



# Rushmere St. Andrew Parish Council

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*"Seek The Common Good"*



**Minutes of the Planning & Development Committee meeting held on Tuesday, 6<sup>th</sup> March 2018 at  
THE VILLAGE HALL - COMMITTEE ROOM at 7.30pm**

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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 (family commitment), Mr J Wright (unwell)
ABSENT (no apologies):	None
CLERK:	Mrs S Stannard

## **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 30th January 2018**

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Ward, 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**

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**

None

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

Mr Nunn reported that a protected Oak tree was trimmed at a property in Brendon Drive and he was not aware of any application that was submitted to request permission to trim the branches overhanging in the garden of the property. Mr Nunn reported this to the Chair and Vice-chair of the Parish Council and was advised to contact Mr Nick Newton, the tree officer at SCDC. Mr Nunn reported it to the tree officer at SCDC who indicated that he could not do anything about this. Councillors noted that this advice seemed to be inconsistent with other instances where planning permission had to be sought before protected trees could be trimmed. It was agreed that the Clerk

would write to SCDC to report this and ask what can be done about it. Cllr M Newton would query this with the tree officer at SCDC/ the Head of Planning.

Mr Nunn reported that the gully at Speedway has started again. Mr Nunn expressed concern that the previous week there seemed to be a blue substance in the snow around the gully but that this week it seemed to run clear. It was agreed that the situation will have to be monitored and if there are any further concerns that the Clerk will contact Environmental Health at SCDC and/or Mr Peter Ross, Countryside Officer at SCDC.

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

DC/18/0271/FUL	1 Sandpit Close, Rushmere St Andrew	IP4 5UP	Erection of single storey front and rear extensions & insertion of new windows to ground floor side elevation
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>DC/18/0271/FUL – 1 Sandpit Close Rushmere St Andrew Suffolk IP4 5UP – “Erection of single storey front and rear extensions &amp; insertion of new windows to ground floor side elevation.”</p> <p>Application form – No pre-application advice sought. “New or altered pedestrian access proposed to or from the public highway” &amp; “Trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development” boxes are answered “yes”. Proposed materials are to match original.</p> <p>Plans – A modest single-storey rear extension is proposed set away from the boundary with the adjoining no 3. The existing entrance door (facing Bladen Drive) is replaced by window, with existing pathway to Bladen Drive retained. A modest new porch &amp; entrance door is proposed, sited to front of property, with pathway leading to Bladen Drive.</p> <p>Latest Consultation Expiry Date – 22/02/18 (Site Notice)</p> <p>Delegated Consideration &amp; Response Made – Overall the plot is on falling ground, rear to front, with the property side &amp; front corner closer to Bladen Drive than Sandpit Close. To the rear, the impact of the extension on no 3 was considered minimal. Also the nearest property in Bladen Drive is of a higher elevation, whence it was felt there would be no impact on this. To the front the proposed porch / entrance path was modest and would not have any significant impact on the street scene, nor would it appear to impact on a tree located in the front garden. In consequence, this was considered a simple application and a delegated response made “Rushmere St Andrew Parish Council recommends APPROVAL”.</p> <p>This application had a response date of 19/02/2018 hence the Clerk and Chairman made a delegated response to SCDC on 19/02/2018 under the ‘simple’ application policy.</p> <p><b>Response:</b> Rushmere St Andrew Parish Council recommends approval. Councillors noted and approved the response.</p>			
DC/18/0551/FUL	4 Wood Cottages, Seven Cottages Lane, Rushmere St Andrew	IP5 1DX	Proposed front extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Proposed finishes are Doors &amp; Windows – “UPVC/Timber”, Roof “roof tiles to match existing”, Walls “Cream Marley Cedral cladding”.</p> <p>Plans – A semi-detached bungalow, the proposal is to replace an existing flat roof elongated conservatory style porch with a pitched roof extension, of slightly bigger footprint forwards, to allow extension of existing bedroom forwards with porch to the side.</p> <p>Latest Consultation Expiry Date – 05/03/18 (Site Notice)</p> <p>This application had a response date of 28/02/2018 hence the Clerk and Chairman made a delegated response to SCDC on 28/02/2018 under the ‘simple’ application policy.</p> <p><b>Response:</b> Rushmere St Andrew Parish Council recommends approval. Councillors noted and approved 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/18/0609/FUL & DC/18/0610/LBC	Hill Farm Barn, Lamberts Lane, Rushmere St Andrew		Insertion of replacement external doors, and windows, including replacement glazed screens to midstreys. Internal alterations including the removal of modern stud partitions at ground and first floor and insertion of replacement staircase
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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 finishes are Doors & Windows – “UPVC/Timber”, Roof “roof tiles to match existing”, Walls “Cream Marley Cedral cladding”.

Plans – A semi-detached bungalow, the proposal is to replace an existing flat roof elongated conservatory style porch with a pitched roof extension, of slightly bigger footprint forwards, to allow extension of existing bedroom forwards with porch to the side.

Latest Consultation Expiry Date – 05/03/18 (Site Notice)

DC/18/0609/FUL & DC/18/0610/LBC – Hill Farm Barn Lamberts Lane Rushmere St Andrew Suffolk IP5 1DS – “Insertion of replacement external doors, and windows, including replacement glazed screens to midstreys. Internal alterations including the removal of modern stud partitions at ground and first floor and insertion of replacement staircase”

Application form – Pre-application advice sought - DC/PREAPP/17/4245 via Liz Beighton on 25/10/17 “The proposed alterations to the barn will be a positive enhancement”. Doors & Windows – existing “Stained Timber”, proposed “Stained Timber / Aluminium”. Heritage Impact Assessment included. With regards to Listed Building Alterations, positive answers provided to questions regarding “works to exterior & interior of building” plus “stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)”. This is a Grade 2 Listed Building.

History – A former rather derelict barn, permission (C/00/0884) was granted in October 2000 to convert into residential accommodation (single dwelling and residential annex).

Design and Access Statement –

Quotes:-

“The external appearance of the building will remain largely unaltered, with only minor changes to some existing doors and windows. The greatest change will be the replacement of the existing glazed screens to the midstrey openings. The existing screens, which are of timber construction, will be replaced with similar screens formed from aluminium frames. The replacement screens will be openable whereas the existing timber screens are not.”

Heritage Impact Assessment –

A “layman’s” guide to the proposed changes are detailed in paragraphs:-

5.6 – 5.9 Internal alterations ground floor  
 5.10 – 5.12 Internal alterations first floor  
 5.13 – 5.18 External alterations

Plans – The plans for the exterior show changes to the style & construction of the doors & windows. Inside, various changes to stud walls are proposed to revise the interior layout, and the replacement of the c2000 stair and landing joinery is proposed

Latest Consultation Expiry Date – 07/03/18 (Advertisement)

Councillors noted that a significant amount of information was included as part of the application. Mr Newton proposed a recommendation of approval provided that English Heritage approve the application, seconded by Mr Francis. Resolved: with ALL in favour

**Response:** This PC recommends APPROVAL provided that English Heritage approve the application

DC/18/0643/FUL	26 Brookhill Way, Rushmere St Andrew	IP4 5UL	Single storey 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. Brickwork to match original; existing white PVC-u doors, proposed grey aluminium bi-fold; roof existing concrete interlocking tiles to main pitched roof, proposed is

mineral-faced roofing felt to flat roof with grey roof lantern; windows existing white PVC-u, proposed PVC-u or aluminium in grey.  
 Plans – A flat roof rear extension with lantern light and bi-fold doors to provide dining area.  
 Latest Consultation Expiry Date – 14/03/18 (Advertisement)

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

**Response:** This PC recommends APPROVAL

DC/18/0418/FUL	30 Playford Road, Rushmere St Andrew	IP4 5RG	Erection of a 2 bay oak cart lodge/garage
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Mr Richings gave a situation report following his examination of the proposal documentation.  
 Application form – Not shown on web – to review.  
 Plans – Proposed 2 bay cart lodge in north-west corner of front garden.  
 Latest Consultation Expiry Date – 14/03/18 (Advertisement)  
 Mrs Richardson-Todd commented that there are a number of cart lodges along Playford Road. It was noted that the application will not affect any protected trees. Mr Ward proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour  
**Response:** This PC recommends APPROVAL

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

The Clerk reported that she received a notification via email of a Tree Preservation Order application that was validated. This is an application for reduce the crown by up to 3m and reducing the shading impact of the tree on the rear garden at No 10 Brendon Drive, Rushmere St Andrew (DC/18/0803/TPO). The Parish Council has not received any documentation regarding application yet. This has been queried with the Planning Team at SCDC. No response received yet. Councillors noted this.

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

DC/17/5385/ARM	Land adjacent to No 155, The Street, Rushmere St Andrew	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)	Letter received from SCDC regarding potential referral- PC did not ask for referral as P&D approved subject to protection and maintenance of hedge on 30/01/2018
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Miss Cracknell expressed her disappointment about the comments that the Parish Council made regarding the height of the hedge for the above-mentioned application. She felt that the concern regarding the height of the hedge should have been emphasised more.

**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/18/0048/FUL	11 Quantock Close, Rushmere St Andrew	IP5 1AS	Erection of single storey and two storey rear extension. P& D Committee - Decision Approval <b>PLANNING PERMISSION WITH CONDITIONS</b>
DC/18/0074/FUL	20 Ickworth Crescent	IP4 5PQ	Removal of current shrubbery/ plantation and to erect a 1.8 meter fence on property boundary. Parish Council Decision Approval. <b>PLANNING PERMISSION</b>

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

None

## 11. ANY OTHER MATTERS & CORRESPONDENCE

### a. Fire service call out response

Mr Richings reported that on 12 February 2018, 15.25pm a fire engine was called to The Street, Rushmere St Andrew. It was an engine from Holbrook Station. The call out seized at 15.54pm. Councillors questioned why an engine from Holbrook Station was called out and the time it would have taken to arrive at The Street.

### b. Highways Maintenance & Reporting Tool Concerns

Mr Richings provided an update regarding the online reporting tool for potholes, etc and the concerns relating to the amount of time before feedback is received and the criteria for reporting potholes. Councillors mentioned that they are concerned by the number of potholes, etc on roads in and around the parish.

### c. School Parking Issues

Mr Richings reiterated concerns expressed by Councillors about parking problems around Broke Hall School and asked councillors to consider what avenues are open to resolve these issues. Mr Nunn indicated that it was agreed to ask for double yellow lines a property in Chatsworth Drive and that this is on the PA&S agenda. Mr Richings asked if anything else can be done other than a request for double yellow lines. Mr Shield felt that an action plan with a multi-agency approach should be drawn up. It was agreed to consider drawing up an action plan to try and address this but that a representative from SCC need to be involved. Mr Newton will contact County Councillors Robert Whiting and Stuart Lawson regarding this.

### d. Foxhall Road Roundabout Works

Mr Riching raised the question whether it would not have been better to fund the improvements at the Foxhall Road Roundabout from S106 money and then the money that SCC is spending on the road improvements could be spent on maintenance of roads.

### e. To Note Matters Arising Since Publication of Agenda

The Clerk updated the meeting regarding the issue of a caravan hitch that is jutting out on the footpath at Nr 22 Ickworth Close. It was agreed that the police will be contacted about this again to see if anything can be done about it.

### f. Dates to Note

Thursday, 8<sup>th</sup> March, 7.30pm, PC Meeting, Village Hall

Thursday, 15<sup>th</sup> March, 7.30pm, PA&S Committee Meeting, Tower Hall

Thursday, 12<sup>th</sup> April, 7.30pm, GP&F Committee, Tower Hall

## 12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Traffic issues Broke Hall School – Parish Council Meeting

## 13. CLOSE OF MEETING

The Chairman closed the meeting at 8.40pm