



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 28th January 2016 at TOWER HALL Committee Room at 7.30pm

CHAIRMAN: J Withey Esq

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mrs B Richardson-Todd, Mr B Ward, Mr R Whiting, Mr J Withey, Mr J Wright

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Mrs J Clarke (another engagement), Mr M Newton (SCDC Council Meeting), Mr P Richings (Working), Mr M Sones (Another engagement).

CLERK: Asst Clerk - Mrs J Potter
Mr M R Bentley

Mr Withey chaired this meeting in the absence of Mr Richings and the vice-Chairman, Mrs Clarke

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 Whiting 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 7th January 2016

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Ward, 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/16/0251/TPO as his neighbour was the applicant.

4. PUBLIC PARTICIPATION

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

None

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

None

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/15/4488	Rushmere Baptist Church, The Street	IP5 1DF	Amended details received relating to the car park
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Owing to a short timescale for response to this amendment it was discussed at the full PC meeting of 14th Jan and the following response was agreed and sent to SCDC on 17th Jan: *Rushmere St Andrew Parish Council recommends APPROVAL. We note that this is an improved scheme for parking and includes a bicycle shelter, although it unfortunately does not increase the availability of parking spaces.*

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
<p>The Clerk and Mr Francis had attended a Kesgrave TC meeting on 13th January at which this outline application was debated. There were also at least 100 members of public present. A draft response from this Council was presented to the PC meeting on 14th January and the final response submitted on 15th Jan ready for the extended deadline of 18th January..</p> <p>Response: As this proposal is likely to have a major influence on traffic through Rushmere St Andrew via the Foxhall Road feeder into Ipswich, we submit the following observations:-</p> <ul style="list-style-type: none"> • The Site Allocations and Area Specific Polices document (Page 147) refers to the site (Ref 3013) under the SHLAA Scheme as being <u>discounted for development</u> since it is contrary to Spatial Strategy Policy SP20 of Eastern Ipswich Plan Area. • In implementing the Suffolk Coastal District Local Plan 2013, section 6.37, table 6.1 (Infrastructure identified as necessary for the delivery of the Core Strategy) of the Plan lists the risks in not achieving the infrastructure requirements for the Eastern Ipswich Plan Area. In the main those identified risks under the headings of Infrastructure, Education, Healthcare, Road Network & Waste Water are already a reality without the addition of an additional 300 homes in that area. The <u>mitigating solutions must be implemented before any further development work is allowed to proceed</u>, else SCDC is in default of its own Core Strategy requirements. • There are serious concerns regarding the expansion of Cedarwood Green School in that additional land allocated is on the opposite side of a bridleway and this has security management implications especially as the school is a Primary school. • Given the local history of poor vehicular access to schools this proposal does nothing to improve that situation but would appear to make the situation for Cedarwood Green far worse, • Probably the biggest concern is the major impact on traffic levels in Bell Lane and the spill over onto the A1214 and Foxhall Road. A single access point onto Bell Lane with an estimated 1,879 vehicle movements per day is not tenable. – The 1,879 figure is extracted from chapter 11, Traffic & Transportation, of the Environmental Impact Assessment document (submitted by the applicant), which also states a projected increase of 39% in Bell Lane traffic and 19% increase in Foxhall Road Traffic. <p>It is for the above reasons that Rushmere St Andrew Parish Council recommends REFUSAL of this proposal.</p>			
DC/15/4788/OUT	Land to East of Bridge Farm Top Street Martlesham	IP12 4RB	Outline planning application for up to 215 residential dwellings.... Etc
<p>Submitted on 17th Jan for the extended deadline of 18th Jan.</p> <p>Response: <i>Although not a statutory consultee on this application Rushmere St Andrew Parish Council considers that it should comment on the basis that this application, should it receive approval, will place additional traffic loading on the A1214 Ipswich feeder road, which in its current condition will be unsustainable.</i></p> <p><i>This will in turn force additional traffic onto the Playford Road 'rat run' and subsequently through to the village part of Rushmere St Andrew.</i></p> <p><i>There are also concerns regards the sufficient provision of primary and secondary education places given that local schools are at saturation point.</i></p> <p><i>The point we are trying to make is that the whole infrastructure of the area requires upgrading before further additional housing schemes can be considered.</i></p>			

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

The following had been received and commented on:

DC/15/5179	32 Mendip Drive	IP5 1AU	Severance of part rear garden and erection of one bedroom chalet bungalow. Form new vehicular access to existing dwelling.
<p>The Clerk gave a situation report following his visit to the area of the proposal. Mr Wright proposed a recommendation of refusal, seconded by Mr Ward. Not Resolved: Majority voted against refusal. Mr Whiting then proposed a recommendation of approval, seconded by Mrs Richardson-Todd. Resolved: Approved on a majority decision Response: This PC recommends APPROVAL</p>			
DC/16/0082	47 Playford Road	IP4 5RJ	Erection of a cartlodge to front of property
<p>The Clerk gave a situation report following his visit to the area of the proposal. Mr Francis proposed a recommendation of refusal, seconded by Miss Cracknell. Resolved: with ALL in favour Response: This PC recommends REFUSAL as this proposal is an over development of the frontage of the dwelling and would create an adverse impact on the street scene. Development Management Policy DM21 applies in this respect.</p>			
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
<p>The Clerk gave a situation report following his examination of the revised documentation. Mr Ward proposed a recommendation of approval, seconded by Mr Wright. 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/16/0251/TPO	14 Playford Road	IP4 5RH	To thin and re-pollard line of overgrown holm oak hedge on northern frontage boundary
<p>Mr Wright gave a situation report following his visit to the area of the proposal. Mr Wright proposed a recommendation of approval, seconded by Mr Withey. Resolved: with ALL in favour. Response: This PC recommends APPROVAL subject to maintaining the previous pollard height of approx. 6 to 7m (as stated in the application), with the work to be completed either before the start of the bird nesting season or October onwards.</p>			

8. PLANNING DECISIONS RECEIVED SINCE LAST MEETING

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

DC/15/4560	31 Woodbridge Road	IP5 1BG	Rear two storey extension & alteration to form gable wall on side elevation APPLICATION WITHDRAWN
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 PLANNING PERMISSION
DC/15/0595	Part Rear Garden 4 Playford Lane	IP5 1DW	New dwelling adjacent 4 Playford Lane APPEAL DISMISSED BY INSPECTORATE
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 PLANNING PERMISSION + conditions
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9. ENFORCEMENTS – Updates

Car Sales – It was reported that car sales still appeared to be taking place on the internet using the 840A Foxhall Road address. The situation would be monitored and if necessary SCDC Enforcement would be kept informed.

10. ANY OTHER MATTERS & CORRESPONDENCE

a. Audley Grove – Conifer Trees

Response received from SCDC – Phil Ridley (Head of Planning) had passed the matter down to Liz Beighton who stated. *‘Such works does not constitute development and would therefore not require planning permission.*

I understand that the owner has given consent for the planting. I hope this clarifies the position but if I can be of any further assistance please feel free to contact me.’

It was agreed to shelve this matter until such time as there is a further complaint or enquiry.

b. To Note Matters Arising Since Publication of Agenda

Mr Wright reported that a notice had been placed by SCC on the boundary of the golf course at the side of the Sandlings/Common on the footpath leading off from Hardwick Close (the area apparently known as ‘Seventeen Acre Field’). The notice was a deposition under Section 15A(1) of the Commons Act 2006.

This basically is a statement which brings to an end any period of recreational use as of right over the land to which the statement applies.

c. Neighbourhood Planning

The Clerk explained that he had attended a NP working group meeting at Kesgrave Town Council as a follow-up to a meeting held before Christmas. At this latest meeting the boundaries for a potential joint NP had been discussed as well as a Project Plan and Terms of Reference. The Clerk would have more details available for the February GP&F at which time the PC would need to decide if it wished to go ahead with the joint venture.

a. Other Matters

It was reported that:-

Tree felling was taking place opposite the entrance to Foxhall Stadium.

A double manhole cover outside 780/782 Foxhall Road had sunk into the roadway – Clerk to report to SCC.

a. Dates to Note

30th January, 11am, Kesgrave Library 10th Birthday celebration – Tea and cakes

5th February, 10.30am, Tower Hall Cttee Room - Meeting to discuss Jubilee Walk revamp

11th February, 7.30pm, Tower Hall, GP&F Committee meeting

22nd February, 6.15pm, Kesgrave Town Council, NP Steering Group meeting

29th February to 4th March – Closure of part of The Street between Chestnut Close and Playford Lane for carriageway resurfacing and associated repairs.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

12. CLOSE OF MEETING

The Chairman closed the meeting at 9pm