



# Rushmere St. Andrew Parish Council

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*"Seek The Common Good"*



Minutes of the Planning & Development Committee meeting held on 27th July 2017 at  
THE VILLAGE HALL Committee Room at 7.30pm

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CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Mr D Francis, Mr R Nunn, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward.
OTHER ATTENDEES:	Members of the public = 4
APOLOGIES:	Miss A Cracknell (Personal commitment), Mr M Newton (SCDC Meeting), Mr R Whiting (Another commitment), Mr J Wright (Family Engagement). Asst Clerk - Mrs S Stannard
ABSENT (no apologies):	None
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 Nunn proposed acceptance of reasons for councillor absence, seconded by Mr Francis with all in favour.

## 2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 6th July 2017

Mr Ward proposed acceptance of the Minutes, seconded by Mr Nunn, with a majority in favour (*two members abstained as not present for the meeting in question*). 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 Nunn declared a non-pecuniary interest in 10 Bixley Lane as the residents at No.6d Bixley Lane were personal friends of his.

## 4. PUBLIC PARTICIPATION

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

The 4 members of public wanted to speak about planning application DC/17/2437/FUL, 67 Holly Road, Kesgrave.

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

Nothing to report.

The Chairman proposed that item 6 be brought forward to this point on the agenda in order to not keep the public waiting.

## 5. (6.) ANY OTHER PLANNING/TPO APPLICATIONS RECEIVED SINCE PUBLICATION OF THIS AGENDA

The following had been received and commented on:

DC/17/2437/FUL	67 Holly Road, Kesgrave	IP5 1HX	Erection of single storey front, side and rear extension (including reconstruction of roof to attic accommodation) - amended and reduced scheme to that refused under Planning Application DC/17/1143/FUL
<p>Mr Richings and the Clerk gave a situation report following an examination of the proposal documentation. Four members of the public were also present at this meeting and all voiced objections to the proposal as there was little or no improvement on the original application. There remains a loss of amenity to residents in Yewtree Grove and at 65 Holly Road as the width of the proposal has a major impact on the side boundaries.</p> <p>Mr Richings proposed a recommendation of refusal, seconded by Mrs Richardson-Todd. Resolved: in favour of refusal on a <u>majority</u> vote.</p> <p><b>Response:</b> This PC recommends REFUSAL as this is an overdevelopment of the site with respect to the boundaries of No.65 Holly Road and the bungalows at No.49 &amp; No.51 Yewtree Grove leading to a cramped form of development. Specifically the following Development Management Policies all apply:- DM21 (a) 'Relationship to Scale &amp; Character of Surroundings', DM21 (e) 'Layout &amp; protection of site features', DM23 (a) 'Privacy/overlooking', DM23 (b) 'Outlook' &amp; DM23 (e) 'Physical relationship with other properties'.</p>			

[All 4 members of the public left the meeting at this point]

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

The following had been received and commented on:

DC/17/2866/FUL	56 Kelvedon Drive	IP4 5LQ	Construction of a brick built orangery
<p>Mr Richings gave a situation report following his visit to the area of the proposal. Mr Francis proposed a recommendation of approval, seconded by Mr Ward. Resolved: with ALL in favour</p> <p><b>Response:</b> This PC recommends APPROVAL</p>			
DC/17/2896/FUL	56 Salehurst Road	IP3 8SD	Demolition of existing conservatory. Erection of single storey timber framed extension on same footprint. New foundation if necessary
<p>Mr Richings gave a situation report following his visit to the area of the proposal.</p> <p>Mr Ward proposed a recommendation of approval seconded by Mr Nunn. Resolved: with ALL in favour</p> <p><b>Response:</b> This PC recommends APPROVAL</p>			
DC/17/3059/TPO	132 The Street	IP5 1DH	T1 Leylandii in side garden to be felled. T2 Ash on roadside, low branch over garden to be removed
<p>Mr Wright submitted a written situation report via the Clerk following his visit to the area of the proposal. Based on Mr Wright's report as Parish Tree Warden, Mr Nunn proposed a recommendation of approval of T2 but refusal of T1, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour.</p> <p><b>Response:</b> This Parish Council notes that no reason is stated for the removal of T1. The contractor mentions that T2 has a large limb which overhangs the garden concerned. The Parish Council Tree Warden Mr James Wright reports that:-</p> <p>T2 is an ASH tree actually situated adjacent the public footway. The large limb as described does hang over the edge of the garden of the property. Under the "prune to the sky at your boundary" principle the large low branch could be removed.</p> <p>T1 is a Leylandii Cypress which forms a significant part of the overall tree line and vista of trees in that location. Mr Wright spoke to the householder and it became apparent that the reason for removal was that the tree was overbearing for their garden and property in general.</p> <p>Although the comment was made that the tree shaded the greenhouse and fruit cage Mr Wright was able to observe some fairly healthy looking crops. The tree is some distance from the main house with no evidence of</p>			

overhang. It appears to be healthy and occupies a relatively small footprint considering its height. Mr Wright would therefore be reluctant to propose its removal.  
Based on the above report Rushmere St Andrew Parish Council **recommends approval of the proposal for T2, but recommends refusal of the proposal for T1.**

DC/17/3064/FUL	10 Bixley Lane	IP4 5UA	Replacement dwelling and detached garage/home office building
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Mr Richings gave a situation report following his visit to the area of the proposal.  
A copy of a letter to SCDC Planning from 6d Bixley Lane had been sent to the Clerk and was read out at the meeting.

Mr Richings proposed a recommendation of refusal, seconded by Mr Nunn. Resolved: with ALL in favour.

**Response:** This PC has no issues with the proposed dwelling but recommends REFUSAL of the application owing to the overbearing impact on No.6d Bixley Lane of the proposed 2-floor garage/office which would contravene Policy DM23 (b) 'Outlook' and DM23 (e) 'The resulting physical relationship with other properties'. This PC would have looked more favourably on the application if the proposed garage/office were situated on the eastern side of the site away from No.6d Bixley Lane.

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

None received

#### 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/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 <b>PLANNING PERMISSION</b>
DC/17/1511/FUL	83 Chatsworth Drive	IP4 5XD	Proposed single storey side extension <b>PLANNING PERMISSION</b>
DC/17/1912/TPO	11 Brookhill Way	IP4 5UL	To crown reduce by up to 30% and remove deadwood in 7no. Oak trees within garden curtilage <b>PLANNING PERMISSION</b>
DC/17/2024/FUL	4 Hardwick Close	IP4 5XB	Two storey side extension with single storey front extension <b>PLANNING PERMISSION</b>
DC/17/2168/FUL	Part rear garden 4 Playford Lane	IP5 1DW	New dwelling adjacent 4 Playford Lane, Rushmere - resubmission of Planning Refusal ref : DC/15/0595/FUL <b>PLANNING PERMISSION + Conditions</b>
DC/17/2386/FUL	11 Blackdown Avenue	IP5 1AZ	Erection of single storey rear extension <b>PLANNING PERMISSION</b>
DC/17/2412/FUL	789 Foxhall Road	IP4 5TJ	Extension to existing dropped kerb <b>PLANNING PERMISSION + Conditions</b>
DC/17/2566/FUL	15 Pardoe Place	IP4 5UH	Single storey side extension <b>PLANNING PERMISSION</b>

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

There was nothing new to report at this meeting.

#### 10. NEIGHBOURHOOD PLANNING – Parish Review Meeting - Feedback (If Available)

The Parish Review meeting report had been received from Gillian Benjamin (SCDC) just before this P&D meeting. The Clerk handed out copies to those members present at this meeting whilst the rest would be distributed with the next Councillor mailing. It was agreed to defer discussion of the contents and any further action until all Cllrs had read the report. Agenda this item for next P&D.

**11. SCDC PLANNING PROCESSES - To Note any Progress on Matters Raised at Last P&D Meeting**

Mr Newton had raised issue with SCDC regarding lack of parish council consultation in respect to an application on the parish boundary at Holly Lane/Yewtree Grove. This had now been resolved as the application was on this agenda for review.

The other matter involved the apparent move of the PLB where it passed through No.4 Playford Lane. SCDC had been adamant that due process with the Parish Council had been followed during the consultation stages of producing the Issues & Options Document. The Clerk had uncovered draft maps which showed some changes to the PLB during the consultation process but at that time the PLB line through No.4 Playford Lane was still in place. It was agreed that the issue should now be closed as the PC was unlikely to be able to proceed any further with the matter.

**12. ANY OTHER MATTERS & CORRESPONDENCE**

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

**Traffic Signals – Beech Road.** Work had started on upgrading the existing traffic signals at the Beech Road and Woodbridge Road junction. The shared footpath will be widened and extended and the junction will be resurfaced. These improvements will enable traffic to move through the junction more efficiently due to improved traffic signals which monitor traffic levels. The improvements will also provide a safer route to work and school for pedestrians and cyclists.

(Information supplied by County Cllr Whiting following a query from the Clerk and a member of public.)

**Bixley Farm Development.** Mr Richings had been informed that work had currently ceased on all building work associated with *Chater Land Holdings Limited* the main property developer on Bixley Farm. At the time of writing these minutes it was not known if or when work would recommence. The Clerk had informed the local SNT requesting that extra attention be paid to the respective development and storage sites when police officers were patrolling the area.

**b. Dates to Note**

Tuesday, 8<sup>th</sup> August, Newsletter Panel, Tower Hall Office, 7.30pm

Thursday, 10<sup>th</sup> August, GP&F meeting, Tower Hall, 7.30pm

Thursday, 24<sup>th</sup> August, Allotment Panel, Village Hall Committee Room, 7.30pm. NOTE: Site meeting, 6.30pm

Tuesday, 29<sup>th</sup> August, Cemetery Panel, Village Hall Committee Room, 7.30pm. NOTE: Site meeting 6.30pm

Thursday, 7<sup>th</sup> September, Interviews for Clerk Job at Parish Office

Thursday 14<sup>th</sup> September, Woodbridge ASB SNT Meeting, Woodbridge Police Station, 10.30am

Thursday, 14<sup>th</sup> September, PC Meeting Village Hall, 7.30pm

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

Parish Review Results

**14. CLOSE OF MEETING**

The Chairman closed the meeting at 9.20pm.