



Rushmere St. Andrew Parish Council

www.rushmerestandrew.onesuffolk.net

"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 14th June 2018 at THE VILLAGE HALL at 6.30pm

CHAIRMAN:	P Richings
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr D Francis, Mr M Newton, Mr R Nunn, Mrs Richardson-Todd, Mr P Richings, Mr B Ward, Mr Wright
OTHER ATTENDEES:	Members of the public = 6, Mrs S Todd
APOLOGIES:	Mr M Shields (family issue), Mr R Whiting (family commitment)
ABSENT (no apologies):	None
CLERK:	Mrs S Stannard

1. ELECTION OF CHAIRMAN OF THE PLANNING AND DEVELOPMENT COMMITTEE

Mr Richings asked for nominations for Chairman of the Planning and Development Committee for the forthcoming year.

Mr Wright nominated Mr Richings and this was seconded by Mrs Richardson-Todd. There were no other nominations. Mr Richings was duly elected unopposed as Chairman – Resolved: Carried with ALL in favour.

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

The Chairman read out 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 Wright with all in favour.

3. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1st May 2018

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Newton, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record with no alterations and no matters arising.

4. 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.

No other declarations were made.

5. PUBLIC PARTICIPATION

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

The members of the public that attended the meeting were interested in planning application DC/18/2341/ARM, land at and adjacent to 42 Woodbridge Road. The Chairman moved this forward on the agenda and it was dealt with after item 5.

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

Miss Cracknell reported that two large freezers were dumped at the bottom of Holly Lane. The Clerk will report this to Suffolk Coastal District Council.

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

DC/18/2341/ARM	Land at and adjacent to 42 Woodbridge Road, Rushmere St Andrew		Approval of Reserved Matters of DC/16/4762/OUT – Erection of three residential dwellings, retention of existing dwelling and access
----------------	--	--	---

Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Development description:-

- 5 "Reserved matters to be determined" boxes ticked – access, appearance, landscaping, layout and scale.
- "We are seeking approval for the design of the dwellings, finishes, site layout, landscaping, boundary treatments, bin storage area & site storage & access as outlined by conditions 1,3,4,& 10".

"There are new owners of the site proposed for the development & the proposals have therefore been slightly revised & tailored to suit their requirements"

History –

DC/16/4762/OUT (Erection of three residential dwellings, retention of existing dwelling and access) was approved by SCDC subject to the following pertinent conditions:-

- **Condition 1** Plans and particulars showing the detailed proposals for all the following aspects of the development ("the reserved matters") shall be submitted to the Local Planning Authority and development shall not be commenced before these details have been approved:-
 - The siting of all buildings.
 - The design of all buildings, including the colour and texture of facing and roofing materials and height.
 - A landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels.
 - The alignment, height and materials of all walls and fences and other means of enclosure.
 - The provision to be made for the storage and disposal of refuse.
- **Condition 3** Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose
- **Condition 4** Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
- **Condition 10** Prior to the submission of a reserved matters application, a parameter plan shall be submitted to the local planning authority for consideration and approval. The parameter plan shall identify the zones in which development can and cannot take place and the development shall be undertaken in complete accordance with the approved plan.

DC/17/3416/DRC (Discharge of Condition 10 on application DC/16/4762/OUT - Erection of three residential dwellings, retention of existing dwelling and access - Site Parameters Plan 4402-PL14 Rev A submitted.) was approved by SCDC.

DC/17/3415/ARM (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) was approved by SCDC. *Originally this application was submitted for the development of 3 terraced 2.5 storey dwellings. Following significant adverse comment, the plans were revised for the development to*

consist of 3 terraced 2 storey dwelling which drew negligible comment. Conditions applied to the final approved version were as follows:-

- The development hereby permitted shall be completed in all respects strictly in accordance with: Drawing Nos. 4402-PL15 Rev A, 4402-PL13 Rev B, 4402-PL12 Rev B and 4402-PL11 Rev B, received 14 December 2017; and Drawing Nos. 4402-L1 and 4402-PL10 Rev A, received 08 August 2017; for which permission is hereby granted and in compliance with any conditions imposed by the Local Planning Authority.
- The approved landscaping scheme shall be implemented in accordance with Drawing No. LSDP 11556.01, received 08 August 2017; and be implemented not later than the first planting season following commencement of the development and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.
- Prior to occupation of the hereby approved development, the area within the site shown on Drawing No. 4402-PL10 Rev A for the purposes of manoeuvring and parking of vehicles shall be provided and thereafter that area shall be retained and used for no other purposes.
- No development shall commence until precise details of the roof and wall materials to be used for the new dwellings has been submitted to and approved by the local planning authority.

The net effect of the above applications is that it would appear all relevant permissions have been granted for development of the site. However the land has now been transferred to a new owner who wishes to make revisions to the approved plans, using a new architect.

Plans –

Proposed block plan (33-2018-06) shows proposed development appears to lie within bounds of document 4402-PL14 Rev A as approved under DC/17/3416/DRC. This should be carefully checked on actual plans. This plan also shows proposed landscaping and fencing provision, bin presentation area plus areas allocated during construction phase for site compound, access & wheel wash. Existing block plan 33-2018-05 is provided as a comparison.

When compared with plans approved under DC/17/3415/ARM, proposed front and rear elevation plan 33-2018-03 shows revised style for front & rear 1st floor windows plus of lantern window added above rear single storey extension.

When compared with plans approved under DC/17/3415/ARM, proposed side elevation plan 33-2018-04 shows proposed rear single storey extension has been elongated. New lantern windows are also shown.

Plans 33-2018-01/02 show proposed ground and 1st floor layouts.

Latest Consultation Expiry Date – 05/07/18 (Advertisement)

The members of the public that attended the meeting spoke of the sewerage problems that they experienced and indicated that for the first time the plans make it clear that the foul drainage will be connected to the existing sewerage network. This will only make the sewerage problems at existing properties worse. The members of the public asked that this be resolved before the homes are built. A path is proposed at the bottom of the garden as part of the application. No fencing are proposed on either side of the path. The members of the public asked that the path be fenced with a two metre fence on either side of the path.

A discussion following with Councillors debating the merits of the proposal. Mr Wright proposed that the application be refused as the sewerage issues has not been addressed and concerns relating to the introduction of the path at the back of the proposed properties, seconded by Mr Mr Ward. Resolved: with MAJORITY in favour.

Response: This PC recommends REFUSAL

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

The following had been received and commented on:

DC/18/1742/FUL (Full Planning Application)	31 Woodbridge Road, Rushmere St Andrew	IP5 1BG	Rear single storey extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – Not shown on web</p> <p>History – Planning application DC/16/0340/FUL (single storey rear extension) was submitted in January 2016. This covered the creation of a kitchen / diner (with flat roof) & a bedroom to the rear of the property. The existing small kitchen & bathroom would be replaced by a bathroom & en-suite. However, these directly abutted those of no 29 and shared a pitched roof. The application proposed removal of no 31's half of this pitched roof and replacement with a full pitched roof of over proposed bathroom/en-suite/bedroom. This proposal drew negative response from both the Parish Council & the adjoining neighbour (no 29) citing concerns regarding the proposed roof above line changes. Offered "referral", the ward member & Parish Council requested "referral". In the interim, the applicant submitted revised plans to retain the existing roof line above proposed bathroom & en-suite and extending the flat roof proposed above the proposed kitchen / diner to encompass the proposed bedroom. Overcoming the objections, permission was therefore granted for this "phase 1" application.</p> <p>Plans – This "phase 2" application sees the integration of the "phase 1" rooms into a composite kitchen / diner / lounge via interior alterations. The major change is a proposed 6 metre long, 5.25 metre wide flat-roof extension, adjacent to the boundary with no 29, to accommodate the displaced "phase 1" proposed bedroom. Note that no 29 has south facing window in their half of the pitched roof, referred to earlier.</p> <p>Latest Consultation Expiry Date – 14/06/18 (Site Notice)</p> <p>Councillors debated the merits of the proposal. Mr Nunn proposed a recommendation of approval of the application, seconded by Mr Newton. Resolved: with MAJORITY in favour.</p> <p>Response: This PC recommends APPROVAL.</p>			
DC/18/2100/TPO (Tree Preservation Order)	4 The Limes, Rushmere St Andrew	IP5 1EB	T1 and T2 Limes - Repollard
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – Applicant is using a "tree & landscape" company as agent.</p> <p>Plans – Photo shows 2 trees in question – they are actually abutting The Street.</p> <p>Latest Consultation Expiry Date – None shown on web</p> <p>Mr Wright gave a situation report following a site visit by Mr Francis and Mr Wright. Mr Wight proposed a recommendation of approval subject to a condition about the bird nesting season, seconded by Mr Newton. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL subject to due care be given to the bird nesting season.</p>			
DC/18/225/TPO (Tree Preservation Order)	17 Birchwood Drive, Rushmere St Andrew	IP5 1EB	T1 – Norway Spruce in rear garden – dismantle to ground level and stump grind out – tree is large and has outgrown its location
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – Applicant is using a "tree & landscape" company as agent.</p> <p>Plans – Arial Photo shows tree in back garden</p> <p>Latest Consultation Expiry Date – 20/06/18</p>			

Mr Wright gave a situation report following a site visit by Mr Francis and Mr Wright. Mr Francis proposed a recommendation of approval subject to a condition that the tree be replaced by a suitable tree, seconded by Mr Newton. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL subject to the condition of replacement with a suitable tree.

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

9. TO NOTE PLANNING DECISIONS RECEIVED SINCE LAST MEETING

The Clerk reported on planning decisions made by SDCDC, which had been received since those reported at the last P&D meeting.

DC/18/0643/FUL	26 Brookhill Way, Rushmere St Andrew	IP4 5UL	Single storey rear extension Planning Committee 06/03/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
DC/18/0418/FUL	30 Playford Road, Rushmere St Andrew	IP4 5RG	Erection of a 2 bay oak cart lodge/ garage Planning Committee 06/03/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
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. Planning Committee 27/03/18 – Decision Approve PLANNING PERMISSION
DC/18/0856/FUL	15 Houghton Place, Rushmere St Andrew	IP4 5UX	To purchase an Asgard Motorcycle Storage Shed 9ftx5ft 2". To locate the shed upon my driveway as per the location shown in the block plan Planning Committee 27/03/2018 – Decision Refuse PLANNING PERMISSION REFUSED
DC/18/1354/FUL	36-38 Woodbridge Road, Rushmere St Andrew		Part change of use of approved store/ office building (units 4 and 5 only) to bicycle shop with associated bicycle workshop and ancillary office/ welfare space Former Planning Permission DC/16/3564/FUL Planning Committee 01/05/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
DC/18/1469/TPO	Twin Oaks, Lamberts Lane, Rushmere St Andrew	IP5 1DR	T1 - Sweet Chestnut.Reduce/ re pollard to single stem at 5m height. Planning Committee 01/05/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
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. Additional of front porch. Planning Committee 01/05/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
DC/18/1485/FUL	15 Salehurst Road, Rushmere St Andrew	IP3 8RT	Single storey front side and rear extension Planning Committee 01/05/18 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
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, relevational treatment throughout and the erection of a two storey Cartlodge to the front of the property Planning Committee 01/05/2018 – Decision Approve PLANNING PERMISSION WITH CONDITIONS
DC/18/1579/FUL	4 Holly Lane, Rushmere St Andrew	IP5 1DN	Single storey front extension, replace flat roof with pitched roof Planning Committee 01/05/2018 – Decision Approve

			PLANNING PERMISSION WITH CONDITIONS
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 Planning Committee 01/05/18 – Decision approve PLANNING PERMISSION WITH CONDITIONS

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

Suffolk Coastal District Council, enforcement are currently investigating whether an extension at 5 Brendon Drive needs planning permission.

11. CIVIL PARKING ENFORCEMENT (CPE) – NEW TRAFFIC REGULATION ORDER

The Parish Clerk informed Councillors about correspondence from Mr David Stiff, the Civil Parking Enforcement Implementation Manager at Suffolk County Council, Suffolk Highways. The email we received indicated that in Suffolk there are plans to introduce civil parking enforcement (CPE), where the responsibility for enforcement against illegal parking is transferred from the police to the local authority. CPE has been successfully operated in Ipswich since 2005 and is already operated in most of the rest of the country.

In order to grant CPE powers there is a need to ensure that all traffic orders, road markings and signs associated with on-street parking are consistent and fit for purpose. TPOs are text based and in reviewing the TROs, roadmarkings and signs will be changed from text based schedules to map based schedules. This way the relevant restriction is easily found and understood by all. Six new TROs will be created one for each district in Suffolk in which CPE will be introduced. The maps have been developed by recording the restrictions on the street and resolving the inconsistencies that have been highlighted. Suffolk Highways has indicated that there is a need to undertake more work on road markings and signs. This will be taking place later this year. There is an opportunity to provide comments to Mr Stiff at Suffolk Highways by 2 July 2018.

It was agreed that Mr Wright will collate comments on behalf of the Parish Council. Mrs Todd will forward her comments to Mr Wright and the Clerk will forward comments of the officers, the Chairman and Mr Sarbutts to Mr Wright.

12. COPIES NEEDED OF THE SUFFOLK COASTAL DISTRICT LOCAL PLAN

It was agreed to provide Mr Shields and Mr Nunn with a copy of the Core Strategy and Development Management Policies of Suffolk Coastal District Council. The cost of a copy would be £27.64.

13. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk informed Councillors that the Parish Council received notification of the Archaeology SPD of Ipswich Borough Council that is currently being consulted on. As this is a very technical document it was agreed not to comment on the SPD.

The Clerk also informed Councillors that Suffolk County Council is currently consulting on the Minerals Local Plan. Councillors noted this.

7. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None.

8. CLOSE OF MEETING

The Chairman closed the meeting at 7.40pm