



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 4th January 2017 at TOWER HALL – Main Hall at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr M Newton, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward, Mr J Withey, Mr J Wright
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Mr M Sones (Family Commitment), Mr R Whiting (Family Commitment) Mrs S Stannard-Asst Clerk (Somersham PC meeting)
ABSENT (no apologies):	Mr D Francis (<i>Apologies received on 6/1/17 – Mistook date of Mtg</i>)
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. Mr Withey proposed acceptance of reasons for councillor absence, seconded by Mr Ward with all in favour.

Reasons for absence were not accepted at this meeting from:- Mr D Francis

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 8th December 2016

Mr Wright pointed out that under item 8 of the minutes the reference to 702 Foxhall Road stated that the PC had recommended refusal whereas it was a recommendation of approval. It was agreed that the refusal reference be deleted.

Miss Cracknell proposed acceptance of the Minutes with the above mentioned correction made, seconded by Mr Ward, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record with 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

No public present

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

Mr Newton and District Council had established that the 'referrals committee' had been established as a 'meeting held in public' so PC members can attend if they wish and Mr Newton would attend too if required. Meeting dates are on the SCDC website. Miss Cracknell stated that there seemed to be many decisions made by SCDC planning of late which have gone against the PC recommendation.

Mr Wright stated that following a meeting that he and Mrs Stannard (Asst Clerk) held at Broke Hall shops the Indian Restaurant had agreed to host a defibrillator. – To be fully reported at the forthcoming PA&S.

5. TO NOTE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/16/5063/FUL	Foxwood Ceramics, 36-38 Woodbridge Road	IP5 1BH	Erection of a new treatment building to be used in association with the existing physiotherapy and sports injury clinic
As a response was required by 27 th December, the Chairman and Clerk had made a delegated recommendation on 19 th Dec.			
<p>Response: This PC recommends APPROVAL on condition that suitable protection is provided at the front of the building to ensure pedestrians do not exit the building directly into the path of manoeuvring vehicles, for example by employing a protective railing and/or raised kerbing.</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/16/4945/FUL	Part rear garden 19 Linksfield	IP5 1BA	Proposed erection of 2no. bungalows with 2no. associated detached garages
The Clerk gave a situation report following his visit to the area of the proposal and Mr Richings gave a situation report following his appraisal of the documentation.			
Mr Wright proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour.			
<p>Response: This PC recommends APPROVAL on condition the wheelie bin presentation point is expanded to cater for the extra number of dwellings.</p>			
DC/16/4809/FUL	30 Playford Road	IP4 5RG	Erection of 1.8m high and approximately 11.5m in length woven willow fence. Two timber posts to form gate opening with timber gate.
Mr Richings gave a situation report following his examination of the proposal documentation.			
Mr Wright proposed a recommendation of refusal, seconded by Miss Cracknell. Resolved: with ALL in favour.			
<p>Response: This PC recommends REFUSAL as the erection of the 1,8m high woven willow fence is inappropriate, because it would have a harsh and dominating effect on the character of the area, by virtue of its height, appearance and proximity to the edge of the highway. The proposal creates an unacceptably imposing enclosure at close proximity to the highway, contrary to the simple verdant character of this section of Playford Road.</p> <p>We also feel that policy DM27 is contravened by substituting the well-established hedgerow with fencing.</p>			
DC/16/5220/FUL	135 The Street	IP5 1DG	Proposed single storey extension and external alterations
Mr Richings gave a situation report following his examination of the proposal documentation.			
Miss Cracknell proposed a recommendation of approval, seconded by Mr Withey. Resolved: with ALL in favour			
<p>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/16/5305/FUL	48 Broadlands Way	IP4 5SU	Proposed installation of window at ground floor to south west elevation
<p>The Clerk gave a situation report following his examination of the proposal documentation. Note: At the pre-application advice stage the SCDC Planning Officer had informed the applicant that "Planning permission was required as Permitted Development Rights were removed by condition 5 of planning permission C03/0620 but there was no fee to pay as request would normally be classed as permitted development."</p> <p>Mrs Richardson-Todd proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			

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/16/2613/DRC	Land south of Ditchingham Grove and land south of Magingley Crescent and land south of Shrublands Drive and adjacent Broadlands Way		Discharge of Condition Nos. 3, 9, 10 & 17 of planning consent C12/0237. REFUSAL OF DETAILS RESERVED BY CONDITION
DC/16/4369/TPO	3 The Limes	IP5 1EA	To pollard with option to fell Walnut tree T1 PLANNING PERMISSION
DC/16/4489/FUL	14 Mendip Drive	IP5 1AU	Proposed alterations and single storey front extension PLANNING PERMISSION
DC/16/4548/PNH	16 Blackdown Avenue	IP5 1AZ	Proposed single storey extension with pitched vaulted roof PLANNING PERMISSION NOT REQUIRED
DC/16/4552/FUL	Pound Meadow, Humber Doucy Lane	IP5 1DY	Proposed new hay/bedding store and stables. Relocation of saved stable PLANNING PERMISSION
DC/16/4582/FUL	Land West of Clovelly Close, Clovelly Close (PC Recommended Refusal)		Residential Development for 6 dwellings and garages PLANNING PERMISSION + conditions (17)
DC/16/4593/PN3	Villa Farm, Tuddenham Lane	IP5 1DT	Change of use from agricultural storage to dwelling PLANNING PERMISSION NOT REQUIRED
DC/16/4782/PNH	20 Mendip Drive	IP5 1AU	Demolition of existing conservatory and erection of single storey rear extension REFUSAL OF PRIOR APPROVAL

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

a. Appeal – DC/16/3018/OUT Part Land South West of 163 Playford Road

Any additional comments to be sent to the Inspectorate by 6th January – None required.

b. Appeal - DC/15/4672/OUT Land to East of Bell Lane, Kesgrave

Any additional comments to be sent to the Inspectorate by 17th January – None required.

c. 2 Haughley Drive

A resident had written to the PC requesting help as she was unable to get a final resolution from SCDC on enforcement case ENF/2016/0096/DEV (2 Haughley Drive). Communication was ongoing with the resident to try and establish all the facts of the matter. Report back at next P&D.

11. NEIGHBOURHOOD PLANNING – UPDATE

The Clerk gave reminded Councillors that there would be members of the SCDC Planning Policy Team attending an informal meeting on Monday 16th January, 7.30pm, Tower Hall to talk about Neighbourhood Plans and the Local Plan Review.

Questions to be submitted to the SCDC team were:-

'Can you, (SCDC), convince us that there is significant value in Rushmere St Andrew Parish Council preparing a Neighbourhood Plan as opposed to taking a formative and active role in the proposed Local Plan review?'

'To what extent will the Parish Council be allowed to be "at the table" when setting up the next round of the Local Plan Review, what do you envisage as the structure of that review what level of participation do you envisage for parish councillors, officers and members of the public?'

12. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

A note had been received from IBC regarding amended documentation for the proposed development on land south of the railway line, Westerfield Road. Any comments to be made to IBC by 23rd January. It was agreed that this PC had already responded with the relevant information.

b. Dates to Note

12th January, 7.30pm, PC Meeting, Tower Hall

16th January, 7.30pm SCDC briefing on NP and Local Plan (Councillors & Officers only), Toer Hall

19th January, 7,30pm, PA&S meeting Tower Hall

9th February, 7.30pm GP&F meeting Village Hall

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Enforcement – Fencing at 2 Haughley Drive

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.06pm