



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



**Minutes of the Planning & Development Committee meeting held on 12th December 2017 at
THE VILLAGE HALL – Main Hall at 7.30pm**

CHAIRMAN: P Richings Esq.

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mr M Newton, Mr R Nunn, Mr M Shields, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Mr R Whiting (family commitment), Mr J Wright (Unwell)

ABSENT (no apologies): None

CLERK: Mr M R Bentley, Mrs S Stannard (Minutes)

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman reminded members of 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 Newton proposed acceptance of reasons for councillor absence, seconded by Miss Cracknell with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 25th October 2017

Mr Francis 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.

Mr R Nunn joined the meeting.

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

No members of the public present

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

Mr Nunn reported that he came across first aid training courses provided at Holly Road and the cost of a course is £75 per person. Mr Nunn has signed up to attend a course. Mr Nunn stated that he preferred having a defibrillator in Beech Road rather than in Woodbridge Road. This issue was discussed at the PA&S meeting in November and it was agreed that locating a defibrillator in Beech Road was not considered feasible at present as no one has agreed that the cabinet for the defibrillator can be located at their business and an electrical connection to the cabinet is needed. Mr Nunn has subsequently been informed by the gentleman that run the first aid courses that a defibrillator does not require an electrical connection but it has to be inspected every three months. The gentleman is willing to provide councillors with more information regarding this. Mr Newton clarified that the electrical connection is required for the cabinet to keep the defibrillator warm and to light up the cabinet. An invitation will be extended to the

gentleman to attend a PA&S meeting once a response has been received from Sportsmed East and/or Foxwood Ceramics.

Mr Francis requested to look at the documentation relating to the application for 787 Foxhall Road. Mrs Stannard will contact Mr Francis regarding access to the documentation.

5. TO NOTE P&D DELEGATED RECOMMENDATIONS TO THE FOLLOWING PLANNING APPLICATIONS

DC/17/4467/FUL	44 Birchwood Drive	IP5 1EB	Proposed single storey rear extension and alterations including replacement of existing flat roof with a pitched roof.
<p>This application had a response date of 15/11/17 hence the Clerk and Chairman made a delegated response to SCDC on 14/11/17 under the 'simple' application policy.</p> <p>Response: Rushmere St Andrew Parish Council recommends approval. Councillors noted and approved the response.</p>			
DC/17/4508/FUL	164 Heathlands Park	IP4 5TQ	Ramped access for footway into property
<p>This application had a response date of 20/11/17 hence the Clerk and Chairman made a delegated response to SCDC on 20/11/17 under the 'simple' application policy.</p> <p>Response: Rushmere St Andrew Parish Council recommends approval. 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/17/4841/FUL	132B The Street	IP5 1DH	Proposed alterations, 2 storey front extension & detached carport
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Trees and hedges are within falling distance of proposed development. Materials are to match existing with exception of wall boarding (existing timber, proposed Cedral).</p> <p>Plans – To front of house, existing front 2 storey playroom / bedroom elevation is enlarged in southerly & easterly directions. To the east the proposed extension is aligned close to site boundary. To the south, the proposal fills the gap between existing dwelling and gym (former garage?) with shower room, office & lobby at ground floor level, and nett additional bedroom at first floor level. A detached carport is added in southeast corner of the site.</p> <p>Press Advertisement – EADT 23/11/17 Tree Preservation Order</p> <p>Latest Consultation Expiry Date – 13/12/17 (Advertisement Notice)</p> <p>Mr Newton proposed refusal on grounds that tree (T1) and car port are in conflict and the proposed car port would have a detrimental effect on the street scene. Seconded by Mrs Richardson-Todd. Majority in favour of refusal.</p> <p>Response: This PC recommends REFUSAL as the proposed car port and adjacent tree are in conflict. In addition, the proposed car port would have a detrimental effect on the street scene.</p>			
DC/17/4917/FUL	13 Salehurst Road	IP3 8RT	Proposed garage conversion, extension and alterations
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Tiles & bricks proposed to match existing. Windows and doors proposed are UPVC.</p> <p>Plans – Conversion of existing WC & garage into shower room & bedroom. Proposed "infill" garage to south of site.</p>			

Press Advertisement – EADT 30/11/17 Archaeological Site
Latest Consultation Expiry Date – 21/12/17 (Site Notice Expiry Date)

Mr Nunn proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour
Response: This PC recommends APPROVAL

DC/17/1435/OUT	Land South and East of Adastral Park, Martlesham Heath		Outline planning application for up to 2000 dwellings and mixed use development
<p>Mr Richings gave a situation report following his examination of the proposal documentation. The Parish Council responded to this application in May 2017 citing various highway / traffic concerns. In the intervening period, the applicants have submitted various amended plans on other issues (e.g. natural habitats) to which the Parish Council have not been consulted.</p> <p>An “iterative” process is ongoing with this application, and it is apparent that the “lead party” in discussions regarding highway issues is SCC. The applicants have now provided “Revision 6” containing new / revised documents on this topic and the Parish Council have been advised accordingly as an interested party. Mr Shields attended a briefing on the latest proposals and, together with a covering letter detailing these adjustments, is probably the best starting point for Councillors to consider and identify what, if any, response they think fit to make.</p> <p>Mr Shields having attended the recent briefing at SCDC regarding the traffic plans for this proposal gave a verbal report to this meeting.</p> <p>The chairman thanked Mr Shields for attending the briefing and reporting back to the meeting. Mr Newton stated that the SCDC planning committee will consider the proposal on 15th Jan. Mr Nunn proposed a recommendation of refusal, reiterating the previous concerns of the Parish Council as submitted in May 2017. The current proposal, including the ‘Smart Traffic Lights’, will not address the traffic concerns previously raised. The proposal was seconded by Mr Ward. Resolved: with ALL in favour</p> <p>Response: This PC recommends REFUSAL</p>			

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

The following had been received and commented on:

DC/17/5109/FUL	40 Chestnut Close	IP5 1ED	Two storey side extension and alteration
<p>It was stated that the Parish Council had only just been notified of the application via email and that owing to the Christmas post we were still awaiting documentation. A4 copies had been printed from the SCDC website. Mr Newton felt that on a point of order members of the public should be given the chance to attend a P&D meeting should they wish to before a decision is made. Mr Bentley stated that all members of the public are free to comment on the application independently of the Parish Council comment and he indicated that comments have to be submitted by the 1st January. It was agreed that the application will be considered by the Committee.</p> <p>Miss Cracknell proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/17/5199/FUL	836 Foxhall Road	IP4 5TP	Proposed rear storey extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Application form – No pre-application advice sought. Tiles & render proposed to match existing. Windows and doors to match existing. Small holly tree to be removed in rear garden. Plans – Demolition of conservatory and proposed single rear storey extension for living room. Existing garage to be shortened. Latest Consultation Expiry Date –01/01/18 (Neighbourhood Consultation Letter)</p>			

Mr Francis proposed a recommendation of approval, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour

Response: This PC recommends APPROVAL

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None received

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/17/3944/TPO	4 Mere Gardens	IP4 5HU	T1 Pear tree - to be felled to allow garden access and replaced with apple tree. T2 Ash tree - remove lowest limb before it fails in high winds. PLANNING PERMISSION
DC/17/3418/LBC	Hill Farm Barn, Lamberts Lane	IP5 1DS	Retrospective listed building consent for amendments made to application C/00/0884 LISTED BUILDING CONSENT
DC/17/4118/TPO	87 Playford Road	IP4 5RQ	To fell 2 no. Corsican Pines because of root damage in driveway PLANNING PERMISSION + conditions
DC/17/3850/FUL	26 Brookhill Way	IP4 5UL	Single storey rear extension PLANNING PERMISSION
DC/17/4155/FUL	35 Bixley Drive	IP4 5TX	Proposed alterations and front extensions PLANNING PERMISSION + conditions
DC/17/4112/FUL	7 Sandling Crescent	IP4 5TW	Demolition of rear conservatory and erection of single storey sun-room to rear elevation PLANNING PERMISSION
DC/17/4467/FUL	44 Birchwood Drive	IP5 1EB	Proposed single storey rear extension and alterations including replacement of existing flat roof with a pitched roof. PLANNING PERMISSION
DC/17/4508/FUL	164 Heathlands Park	IP4 5TQ	Ramped access for footway into property PLANNING PERMISSION
DC/17/4381/FUL	10 Bixley Lane	IP45UA	Discharge of condition 4 on application DC/17/3064/FUL - Replacement dwelling and detached garage/home office building - Landscape and external works layout plan submitted APPROVAL OF DETAILS RESERVED BY CONDITION

DC/17/4445/VOC	Part Rear garden, 5 Linksfield	IP5 1BA	Variation of condition No3 of DC/14/3571/FUL - Segregation of rear garden of 5 Linksfield and erection of one detached bungalow with integral double garage accessed off Beech Grove. - Original bricks (Weinberger Ridgeway Multi) unavailable. Change to Weinburger Grove Orange Multi. PLANNING PERMISSION
DC/17/3416/DRC	Land at and adjacent to 42 Woodbridge Road		Discharge of condition 10 on application DC/16/4762/OUT – Erection of three residential dwellings, retention of existing dwelling and access – site parameters plan submitted CONDITION 10 DISCHARGED
DC/17/3814/DRC	681 Foxhall Road		Discharge of condition 6 of DC/14/1859/FUL – Erection of two storey dwelling with access drive and ancillary works APPROVAL OF DETAILS RESERVED BY CONDITION

10. ENFORCEMENTS & APPEALS

None

11. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

Miss Cracknell enquired if there has been a response regarding the caravan tow hitch jutting out over the footway at 22 Ickworth Crescent. Mr Bentley will contact Mr Sarbutts regarding this.

12.

a. Dates to Note

Thursday, 14th Dec, 7.30pm, GP&F Committee Meeting, Tower Hall
Thursday, 11th Jan, 7.30pm, PC Meeting, Village Hall
Thursday, 18th Jan, 7.30pm, PA&S Committee Meeting, Tower Hall

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.05pm.

This was the last P&D meeting being attended by the Clerk, Mr Bentley. The Chairman thanked Mr Bentley for all the planning meetings attended and for handling all the planning matters so well over the years.