Richings (P&D Chairman) had tendered apologies for this meeting it was agreed that Mrs Clarke should chair the meeting,

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 approved as detailed above.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 28th January 2016

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 alterations and no matters arising.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Whiting stated that as a member of Suffolk Coastal District Council and Suffolk County Council he may be asked to reconsider any matter from this meeting at District or County 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 or County level before coming to a decision.

Mr Ward declared a Local Non-Pecuniary Interest in planning application DC/16/0275/FUL as he was a season ticket holder at ITFC.

Mrs Clarke declared a Local Non-Pecuniary Interest in planning application DC/16/0588/TPO as she knew the applicant.

4. PUBLIC PARTICIPATION

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

None identified

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

Mr Wright stated that he had ascertained that further work on the wooded area adjacent to Foxhall Road was planned later in the year. He offered to go along as a private individual to a meeting with the owners of the site to discuss its future maintenance.

[Mr Whiting joined the meeting at this point]

Mr Francis stated that a resident had contacted him with concerns about the proposed development at Bell Lane.

Mr Francis stated that he had seen an article which said that KALGA (Kesgrave Allotment Garden Assoc.) now had £952 towards purchasing a shipping container to put on the allotments for secure storage. Mr Francis queried whether this would require planning approval and should we approach them about it. The Clerk said that KALGA were aware they were supposed to apply for permission to erect buildings on the allotment site as it was not owned by the local council, therefore we should wait to see if an application was submitted.

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/15/4774/FUL	28 Salehurst Road	IP3 8RY	Proposed single-storey front extension with garage conversion and installation of new hipped roof to front and side elevation (revised scheme to DC/15/3792/FUL). - (AMENDED DETAILS RECEIVED)
<p>The Clerk gave a situation report following his and the Chairman's examination of the documentation. Amended details had been received as the previous papers for the revised scheme had not shown any changes.</p> <p>As the response date was given as 15th Feb, the Clerk had sent a response on 13th Feb.</p> <p>Response: <i>This PC recommends APPROVAL</i></p> <p>Councillors noted and approved the response.</p>			
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
<p>The Clerk gave a situation report following his and the Chairman's examination of the documentation. As the response date was given as 21st Feb, the Clerk had sent a response on 16th Feb.</p> <p>Response: <i>We feel the variation of condition request should have been with respect to application DC/15/4169 rather than DC/15/1209 as the drawing numbers in DC/15/4169 had already superseded those of the original but are earlier modifications to the numbers referenced as latest versions in this application. Recommend APPROVAL on condition that anomalies with document revision numbers are clarified and corrected where necessary.</i></p> <p>Councillors noted and approved the response.</p>			

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

The following had been received and commented on:

DC/16/0275/FUL	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
<p>The Clerk gave a situation report following his examination to of the proposal documentation. Mr Francis proposed a recommendation of refusal, seconded by Mr Wright. Resolved: with ALL in favour.</p> <p>Response; This PC has concerns that the 15 metre height of the proposed lighting columns will have an adverse impact on the amenity of residents in The Mills. We note that existing floodlight columns are 8 metre in height; hence this proposal seeks to almost double the height of the currently approved lighting. Development Management Policy DM26 applies.</p> <p>We are also concerned that the method of water drainage/run-off for the proposed large artificial surface has not been adequately explained within the documentation.</p> <p>We thus recommend REFUSAL until such time as these matters are addressed to the satisfaction of the</p>			

Planning Officer.			
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
<p>Mr Wright, as Parish Tree Warden gave a situation report following his visit to the area of the proposal. Miss Cracknell proposed a recommendation of refusal, seconded by Mr Whiting. Resolved: with 2 abstentions and the rest for refusal.</p> <p>Response: This PC recommends REFUSAL of the application as proposed by the applicant. In terms of health none of the trees need to be removed and there is no apparent risk or damage to the trees which are an important part of the street scene for the area. However, we consider the following may be appropriate at the discretion of the SCDC tree officer: T1 pollard, T3 remove to create space and crown lift the rest of the specimens.</p>			
DC/16/0340/FUL	31 Woodbridge Rd	IP5 1BG	Rear single storey extension
<p>The Clerk gave a situation report following his and the Chairman's examination of the proposal. No.29 Woodbridge Rd had submitted an objection to SCDC. Mr Francis proposed a recommendation of refusal, seconded by Mr Ward. Resolved: with ALL in favour.</p> <p>Response: This PC recommends REFUSAL as we have serious concerns with the way that the upper portion of the rear party wall of the adjoining semi-detached dwelling is going to be left exposed as an example of poor visual design. Development Management Policy DM21 applies.</p>			

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

None received

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/15/4603	9 Hintlesham Close	IP4 5YD	Erection of detached garage PLANNING PERMISSION
DC/15/4774	28 Salehurst Road	IP3 8RY	Proposed single-storey front extension with garage conversion and installation of new hipped roof to front and side elevation (revised scheme to DC/15/3792/FUL). - (AMENDED DETAILS RECEIVED) PLANNING PERMISSION
DC/15/5042	Part Rear Garden of 679 Foxhall Road	IP4 5TA	Erection of dwelling PLANNING PERMISSION + conditions
DC/15/5154	813 Foxhall Road	IP4 5TJ	Construct single storey extension to east side of existing dwelling PLANNING PERMISSION + conditions
DC/16/0071/VOC	Part Rear Garden of 5 Linksfield		Amended location on site to avoid SCC soakaway and revision garage design. To include revised drawings reference 1001P and 1002D to avoid SCC's soakaway PLANNING PERMISSION

9. ENFORCEMENT – Updates

Nothing to report

10. NEIGHBOURHOOD PLAN- Report back from KTC Steering Group Meeting 22/02/16

The Clerk attended the Kesgrave Town Council Steering Group meeting on Monday 22nd Feb.

The main item was to agree the terms of reference. Version 1 draft was examined and it was agreed to let respective councils approve. A second document was presented – this being the Project Plan which still only referred to Kesgrave and required modifications to the timing schedule. The Clerk again requested an electronic copy of the map showing the boundaries of the proposed Neighbourhood Plan area.

Councillors noted the Neighbourhood Plan Terms of Reference.

11. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

1. **Planning appeal** – DC/15/2926/FUL. 22 Elm Road, IP5 1AJ, Appeal lodged against the decision of SCDC to refuse the application. Comments to be received by 4th March 2016.
2. **Planning Appeal** – DC/15/2718/OUT. Land Adjacent 163 Playford Road, Appeal lodged against the decision of SCDC to refuse the application. Comments to be received by 9th March. (previously reported at last GP&F)

The P&D had recommended refusal to SCDC in both the above cases and these responses would be automatically forwarded to the Inspector. Notifications of appeal were noted by councillors

3. **Referral of Planning Application** - DC/16/0082/FUL 47 Playford Road erection of cart lodge in front garden. This application had been referred under trigger point 3. (Officer is minded to approve but a consultee has objected). Mr Whiting as Ward Councillor had supported the referral. It was agreed that the Clerk should also complete the referral process form as the P&D had recommended refusal at the previous meeting.

b. Dates to Note

Thurs 3rd March 2016, Cemetery Management Panel Meeting, 7.30pm Village Hall Committee Room

Tues 8th March 2016, Allotment Management Panel Meeting, 7.30pm, Tower Hall Committee Room

Thurs 10th March 2016, Parish Council Meeting, 7.30pm, Village Hall

Mon 14th March 2016, SLAC Area Meeting, 7pm, Stratford St Mary

Wed 16th March 2016, Newsletter Editorial Board Meeting, 7.30pm, venue TBA

Thurs 17th March 2016, PA&S Meeting, 7.30pm, Tower Hall

Tues 29th March 2016, 12PT meeting 10am, Venue TBA

NOTE: PC Meeting of 10th March will include another presentation by Pigeon Investment Management with respect to the land bordering Humber Doucy Lane.

The next P&D (date TBA) will include a pre-application briefing by Groundwork Suffolk & Norfolk in respect of proposal to erect a building on the Oak Tree Low Carbon Farm.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Neighbourhood Plan

Pre Application briefing Oak Tree Low Carbon Farm

13. CLOSE OF MEETING

The Chairman closed the meeting at 9.20pm