



# Rushmere St. Andrew Parish Council

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*"Seek The Common Good"*



## Minutes of the Planning & Development Committee meeting held on 13th February 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, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward, Mr J Withey, Mr J Wright

OTHER ATTENDEES: Members of the public = 1

APOLOGIES: Mr R Whiting (KTC Meeting), Mrs Sylvia Stannard - Asst Clerk

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 Mr Withey with all in favour.

### 2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 19th January 2017

Mr Withey proposed acceptance of the Minutes, seconded by Mr Newton. Resolved with one abstention and the rest 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 nearby resident requested permission to speak regarding planning application DC/17/0098/FUL

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

Nothing identified

### 5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS & TREE PRESERVATION ORDERS (TPO)

The following had been received and commented on:

DC/17/0098/FUL	12 Chatsworth Drive	IP4 5XA	Construction of single/two storey, side/rear extension
<p>Mr Richings gave a written situation report following his examination of the proposal. The member of public then spoke of concerns with the proposal. The same person had also written to SCDC and copied the letter to the Clerk. Councillors were generally concerned about this form of development on a limited site, terracing effect, overbearing blank wall on the western elevation and the limited gap between this proposal and No.14</p> <p>Mr Wright proposed a recommendation of refusal as the proposal failed to meet the requirements of Planning Policy DM23, seconded by Miss Cracknell. Resolved: with ALL in favour.</p>			

**Response:** 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 No14 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).

DC/17/0201/FUL	133 The Street	IP5 1DG	Proposed single storey garage extension
Mr Richings gave a written situation report following his examination of the proposal. Miss Cracknell proposed a recommendation of approval, seconded by Mr Francis. Resolved: with ALL in favour <b>Response:</b> This PC recommends APPROVAL			
DC/17/0298/FUL	5 Mere Gardens	IP4 5HU	Construction of a single storey rear extension
Mr Richings gave a written situation report following his examination of the proposal. Mr Withey proposed a recommendation of approval, seconded by Mr Wright. Resolved: with ALL in favour <b>Response:</b> This PC recommends APPROVAL			

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

None received.

**7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED**

DC/16/4762/OUT	Land at and adjacent to 42 Woodbridge Road.  <b>Referred under trigger point 1: Parish Council, Statutory Consultee or at least three interested parties have raised material planning objections within the prescribed consultation period and when officers are minded to approve</b>	Erection of three residential dwellings, retention of existing dwelling and access.  <i>The material planning reasons for this request are as follows: We note that approval is being sought for reserved matters relating to access. In that respect the number of proposed residential units along with the resulting increase in vehicular movements entering and leaving the site would create a significant increase in hazards to road users as the site is in close proximity to the traffic light controlled junction of Beech Road and Woodbridge Road. Hence the proposal would be detrimental to highway safety.</i>  <i>We note that this has also been the opinion of SCC highways for a number of previous applications to develop the site. The report from the Highway technician in this particular instance is to offer no objection on highway safety. Rushmere St Andrew Parish Council is unable to accept this opinion from SCC as traffic levels have continued to increase at the traffic light controlled junction since the previous application was refused several years ago. The original objection on highway safety should therefore remain a valid reason for refusal of the outline application.</i>
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**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/16/4551/FUL	Pound Meadow, Humber Doucy Lane <i>[PC Recommended Refusal]</i>	IP5 1DY	Demolition of old iron pole barn and replacing with managers residential accommodation, to include office, staff room, staff bathroom and clients overnight emergency accommodation. <b>PLANNING PERMISSION + conditions</b>
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DC/16/4634/FUL	37 Brookhill Way	IP4 5UL	Proposed Annexe <b>PLANNING PERMISSION + conditions</b>
DC/16/4802/FUL	27 Mendip Drive	IP5 1AU	Erection of single storey side extension <b>PLANNING PERMISSION</b>
DC/16/4809/FUL	30 Playford Road <i>[PC Recommended Refusal]</i>	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 <b>REFUSAL OF PLANNING PERMISSION</b>
DC/16/4945/FUL	Part rear garden 19 Linksfield	IP5 1BA	Proposed erection of 2no. bungalows with 2no. associated detached garages <b>PLANNING PERMISSION + conditions</b>
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 <b>PLANNING PERMISSION + conditions</b>
DC/16/5072/FUL	Mulberry Corner, Tuddenham Lane <i>[PC Recommended Refusal]</i>	IP5 1DU	Erection of 1.95m fence set back 1.3m from the highway, external alterations to dwelling and erection of gates and pillars. <b>PLANNING PERMISSION + conditions</b> Note comments of Nic Newton- tree officer:- "..... the PC have suggested Hornbeam which I agree with partly because it is more suited in character, but also because its width growth will be less of an issue in the path of the highway and is more manageable. If hornbeam is used instead of laurel, I can accept it."
DC/16/5147/PNH	5 Mere Gardens	IP4 5HU	Proposed single storey kitchen/ kitchen diner rear extension <b>REFUSAL OF GRANT OF PRIOR APPROVAL</b>
DC/16/5151/OUT	Land to rear of 671 and 673 Foxhall Road <i>[PC Recommended Refusal]</i>	IP3 8NF	Separation of rear gardens of 671 & 673 Foxhall Road Ipswich IP3 8NF to form building plot for new 3 bedroom chalet bungalow with associated parking and access from end of turning head off Claverton Way <b>REFUSAL OF PLANNING PERMISSION</b>
DC/16/5220/FUL	135 The Street	IP5 1DG	Proposed single storey extension and external alterations <b>PLANNING PERMISSION</b>
DC/16/5291/FUL	The Oak Tree Low Carbon Farm, Playford Lane	IP4 4HD	Farm Community Café and Training Centre <b>APPLICATION WITHDRAWN</b>
DC/16/5305/FUL	48 Broadlands Way	IP4 5SU	Proposed installation of window at ground floor to south west elevation <b>PLANNING PERMISSION</b>
DC/16/5417/FUL	6 Kentwell Close	IP4 5BQ	Proposed single storey rear extension and alterations <b>PLANNING PERMISSION</b>

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

### a. 2 Haughley Drive: ENF/2016/0096/DEV

Regarding unauthorised erection of high fence adjacent to road and footway. The Clerk had written to D.C. Enforcement requesting an update and received the following response from Cate Buck (Enforcement Officer):- *"A follow up letter was sent to the owners on 30<sup>th</sup> January 2017 requesting that a planning*

*application be submitted and I would expect this to be submitted by early March. If this is not the case then further action if appropriate would need to be considered.”*

**b. Appeal – DC/16/3597/OUT Land and Building to East of Bridge Farm, Top Street, Martlesham.**

An appeal had been lodged by Mr Gladman against decision by SCDC to refuse re-submitted outline plans for up to 140 dwellings. Comments to the Inspectorate to be received by 14<sup>th</sup> March 2017.

*[The Member of public left the meeting at this point]*

**10. NEIGHBOURHOOD PLAN vs LOCAL PLAN REVIEW – To Discuss Village Review / One Day Consultation Preparation**

Papers obtained from Gillian Benjamin, SCDC Active Communities Team had been distributed with the agenda. The papers focussed on creating a one day parish consultation or review to determine if there was interest /justification for creating a Neighbourhood Plan. There was some discussion amongst P&D members regarding potential dates for holding a review, how to publicise the event and whether to use the Village Hall or Tower Hall as the venue, or indeed whether a neutral venue should be selected.

It was agreed the village review should occur and it would be held after the publication of the spring parish newsletter as this was the ideal vehicle to publicise the event. Also some consideration given as to whether the event should be held as part of the Annual Parish Meeting. – It was felt there would be insufficient time in one evening to combine the events.

**11. ANY OTHER MATTERS & CORRESPONDENCE**

**a. To Note Adoption of SCDC Site Allocation & Area Specific Polices documents**

Email received from Mark Edgerley, Planning Policy at SCDC stating that ..... *“On Thursday 26<sup>th</sup> January 2017, both documents were formally adopted as part of the Suffolk Coastal Local Plan with immediate effect. These documents will now be used in the determination of planning applications and public inquiries. Below is a link to the press release on the East Suffolk website: <http://www.eastsuffolk.gov.uk/news/planning-documents-given-go-ahead/>*

*The documents have been informed throughout by significant community participation and the input and local expertise provided by members of the working groups. On behalf of the Planning Policy Team, I would just like to thank all members of the working groups for their time, efforts and involvement in the plan making process over the last two years.*

*The Planning Policy Team will be publishing the final documents and associated adoption statements on the East Suffolk website and providing copies to district councillors, town and parish councils in due course once these have been printed. In the meantime, should you require an electronic copy of the document(s) then please let me or another member of the Planning Policy Team know.”*

**b. Sunken Manhole cover outside 780/782 Foxhall Road – as reported by Mr Francis.**

This had been logged onto the SCC Highways reporting tool as Ref. No.00158735. Case now closed (again) . SCC stated *“.....we do not feel that any action is necessary... and will continue to monitor the location....”*

**c. To Note Matters Arising Since Publication of Agenda**

None

**d. Dates to Note**

Monday 20<sup>th</sup> February, 7.30pm, Newsletter & Web editorial board Meeting, Tower Hall, Parish Office

Thursday 23<sup>rd</sup> February, 10.00am, 12PT Meeting, Royal British Legion hall, Kesgrave

Thursday 9<sup>th</sup> March, 7.30pm, PC Meeting, Tower Hall

Thursday 16<sup>th</sup> March, 7.30pm, PA&S Meeting, Tower Hall

**12. DETERMINATION OF ITEMS FOR FUTURE AGENDA**

Village Consultation/Review

**13. CLOSE OF MEETING**

The Chairman closed the meeting at 8:55pm.