



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 30th August 2017 at TOWER HALL, BROADLANDS WAY at 7.30pm

CHAIRMAN: P Richings Esq.

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mr R Nunn, Mr P Richings, Mr B Ward, Mr J Wright.

OTHER ATTENDEES: Members of the public = 5

APOLOGIES: Mr M Newton (Family commitment), Mrs B Richardson-Todd (Holiday), R Whiting (Family commitment), 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. Mr Wright proposed acceptance of reasons for councillor absence, seconded by Mr Nunn with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 27th July 2017

Mr Francis proposed acceptance of the Minutes, seconded by Mr Nunn, 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

There were no declarations made.

4. PUBLIC PARTICIPATION

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

The members of the public were all attending in relation to planning application DC/17/3415/ARM

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

Mr Nunn reported that young lads on off-road motor bikes were back on the bottom path of the Mill Stream at the weekend, coming in from the Brendon Drive end. Mr Nunn to try and get some info for the Clerk to report to PCSO Sarbutts.

Mr Nunn reported that the tree in Bixley Lane identified as dead or dying needed more pro-active attention or safety work. They would flag it with Peter Ross and James Baker on the forthcoming Mill Stream walkabout.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

The following had been received and commented on:

DC/17/3415/ARM	Land at and adjacent to 42 Woodbridge Road		Approval of Reserved Matters on DC/16/4762/OUT - Erection of three residential dwellings, retention of existing dwelling and access (access already approved at outline) - New plans and documents submitted.
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Mr Richings gave a situation report following his examination of the proposal documentation. The Clerk had received two letters of objection from local residents. Several members of the public present at

the meeting raised objections including comments regarding sewage, visual intrusion from the roof terraces, rubbish bin placement, relationship with other dwellings in Woodbridge Road. Parish Councillors commented on roof gardens not being appropriate, access, sewers, overlooking and relationship with other dwellings. In general the proposal did not accord with policies DM23a and DM23e. One councillor was however supportive of the application although access would not be easy.

Mr Richings proposed a recommendation of refusal, with regard to DM23a & DM23e seconded by Mr Ward. Resolved: Recommended refusal on a majority vote.

Response: Rushmere St Andrew Parish Council has serious concerns regarding:-

- i) Compliance with Development Management Policy DM23(a) 'privacy/overlooking' in respect of the proposed rooftop terraces overlooking of No.14 The Maples.
- ii) Compliance with DM23(e) 'The resulting physical relationship with other dwellings' in that the proposed town houses are out of character with the predominantly semi-detached dwellings and modest bungalows in this section of Woodbridge Road.
- iii) We also draw the Planning Officers attention to existing problems with foul water disposal where the sewers linking this section of Woodbridge Road and The Maples currently require pumping out 3 to 4 times a year owing to effluent overflow into gardens.

Rushmere St Andrew Parish Council thus recommend REFUSAL of this application.

NOTE: This Parish Council remains deeply concerned with the safety aspects of the recently agreed site access within the proximity of the Beech Road/A1214 junction traffic lights.

[Members of the public left the meeting at this point]

DC/17/3395/FUL	3 The Maples	IP4 5RW	Construct new porch extension at front of property
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Mr Richings gave a situation report following his examination of the proposal documentation.

Miss Cracknell proposed a recommendation of approval, seconded by Mr Francis. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL

DC/17/3509/FUL	102 Woodbridge Road	IP4 5RA	The re-ordering of interior spaces with the addition of a small single storey extension to the rear, elevational treatment throughout and the erection of a two storey Cartlodge to the front of the property.
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Mr Richings gave a situation report following his examination of the proposal documentation.

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

Response: This PC recommends APPROVAL

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

The following had been received and commented on:

DC/17/3412/FUL	15 Haughley Drive	IP4 5QU	Proposal to demolish current wall at the side of the house and replace with a fence and concrete posts and concrete gravel board. 800mm space will be left between new fence and boundary and cotoneaster simonsii will be planted in the border to keep the area soft. This will also help with the maintenance of the area, keeping it tidy
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The Clerk 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.

Response: This PC recommends REFUSAL as we consider the proposal to partially replace the brick wall with a fence is inconsistent with the visual amenity of the area. We also have concerns regarding the moving of the boundary to within 800mm of the road pavements regarding the potential effect on any underground services within what would normally be a local authority one metre wide service area.

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

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 that refused Planning Permission DC/17/1143/FUL
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Referral under trigger point 1 – Planning Officer minded to approve when a Town/Parish Council and at least 3 interested parties have raised material planning objections. The Clerk under delegated authority had responded to the referral citing our original objections.

A subsequent email from the Planning Officer (Joe Blackmore) had been received stating:-
*The application was discussed at this mornings referral panel. The panel judged that, due to the scale of extensions proposed and potential for impact on neighbour amenity, the application should be referred to planning committee to enable a full debate of the proposal and material considerations raised by interested parties.
 The application will most likely be heard at a September Planning Committee meeting; I can advise further once the agenda is finalised.*

The Clerk had received a call from a resident of Yewtree Grove requesting that the PC be represented at the SCDC September planning meeting in order to voice objections. Meeting would be on Thursday 21st Sept. The resident would like a call back after the P&D so she knows who is going to attend.

It was agreed that there would be no attendance owing to other meetings that day, however Mr Newton was a member of the SCDC Planning Committee so should be able to represent the Parish Council views.

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/17/2562/FUL	16 Blackdown Avenue	IP5 1AZ	Proposed first floor side extension PLANNING PERMISSION + conditions
DC/17/2699/DRC	Land West of Clovelly Close		Discharge of condition numbers 3,4,5,8,10,1,12,13,15,16 and 17 on application DC/16/4582/FUL - Residential development for 6 dwellings and garages - Materials schedule, Highways planning conditions, Contamination Report, Bixley Planting, Garden Shed details, External Works, Archaeological Evaluation Report and plans submitted APPROVAL OF RESERVED MATTERS
DC/17/2704/CLE	787 Foxhall Road	IP4 5TJ	Certificate of Lawfulness-existing (side roller shutter doors with proposed car ports behind) APPLICATION WITHDRAWN 11/08/17 (See officers notes) (Officers report stated: The application proposes a development that has not been fully built and therefore a Certificate for a Lawful Development or Use is not appropriate. Applicant has been requested the application be withdrawn.)
DC/17/2836/TPO	17 The Limes	IP5 1EA	To fell Beech in rear garden - tree has developed increasing lean in recent storms and has major main stem decay wounds. PLANNING PERMISSION
DC/17/2866/FUL	56 Kelvedon Drive	IP4 5LQ	Construction of a brick built orangery PLANNING PERMISSION
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 PLANNING PERMISSION

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

20 Ickworth Crescent – Erection of fence over 1m high adjacent to a highway. ENF/2017/0226/DEV. Email received from SCDC Enforcement on 16th August stating that the case had been passed to Joe Blackmore – Planning Officer. No further info at this stage.

10. CONSULTATIONS

a. Issues and Options for SCDC Local Plan Review

Agreed to attend the public exhibition on 14th September at Tower Hall – Defer until next meeting.

b. Issues and Options for IBC Local Plan Review

Mr Richings had carried out an initial examination of the consultation documents and identified some parochial issues on part 1 of the documentation:-

- Issues and Options Part 1 Pages 13-31, 36-43 – broadly what percentages of new housing should go in the Ipswich / SCDC area plus infrastructure changes needed?
- Issues and Options Part 2 Page 47 – Consider transfer of Ipswich countryside areas to housing ? Specific interest in areas J, K & L (Humber Doucy corridor) as a minimum.

[The Chairman had to leave the meeting at this point and Mr Wright chaired the remainder of the meeting]

11. NEIGHBOURHOOD PLANNING – UPDATE

Email received from Gillian Benjamin, Active Communities Team stating they had now all had a chance to look over the report from the (Parish Review) meeting and wondered if they could arrange a meeting with a small group (2 to 3 from the PC, Gillian, and someone from the Planning Policy team. A number of dates had been offered for the meeting at East Suffolk House and the Clerk would contact Gillian to see what dates were still available from 11th am, 12th, 13th am, 19th am, 20th Sept..

12. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

Roadworks Bell Lane and Beech Road on A1214 – According to one of the workmen on-site, the proposed 3m wide joint use (pedestrians & cycles) footway at the Beech Road/A1214 junction remodelling had been scrapped as there was not enough width to fit it in.

b. One to One Meetings with Parishes on the issues and Options Consultation

Email received from Mark Edgerley – Planning Policy Officer offering 1 hour, one to one meetings with parish council reps to discuss aspects related to the issues raised in the consultation document. (max 2 or 3 reps from each council) Main aspects for discussion would be:-

- *What would you like your community to look like in 2036?*
- *How can this be achieved?*
 - *What are the needs of your community?*
 - *What are the important aspects of your community the Local Plan should seek to retain?*
 - *What are your infrastructure needs – open space, community facilities, public transport, allotments, meeting places etc?*
- *What are the important connections/relationships with other settlements?*

A number of sessions were available and it was agreed the Clerk would contact SCDC to book a suitable date/time from those given.

c. Dates to Note

7th Sept, Clerk Job interviews

12 Sept, RoSPA training at Tower Hall

14th Sept, PC Meeting Village Hall, 7.30pm

14th Sept, Woodbridge ASB meeting, Woodbridge Police/Fire Station, 10.30am

14th Sept, Tower Hall, 16.00 to 19.00, SCDC Issues and Options Drop-in session

21st Sept, PA&S Meeting, Tower Hall, 7.30pm

21st Sept, Mill Stream Autumn Walkabout, 10am meet at side of water tower.

d. Other matters

Miss Cracknell stated that a very large tree had been cut down in The Street outside a property – The SCDC Tree Officer had been made aware..

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Local plan reviews - Consultation

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.22pm.