



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



**Minutes of the Planning & Development Committee meeting held on Tuesday, 1st May 2018 at
THE COMMITTEE ROOM, 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 M Shields, Mr B Ward

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Mr R Whiting (another commitment), Mr J Wright (unwell).

ABSENT (no apologies): None

CLERK: Mrs S Stannard
0 members of the public

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman reminded Members of 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. Miss Cracknell proposed acceptance of reasons for councillor absence, seconded by Mrs Richardson-Todd with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 6th March 2018

Two corrections were made on page 4. The words 'her' were deleted. Mr Newton proposed acceptance of the Minutes, seconded by Mr Francis, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record.

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 Nunn declared a non-pecuniary interest in the planning application for 24 Quantock Close. Mr Nunn lives in a neighbouring property.

4. PUBLIC PARTICIPATION

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

None.

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

Mr Francis reported that a member of the public approached him about the possibility of a planning application for a property in Gwendoline Close/ Bixley Lane. Mr Francis responded by indicating that should the member of the public wish to continue with the proposals they will first need to submit a planning application and obtain approval for such a proposal. Mr Francis also reported that the roadworks at the Foxhall Road roundabout is now finished. He questioned why all the lines have not been painted. Mr Shields

reported that the Rushmere St Andrew sign along the A1214 is hardly visible as it is covered by vegetation. It was thought that this land belongs to the Commoners. The Clerk will check landownership and report this.

Miss Cracknell reported that the sign at St Andrews Church Close has been knocked over. The Clerk will report this.

Mr Nunn requested that both positive and negative comments regarding planning applications are minuted and not just negative comments.

Mr Richings reported that he noted activity at some of the land owned by Charter Land Holdings Ltd.

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

The following had been received and commented on:

DC/18/1354/FUL	36-38 Woodbridge Road, Rushmere St Andrew	IP5 1BH	Part change of use of approved store/ office building (units 4 and 5 only) to a bicycle shop with associated bicycle workshop and ancillary office/ welfare space Former Planning Application DC/16/3564/FUL
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – Previous application DC/16/3564/FUL (Erection of a new store/office building to be used in association with the existing ceramic tile and natural stone showroom & sales) made by the same applicant was granted by SCDC. In the decision notice the following condition was included:-

4. The premises herein referred to, shall only be used for offices and storage associated with the onsite ceramic tile and natural stone shown room/sales building and for no other purpose. Unless otherwise agreed in writing with the local planning authority.

Reasons: In order that the local planning authority may retain control over this development/site in the interests of residential amenity and the protection of the local environment.

Application form – No pre-application advice sought. The number of onsite vehicle parking spaces increases from 81 to 86, cycle spaces increase from zero to 8. Four full time employees are proposed. Proposed hours of opening are Monday to Saturday 09:00 to 17:30 with none on Sundays or Bank Holidays. There is no overall change to non-residential floor-space, however there is a proposed redistribution as follows:-

- Class A1 - Shops Net Tradable Area +72 sq. m.
- Class B1 (a) - Office (other than A2) -50 sq. m.
- Class B2 - General industrial +50 sq. m.
- Class B8 - Storage or distribution -72 sq. m.

Plans – As such, this is a “change of use application. In the design & access statement, the following statements are made:-

- The workshop will be used to carry out repairs to bicycles and building new bicycles displayed in the retail area and sold to order
- The development would not be detrimental to the functioning of the local highway network
- The development will in no way be detrimental to the area or the adjacent commercial and residential properties
- The development will in no way be considered to have any detrimental impact on the current street scene
- The existing building layouts and scale will remain unaffected by these proposals
- The existing external paved areas will remain unaffected by these proposals

There is also a statement from the proposed tenant – Pedalpower Cycles - who are currently based at Martlesham Heath.

Latest Consultation Expiry Date – 02/05/18 (Advertisement)

The proposal was debated and it was felt that it will improve the visual amenity of the site and make use of the facility. No changes to the approved structure are proposed as part of the application.

Miss Cracknell proposed a recommendation of approval of the application, seconded by Mrs Richardson-Todd. Resolved: with ALL in favour

Response: This PC recommends APPROVAL.

DC/18/1469/TPO	Twin Oaks, Lamberts Lane, Rushmere St Andrew	IP5 1DR	Sweet Chestnut -Previously pollarded twin leader. Tree within 5m of the house effecting gutters, roof etc. - Reduce/re pollard to single stem at main crotch at 5m height. T2 - Oak - Previous reduction, significant cavities on major limbs over the road. Recently exposed by removal of 3 trees neighbouring land less than 10 metres away, Reduce poor, selected limbs and shape accordingly overall up to 10% of the crown. Deadwood
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Nothing to note – all pertinent information contained in application description.

Plans – Simple diagram provided.

Latest Consultation Expiry Date – 01/05/18 (Standard Consultation Date).

The proposal was considered appropriate provided that due care be given to the bird nesting season.

Miss Cracknell proposed a recommendation of approval subject to a condition/ informative regarding the bird nesting season be included, seconded by Mr Shields. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL subject to due care be given to the bird nesting season.

DC/18/1412/FUL	24 Quantock Close, Rushmere St Andrew	IP5 1AS	Removal of existing garage to allow for a two-storey side extension. Removal of existing rear extension to allow for larger single storey extension. Addition of front porch.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Proposed materials are to match existing.

Plans – Currently, single garage separated from house by gated access. The proposed two-storey extension utilises the footprint of the gated access and part of the garage, thus allowing side access adjacent to neighbouring property. To rear existing single storey extension (conservatory style) is replaced by larger single-storey extension. A porch is added to front elevation.

Latest Consultation Expiry Date – 06/05/18 (Site Notice)

Councillors debated the merits of the proposal and it was noted that there are several properties in this road with extensions close to or up to the property boundaries.

Mr Nunn proposed a recommendation of approval, seconded by Mr Ward and ALL in favour.

Response: This PC recommends APPROVAL.

DC/18/1485/FUL	15 Salehurst Road, Rushmere St Andrew	IP3 8RT	Single storey front and rear extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Materials proposed to match existing.

Plans – A single-storey extension which “wraps around” the existing house on two elevations, from additional garage at front to additional living accommodation to side & rear.

Latest Consultation Expiry Date – 09/05/18 (Advertisement)

Councillors debated the merits of the proposal and it was noted that there are several properties in this road with similar extensions.

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

Response: This PC recommends APPROVAL.

DC/18/1461/FUL	10 Sandling Crescent, Rushmere St Andrew	IP4 5TW	Erection of first floor front extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Materials proposed to match existing.

Plans – The proposed change raises the pitched roof of the garage on front elevation, with slight widening to provide a covered area at front door. This then facilitates en-suite located above garage with Velux-style window in roof.

Latest Consultation Expiry Date – 10/05/18 (Site Notice)

Mrs Richardson-Todd proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL.

DC/18/1517/FUL	102 Woodbridge Road, Rushmere St Andrew	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.

Application form – No pre-application advice sought. "New or altered pedestrian access proposed to or from the public highway" box states "Yes". Materials proposed show changes from existing.

Plans – The changes are mainly at ground floor level, although window changes are made at first floor level. Porch is added to front. On west side, garage turned into living accommodation and flat roof changed to pitched. To the rear, extensions are made. In the south-east corner of the site, a two-storey cartlodge is proposed. On the SCDC website, no block plan is shown, just elevations. The west elevation shows two bays plus a window to side at ground floor plus dormer at first floor. The north elevation shows ground floor door, plus stairs leading to first floor door. As such it is not possible to assess what the overall purpose of this building is.

Latest Consultation Expiry Date – 06/05/18 (Site Notice)

Several councillors made comments about the size of the cartlodge but it was noted that an application for the extension of the property and the erection of a two storey cartlodge at this property was approved in September 2017.

Mr Nunn proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with majority in favour. Two councillors abstained from voting.

Response: This PC recommends APPROVAL.

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

DC/18/1579/FUL	4 Holly Lane, Rushmere St Andrew	IP5 1DN	Single storey front extension, replace flat roof with pitched roof
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Materials proposed to match existing. “Trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development” answered “Yes”.

Plans – Existing flat roof front accommodation, extended further forward with pitched roof.

Latest Consultation Expiry Date – 15/05/18 (Neighbourhood Consultation)

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

Response: This PC recommends APPROVAL.

DC/18/1679/TPO	Garden End House, 5 Lamberts Lane, Rushmere St Andrew	IP5 1DR	T1 Oak on western garden boundary – to remove three branches overhanging summerhouse and decking
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Mr Richings gave a situation report following his/ her examination of the proposal documentation.

Application form – None

Plans – Simple plan showing tree immediately to rear of summerhouse.

Latest Consultation Expiry Date – 10/05/18 (Standard Consultation)

The proposal was considered appropriate provided that due care be given to the bird nesting season.

Mr Nunn proposed a recommendation of approval subject to a condition or informative regarding the bird nesting season be included, seconded by Mr Shields. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL.

DC/18/1807/TPO	26 Brookhill Way, Rushmere St Andrew	IP4 5UL	TPO No SCDC/91/00100 covers all trees in the Brookhill Way estate without numbering them. The passage to the side of 26 Brookhill Way has a beech hedge and a tree that will need to be removed while a proposed extension is built to the rear of 26 Brookhill Way. The extension works will involve the demolishment of the garden wall and the hedge and tree will need to be removed for this to happen. Upon completion the hedge and tree will be replanted in the same place with the same number of plants
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Mr Richings gave a situation report following their examination of the proposal documentation and Mr Francis gave a report following a site visit with Mr Wright, the PC Tree Warden.

History – Two applications for this property have been submitted in the recent past:-

- DC/17/3850/FUL - Single storey rear extension. This would entail 3.415 metres of existing wall being replaced by side of extension. All questions on the application form relating to trees (i.e. any within falling distance, any to be removed or pruned) were answered “No”. SCDC granted permission with no unusual conditions noted.
- DC/18/0643/FUL - Single storey rear extension. This proposal is similar to the first application but is of longer depth which would entail 3.865 metres of existing wall being replaced by side of extension. All questions on the application form relating to trees (i.e. any within falling distance, any to be removed or pruned) were answered “No”. This application has a “Determination Deadline” date of 08/04/18 – so is well overdue & may well have stimulated the necessity for the current application.

Application form – Applicant is the owner of tree subject to TPO. The following two questions are answered “No”.

- Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall.
- Alleged damage to property - e.g. subsidence or damage to drains or drives.

The application makes mention of the proposal to “replant in the same place with the same number of plants”. It makes no mention of size, variety or whether they would be new specimens or existing ones lifted and nurtured whilst works are in progress.

Plans – Simple plan showing tree/hedge located between existing wall & highway.

Latest Consultation Expiry Date – 20/05/18 (Standard Consultation)

Mr Francis reported that the tree is an ornamental tree. Councillors debated the proposal and it was felt that it was acceptable subject to a suitable replacement tree be planted on completion of the work. It was stated that the tree it is very close to the road and given the type of tree and proximity to the road it was very unlikely that birds would nest in the tree.

Mr Francis proposed a recommendation of approval subject to a suitable replacement tree be planted on completion of the work, seconded by Mr Newton. Resolved: with ALL in favour

Response: This PC recommends APPROVAL.

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 &D meeting.

DC/17/1435/OUT	Land South and East of Aadastral Park, Martlesham Heath		Outline planning application for up to 2000 dwellings, an employment area of 0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3,D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including suitable accessible natural greenspace (SANGs), outdoor play areas, sports ground and allotment/ community orchards), public footpaths and cycleways, vehicular accesses and associated infrastructure. P&D Committee 12/12/17 – Decision Refusal PLANNING PERMISSION WITH CONDITIONS
DC/17/5385/ARM	Land adjacent to No 155, The Street, Rushmere St Andrew	IP5 1DG	Application for Approval of Reserved Matters pursuant to planning permission DC/14/2473/OUT (Appel Ref: APP/J3530/W/15/3005420) for Outline Planning Application for up to 14 Dwellings (revised scheme) P&D Committee 30/01/18 - Decision Approval subject to conditions PLANNING PERMISSION WITH CONDITIONS
DC/0848/OUT	Land off Foxhall Road, Rushmere St Andrew		Severance of rear gardens of 669-673 Foxhall Road. Erection of 2 bungalows, with associated parking and external works P&D Committee 27/03/18 - Decision Approval REFUSAL
DC/18/0803/TPO	10 Brendon Drive, Rushmere St Andrew	IP5 1NJ	Oak on rear garden boundary - to crown reduce by up to 3m. All round to reduce shading impact of tree on rear garden. P&D Committee 27/03/18 – Decision Approval PLANNING PERMISSION

DC/18/0946/FUL	2 Quantock Close, Rushmere St Andrew	IP5 1AS	Two storey and single storey extensions including internal alterations and demolitions of existing garage P&D Committee 27/03/18 - Decision Approval PLANNING PERMISSION WITH CONDITIONS
DC/18/0474/FUL	15 Quantock Close, Rushmere St Andrew		Demolish single garage and build double garage P&D Committee 27/03/18 - Decision Approval PLANNING PERMISSION WITH CONDITIONS
DC/18/1225/FUL	60 Arundel Way, Rushmere St Andrew	IP3 8QF	First floor side extension, conversion of garage incorporating a single storey front extension, single storey rear extension and addition of external insulation to southern elevation and alterations to fenestration's. Enlargement of vehicular hard standing to provide two parking spaces. P&D Committee 27/03/18 - Decision Approval PLANNING PERMISSION WITH CONDITIONS
DC/18/1244/FUL	13 Elm Road, Rushmere St Andrew	IP5 1AJ	Proposed one and a half storey side extensions, single storey front extension and associated works P&D Committee 27/03/18 - Decision Approval PLANNING PERMISSION WITH CONDITIONS

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

None

10. ANY OTHER MATTERS & CORRESPONDENCE

a. Update regarding foul drainage from Foxhall Stadium

The Clerk reported that correspondence had been received from the Environmental Health Officer at Suffolk Coastal District Council indicating that all the foul drainage from the stadium goes to cess pools which are emptied by Binders. Councillors noted this.

b. Correspondence received regarding planning application DC/18/0848/OUT – Severance of rear gardens of 669-673 Foxhall Road

The Clerk reported that correspondence had been received from the applicant of 669-673 Foxhall Road asking the Parish Council to provide reasons why they supported the mentioned application. This request was debated and it was agreed that the Parish Council will continue with the existing practice to only provide reasons for refusals. This practice seems to be in line with other parish councils and when an application is refused there is a need to point out which particular policies the Parish Council feels a proposal does not accord with. The Clerk will respond to the request.

c. Correspondence regarding tree at 36-38 Woodbridge Road

The Clerk reported that a resident contacted the Parish regarding trimming of a tree on the footpath adjacent to Nr 36-38 Woodbridge Road. The resident enquired about the ownership of the land. The Clerk referred the individual to SCC and SCDC.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

- Consider the need for extra copies of the Suffolk Coastal District Local Plan
- SALC training programme for the year

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.04pm