



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 6th March 2017 at THE VILLAGE HALL Committee Room at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr D Francis, Mr M Newton, Mr P Richings, Mr B Ward, Mr J Withey, Mr J Wright
OTHER ATTENDEES:	Members of the public = 2
APOLOGIES:	Mrs B Richardson-Todd (unwell), Mr R Whiting (family commitment), Assistant Clerk Mrs S Stannard
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 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 13th February 2017

Mr Wright proposed acceptance of the Minutes, seconded by Mr Withey, 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 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

A member of the public wished to speak on planning application DC/17/0480/FUL, 65 Beech Road.

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

Mr Wright and The Clerk reported on progress with removal of the large tree that had blown down across Limes pond during storm 'Doris' on 23/24th February. SCL Landscape had reported to the Clerk that 2 x 20ton lorry loads had been cut-up and removed to date and there was another load to go before the site would be cleared.

Mr Newton reported that the next SCDC regular meeting scheduled for 16th March had been cancelled but an additional meeting had been arranged for 8th March.

Mr Ward raised a query regarding a potential Parliamentary Boundary Commission revue which appeared to indicate that this parish would change its higher level district council. There was some discussion on the matter, however, it did seem unlikely. Some research would be carried out.

Miss Cracknell stated that on the land adjacent to 155 The Street, the entrance has been widened with gateways put in and set back from the road. She stated that the hedgerow was supposed to have been protected from the proposed development work. After some discussion it was agreed that the planning conditions should be checked and if necessary SCDC Enforcement would be contacted.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

As members of the public had requested time to speak regarding application DC/17/0480/FUL the chairman stated that this application would be brought forward on the agenda. The following had been received and were commented on:

DC/17/0480/FUL	65 Beech Road	IP5 1AP	Change of use (A2) to takeaway food shop (A5)
<p>Mr Richings gave a situation report following his examination of the proposal documentation. A resident of Beech Road made a brief statement citing the fact that there were many take-away food shops within a short distance and this location was not suitable for another one. The resident already spent considerable time clearing rubbish outside. It was noted that a report from Environmental Protection had concerns regarding odour and noise. SCC Highways had no objection to the proposal. Mr Withey proposed a recommendation of refusal, seconded by Mr Wright. Resolved: with ALL in favour. Response: This PC recommends REFUSAL as:-</p> <ul style="list-style-type: none"> • The nature of a take-away outlet does not blend with the current businesses in this small retail parade situated in a quiet residential area. • Anti-social opening hours will have a negative impact on the amenity of the area by way of additional noise and on-street parking. Although there is a small lay-by adjacent to the proposal site, in the evenings it is often full of local resident's vehicles (for overnight parking) at a time when the take-away is likely to be most active. • There are also concerns that odour from the food cooking operation will affect the amenity of local residents particularly those living in the flats located above the businesses in that small development. • The noise from kitchen extractor fans and additional vehicle movement are also likely to be unacceptable to local residents. <p><i>[The members of the public left the meeting at this point]</i></p>			
DC/17/0247/FUL	30 Playford Road	IP4 5RG	Erection of 1.8m high brick wall and approximately 11.5m in length with brick piers to form opening (there will be no gate). The wall will be set back from the boundary enough to be able to plant evergreen plants /shrubs to blend in with the surroundings
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Mr Wright proposed a recommendation of refusal, seconded by Mr Francis. Resolved: with ALL in favour Response: This PC recommends REFUSAL as we feel that policy DM27 is contravened by substituting the well-established hedgerow with a 1.8 metre high wall and that the attempt to mitigate the harsh and dominating effect on the character of the area by the 'proposed evergreen plants/shrubs' would be ineffective given the imposing height of the wall. If the Planning Officers should be minded to approve this application we would request conditions be imposed as follows:-</p> <ol style="list-style-type: none"> a) The brick wall to be set back a minimum of 2.4 metres from the edge of the carriageway of the adjacent highway. b) Prohibiting installation of any form of gate in the wall opening. c) Restricting the planting at the front of the wall to a native species such as Hornbeam in an attempt to blend in with the rural nature of this part of Playford Road. 			
DC/17/0456/FUL	5 Meadowside Gardens	IP4 5RD	Single storey extension
<p>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. Response: This PC recommends APPROVAL</p>			
DC/17/0488/FUL	2 The Greens	IP4 5UT	Single storey rear extension
<p>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 Response: This PC recommends APPROVAL.</p>			

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

None received.

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/17/0098/FUL	12 Chatsworth Drive	IP4 5XA	Construction of single/two storey, side/rear extension. Referred under trigger point 3. – Material Planning Objection made when officers are minded to approve
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Under delegated powers the Clerk has responded as below following consultation with the Chairman:-
We note the re-design of the proposal, however the extent and height of the plain brick wall on the western side remains an overbearing relationship with No.14 Chatsworth Drive by virtue of its proximity to the boundary of this small overdeveloped site.

Rushmere St Andrew Parish Council therefore recommends REFUSAL as the proposal fails to meet the requirements of Development Management Policy DM23 (c) & (e).

8. 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/16/4762/OUT	Land at and adjacent to 42 Woodbridge Road		Erection of three residential dwellings, retention of existing dwelling and access OUTLINE PLANNING PERMISSION + conditions
DC/17/0201/FUL	133 The Street	IP5 1DG	Proposed single storey garage extension PLANNING PERMISSION + conditions
DC/17/0652/DRC	Part rear garden 19 Linksfield	IP5 1BA	Discharge of condition No.4 of DC/16/4945/FUL - Proposed erection of 2no. bungalows with 2no. associated detached garages APPROVAL OF DETAILS RESERVED BY CONDITION
DC/17/0025/PNH	20 Mendip Drive (see DC/16/4782/PNH Also refused)	IP5 1AU	Demolition of existing conservatory and erection of single storey rear extension REFUSAL OF PRIOR APPROVAL

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

Appeal Decision regarding DC/16/3018/OUT - Land Adjacent to 163 Playford Road. The Planning Inspector DISMISSED the Appeal on 31st January 2017.

10. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

None reported.

b. Dates to Note

Wednesday 8th March 2017, Allotment Panel meeting, 7.30pm, Village Hall Committee Room

Thursday 9th March 2017, Parish Council Meeting, 7.30pm, Tower Hall

Thursday 16th March 2017, PA&S Committee Meeting, 7.30pm, Tower Hall

Thursday 13th April 2017, GP&F Committee Meeting, 7.30pm, Village Hall

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None identified

12. CLOSE OF MEETING

The Chairman closed the meeting at 8.42pm.