



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 9th May 2017 at
THE VILLAGE HALL at 7.30pm

CHAIRMAN: P Richings Esq.

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

OTHER ATTENDEES: Members of the public = 1

APOLOGIES: Asst 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.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 10th April 2017

Miss Cracknell pointed out that she was listed as 'Mr Cracknell' in item 2. With the correction made in the minutes by the Chairman, Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Newton, 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..

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.

4. PUBLIC PARTICIPATION

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

The member of public had questions to ask questions regarding planning applications DC/15/4177/FUL and DC/17/1435/OUT under item 6 of the agenda.

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

Mrs Richardson-Todd had attended the SPS Archaeological training today but Ms Evans who was also booked to attend had been unwell and unable to attend. Mrs R-Todd found the day very interesting and would write a report for the P&D committee.

Mr Francis attended an appeal meeting regarding the application for 300 dwellings off Bell Lane, but just after the meeting stated it was postponed pending receipt of further and up-to-date reports.

Mark Newton stated that the SCDC Planning Committee meetings would now take place on the 3rd Thursday of each month. In addition on the 30th May there would be an Officer presentation at Melton on the 2000 dwelling Adastral Park application. The public were able to attend this presentation.

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

DC/17/1415/CLP	35 Chatsworth Drive	IP4 5XA	Certificate of Lawful Use - Proposed - Convert the garage into utility, WC room and entrance hall
<p>Response date for this application was 3rd May. Under delegated authority the Chairman and Clerk had examined the application and made a recommendation of Grant of Prior Approval on 1st May. Councillors noted and agreed the response. Response: <i>This PC recommends a Grant of Prior Approval.</i></p>			
DC/17/1534/TPO	1 Woodbridge Road, Kesgrave	IP5 1AH	Works to T1-Oak, T2-Ash, T3-Oak, T4-Oak, T5-Ash, T6-Oak as specified
<p>This application is for Kesgrave but as it was right on the border with Rushmere St Andrew it had been forwarded to this council by Kesgrave Town Council (KTC) for our opinion on the application. Mr Wright the Parish Tree Warden had examined the application and commented back to KTC via the Clerk on 22/04/17. The response closing date was 03/05/17. KTC had used the response below in forming their reply to SCDC. Response: <i>Elite Trees are a well know company who do their homework before recommending work to be carried out.</i> <i>The main concern is the timing of the project given the extent of the work to be carried out, which if imminent is likely to affect wildlife as we are now in the bird nesting season. It would therefore be appropriate to delay any agreed work until the autumn.</i> Councillors noted and agreed 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/15/4177/FUL	Bixley Drive		Erection of 23 dwellings plus associated roads and landscaping
<p>Mr Richings gave a situation report following his examination of the proposal. The member of public was concerned about the limited visibility adjacent to the access point for the development, stating that it was an 'accident waiting to happen'. Mr Whiting was concerned about the lack of mix of housing as they were mostly larger dwellings. There were further comments about the lack of affordable housing, however it was confusing as to the relationship with the original master plan for Bixley Farm. Also further comments about road layout, the visibility and the safety of the bend in Bixley Drive. Mr Wright was concerned about the wildlife on the vacant plot. The Chairmen read out a letter from SCC Highways recommending holding until matter relating to the development access road were addressed.</p> <p>Mr Whiting proposed a recommendation of approval with conditions, seconded by Mr Nunn. Resolved: In favour with a majority vote. Response: This PC recommends APPROVAL on condition that:-</p> <ol style="list-style-type: none"> The concerns submitted by SCC Highways are addressed satisfactorily. Adequate 'sight lines' for vehicular traffic around the bend in Bixley Drive are provided to take account of the curvature of the road, parked vehicles on the curve and excess speed on the downhill sections of the bend - all concerns of local residents and this Parish Council. If appropriate, suitable consideration has been given to provision of Affordable Housing on this part of the development. All reported environmental and ecological issues are completely addressed. 			

DC/17/1435/OUT	Land South and East of Adastral Park, Martlesham Heath	Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycle-ways, vehicle accesses and associated infrastructure.	
<p>Mr Richings gave a situation report following his examination of the proposal. After studying proposals for modifying roads and roundabouts in the whole area, there were a variety of comments from councillors and the member of public regarding potential issues with traffic flow in the vicinity of the development and further afield including roads through our Parish, notably affecting the A1214 and Foxhall Road.</p> <p>Mr Nunn proposed a recommendation of refusal, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour.</p> <p>Response: This PC recommends REFUSAL of this outline proposal in consideration of site access based on the following observations:-</p> <ul style="list-style-type: none"> • There appears to be little or no consideration for the expected increased traffic through Rushmere St Andrew at Foxhall Road and the A1214. Shaving a sliver of between 0.3m and 1.0m (depending on roundabout) off the kerbside footway width will not solve or reduce the already highly congested traffic queues at St Augustines and Bixley Road/Foxhall Road roundabouts. • The proposed improvements at the Woodbridge Road gyratory roundabout would marginally improve traffic flow at current levels, but this roundabout requires the removal of the traffic light controlled pedestrian crossing to make it an acceptable interchange point on the Ipswich feeder route. A pedestrian bridge (with ramped rather than stepped access) crossing both the A1214 and the feeder section from Colchester Road/A1071 is required for effective traffic flow. • The Boulevard T-junction access point from the A12 onto the new development would be totally unsuitable for current traffic levels let alone the extra traffic movements generated by the completion of the projected development. We estimate that even at current rush-hour levels the provision of traffic lights at The Boulevard would create queuing back to the Foxhall Road and BT/Eagle Way roundabouts. A better solution would be with no traffic lights at The Boulevard but slip roads linking to the A12 for both entry and exit. Traffic wanting to exit right from The Boulevard would slip left and then round the Foxhall Roundabout whilst traffic wishing to turn right from the A12 into The Boulevard would turn right round the Eagle Way/BT roundabout then slip left into The Boulevard. This would ensure traffic flows smoothly along the whole length of the A12 at this point and around the proposed increased number of roundabout lanes. 			
DC/17/1541/FUL	34 Beech Road	IP5 1AN	Demolition of garage, New single storey extension to the rear and two storey extension to the side and rear, new roof over existing bay and front entrance
<p>Mr Richings gave a situation report following his examination of the proposal. Mrs Richardson-Todd proposed a recommendation of approval, seconded by Mr Whiting. Resolved: with ALL in favour.</p> <p>Response: This PC recommends APPROVAL</p>			
DC/17/1678/FUL	Rush Cottage, 60 Playford Road	IP4 5RG	Boundary wall and piers exceeding 1.00m fronting highway (Playford Road and Bent Lane)
<p>Mr Richings gave a situation report following his examination of the proposal. Mr Nunn proposed a recommendation of approval. There was no seconder. Mrs Richardson-Todd proposed a recommendation of refusal as the proposal was out of character with the rural environment, seconded by Miss Cracknell. Resolved: in favour of refusal on a majority verdict.</p> <p>Response: This PC recommends REFUSAL as the proposal is out of character with the rural environment.</p>			
DC/17/1511/FUL	83 Chatsworth Drive	IP4 5XD	Proposed single storey side extension
<p>Mr Richings gave a situation report following his examination of the proposal. Mr Nunn proposed a recommendation of approval, seconded by Mr Wright Resolved: with ALL in favour</p> <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/17/1521/FUL	714 Foxhall Road	IP4 5TD	Alterations and extensions
<p>The Clerk gave a situation report following his examination of the proposal documentation. Miss Cracknell proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour Response: This PC recommends APPROVAL.</p>			
DC/17/1773/FUL	2 Playford Lane	IP5 1DW	To erect PVCU conservatory to side of property
<p>The Clerk gave a situation report following his examination of the proposal documentation. Mr Whiting proposed a recommendation of approval, seconded by Mr Francis. 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/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 APPLICATION WITHDRAWN 07/04/17
DC/17/0831/FUL	836 Foxhall Road	IP4 5TP	Extension to the existing dropped kerb/alteration or enlargement PLANNING PERMISSION
DC/17/1118/TPO	132A The Street	IP5 1DH	T1 Silver leaf Maple: 20% crown reduction and removal of 2 large lower limbs. T2 Walnut: 20% crown reduction and crown lift to 3m. T3 Sycamore: To be felled T4 Scots Pine: Reduce crown back to boundary line T5 Leylandii: Reduce back to boundary PLANNING PERMISSION
DC/17/1183/FUL	64 Blackdown Avenue	IP5 1AY	Single storey rear extension and associated alterations PLANNING PERMISSION
DC/17/0917/FUL	2 Haughley Drive	IP4 5QU	Retrospective application for retention of a front boundary fence PLANNING PERMISSION
DC/17/1205/FUL	24 Chestnut Close	IP5 1ED	Erection of single storey rear extension PLANNING PERMISSION
DC/17/1415/CLP	35 Chatsworth Drive	IP4 5XA	Certificate of Lawful Use - Proposed - Convert the garage into utility, wc room and entrance hall GRANT OF PRIOR APPROVAL

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

A new enforcement case had been registered at SCDC in respect of 5 Bixley Drive where a 3 gate side exit with dropped kerb has been constructed in Chatsworth Drive, crossing the grass verge and footway.

11. NEIGHBOURHOOD PLANNING / LOCAL PLAN – UPDATE

- a. **Local Plan Review.** Information received from SCDC Planning Policy Team regarding the commencement of the Local Plan Review. A maximum of three people from each Parish /Town could register for a series of workshops, initially to provide an early insight into the forthcoming Local Plan Review.

Mr Francis was able to attend the 19th May workshop at Melton

Mr Wright was able to attend the 22nd May workshop at Kirton

Mrs Richardson-Todd was able to attend the 2nd June workshop at Kesgrave Community Centre

The Clerk would register the names as above.

- b. **Parish Review Consultation** date now set as 20th June, 7.30 at the Village hall

The date was noted by Councillors. A flyer advertising the event had gone to every household in the parish along with the Newsletter. Mrs Richardson-Todd asked if it could also be inserted in the '*Kesgrave & Rushmere In Touch*' magazine? Closing date for copy was 10th May (tomorrow). After some vigorous discussion it was agreed that the P&D had no mandate to authorise this especially as it was already going to every house in the Parish. It was felt confusion may be caused if all houses in Kesgrave also received it. Mrs Richardson-Todd still felt that it should be publicised in any way possible.

- c. **Playford Parish Council** have registered intention to prepare a Neighbourhood Development Plan and applied to designate the Neighbourhood area as that which includes the whole of the Playford Parish area.

Noted by Councillors.

12. ANY OTHER MATTERS & CORRESPONDENCE

- a. **To Note Matters Arising Since Publication of Agenda**

SCDC Site Issues & Allocations document - Mr Wright is currently reviewing the document.

- b. **Dates to Note**

10th May, PCC Meeting, Rivers Social Club, 7pm

11th May, Annual Meeting of the PC, Tower Hall, 7.30pm

17th May, Mill Stream Walkabout, 10am at Water Tower

18th May, PA&S Meeting, Tower Hall, 7.30pm

23rd May, Annual Parish Meeting, Village Hall, 7.30pm

25th May, Woodbridge ASB SNT Meeting, Woodbridge Police Station, 10.30am

31st May and 1st June – Suffolk Show

7th June, Cemetery Management Panel meeting, 6.45pm at Cemetery, then Parish Office at Tower Hall.

8th June, General Election Day - hence no GP&F meeting

15th June – Rearranged GP&F meeting Tower Hall, 7.30pm

20th June, Parish Review meeting, Village Hall, 7.30pm

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

SCDC Site Issues & Allocations document report at next P&D - Mr Wright is reviewing the **document**.
Archaeology Training Seminar report – B Richardson-Todd

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.30pm