



# Rushmere St. Andrew Parish Council

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*"Seek The Common Good"*



**Minutes of the Planning & Development Committee meeting held on Wednesday, 22<sup>nd</sup> August 2018 at TOWER HALL at 7.30pm**

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CHAIRMAN:	P Richings
COMMITTEE MEMBERS PRESENT:	Mr D Francis, Mr R Nunn, Mr P Richings, Mr B Ward
OTHER ATTENDEES:	Mr Khan and colleague from Westerfield Care Home; Members of the public = 0
APOLOGIES:	Mr M Newton (another commitment), Mr M Shields (another commitment), Mr R Whiting (family commitment), Mr J Wright (unwell), Miss A Cracknell (another commitment), Mrs B Richardson-Todd (unwell)
ABSENT (no apologies):	None
CLERK:	Mrs S Stannard

## 1. 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 Francis proposed acceptance of reasons for councillor absence, seconded by Mr Ward with ALL in favour.

## 2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 14<sup>th</sup> June 2018

Mr Ward 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 with no alterations and no matters arising.

## 3. DECLARATIONS OF COUNCILLOR INTEREST

No declarations were made.

## 4. PUBLIC PARTICIPATION

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

Mr Khan – Item 5.

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

None

## 5. WESTERFIELD HOUSE CARE HOME – PRESENTATION BY MR KHAN

Mr Khan made a presentation regarding the Westerfield Care Village. He informed councillors that an outline planning application has been submitted to Ipswich Borough Council. Councillors generally expressed their approval of the presentation and thanked Mr Khan for attending the meeting. Mr Richings asked Mr Khan about the impact on local roads and Mr Khan provided information about section contributions towards public transport and other measures that they are proposing to limit the impact on local roads.

**6. TO NOTE P&D DELEGATED RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS**

DC/18/2304/FUL	Adopted Highway of, Foxhall Road, Rushmere St Andrew		The installation of a replacement 12.5m slim-line monopole supporting 3no. shrouded antennas & ancillary development there to
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>DC/18/2304/FUL – Adopted Highway Of Foxhall Road Rushmere St Andrew Suffolk IP4 5TH – “The installation of a replacement 12.5m slim-line monopole supporting 3no. shrouded antennas &amp; ancillary development there to”  Application form – Pre-application advice sought  Plans – Replacement of existing monopole with one of similar height, although the antenna, with shrouding, is slightly bigger.  Latest Consultation Expiry Date – 10/07/18 (Site Notice)  Delegated Consideration &amp; Response Made – As part of the continued network improvement program, there is a specific requirement to upgrade the existing radio base station at this location to ensure the latest technology is provided to mobile users. The application is for the replacement of an existing monopole with one of a similar height. With shrouding the antenna would be slightly bigger. The existing radio base station has been in situ for several years and form part of the street scene. The amendments to the antenna and radio base proposed are modest and would not have a significant impact on the street scene or neighbouring properties. 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 5<sup>th</sup> July 2018 hence the Clerk and Chairman made a delegated response to SCDC on 05/07/2018 under the ‘simple’ application policy.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL.  Councillors noted and approved the response.</p>			
DC/18/2849/TPO (Tree Preservation Order)	Public Open Space Euston Avenue, Rushmere St Andrew		To remove one tree that is leaning on the boundary fence, remove any dead wood and remove limbs from another tree that is over hanging a public footpath that runs through the neighbouring land. All arising's to be removed from site
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>DC/18/2849/TPO – Public Open Space Euston Avenue Rushmere St Andrew Suffolk – “To remove one tree that is leaning on the boundary fence, remove any dead wood and remove limbs from another tree that is over hanging a public footpath that runs through the neighbouring land. All arising's to be removed from site”  Application form – Applicant is agent for Anglian Water.  Plans – Aerial &amp; site photos included.  Observation – The fallen tree noted leaning on AW boundary fence during our Millstream walkabout earlier this year. Another tree is also being maintained.  Latest Consultation Expiry Date – 31/07/18 (Standard Consultation)</p> <p>Delegated Consideration &amp; Response Made – The application is to remove a tree that is leaning on the boundary fence near a public footpath and limbs from another tree that is over hanging a public footpath. The fallen tree leaning on the boundary fence was identified by Councillors, Mr Peter Ross and Mr James Baker as dangerous during the Millstream walkabout. Subsequently the Clerk contacted Anglian Water to request the removal of the tree. Anglian Water identified another tree that overhangs the footpath. As the trees are covered by TPOs a planning application for the removal of the trees was submitted. In consequence, this was considered a simple application and a delegated response made “Rushmere St Andrew Parish Council recommends APPROVAL. Please note that this application is believed to fall within the boundary of Kesgrave Town Council and not within the Rushmere St Andrew Parish Council boundary.”</p> <p>This application had a response date of 31/07/2018 hence the Clerk and Chairman made a delegated response to SCDC under the ‘simple’ application policy.  Response: Rushmere St Andrew Parish Council recommends APPROVAL. Please note that this application is believed to fall within the boundary of Kesgrave Town Council and not within the Rushmere St Andrew Parish Council boundary.  Councillors noted and approved the response.</p>			

*[Mr. Nunn joined the meeting].*

7. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/18/2602/FUL	40 Kelvedon Drive, Rushmere St Andrew	IP4 5LQ	Erection of wooden gazibo
<p>DC/18/2802/FUL – 40 Kelvedon Drive Rushmere St Andrew Suffolk IP4 5LQ – “Erection of a wooden gazibo”            Application form – Work has already started (April 2018) but is not completed. Pre-application advice taken from Joe Blackmore due to enforcement case ref ENF/2018/0709/DEV with recommendation “Put in for Planning Permission”            Plans – The plans show drawing of proposed gazebo. The site plan gives no clue as to the positioning of the gazebo within the site, relative to other on-site structures.            Initial Parish Council Response to SCDC – “The Parish Council recently received the above-mentioned planning application to comment on. The detail shown on the maps submitted with the application is insufficient for us to consider the application appropriately. Your feedback regarding this will be appreciated” was sent 11/08/18.            Latest Consultation Expiry Date – 28/08/18 (Site Notice)</p> <p>Councillors were concerned with the lack of information that was included in the application. Mr Francis proposed a recommendation of refusal since insufficient information was submitted to consider the application appropriately. It was seconded by Mr Nunn. Resolved: with ALL in favour</p> <p><b>Response:</b> This PC recommends REFUSAL.</p>			
DC/18/3134/FUL	46 Chatsworth Drive, Rushmere St Andrew	IP4 5XD	Juliet balcony, upper floor, rear of house
<p>DC/18/3134/FUL – 46 Chatsworth Drive Rushmere St Andrew Suffolk IP4 5XD – “Juliet balcony, upper floor, rear of house”            Application form – No pre-application advice sought. Existing materials - “Aluminium bifolds. Charcoal uPVC windows. Charcoal”, proposed materials “Either charcoal aluminium or uPVC frames to match existing windows/doors”.            Property History –            - 14/09/49 Planning Application E596 - Proposed use of land as sports field - “permitted”            - 01/05/57 Planning Application E596/1 - Proposed residential development - “refused”            - 09/06/72 Planning Application E596/2 - Erection of 162 dwellings, garages and carports and construction of estate roads - “approved”            - 09/03/15 Building Control Application 2015/00506/IN - Two storey rear and single storey front extension. Attached garage and internal alterations - “accepted”            - 27/07/18 Planning Application DC/18/3134/FUL - Juliet balcony, upper floor, rear of house - “awaiting decision”            No trace of any planning application, associated with the 2015 building control application works, can be traced on SCDC website.            Similarly, the Valuation Office Agency website shows no “Improvement Indicator” is listed. (Improvement indicator - this shows that improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.)            Plans – The “location plan” &amp; “block plan as existing” shows property as it currently exists. Proposed “elevation” &amp; “floor” plans are provided, there are no existing ones. The proposed Juliet balcony is located at first floor level on the northern elevation. The elevation plans clearly highlight, via dark shading &amp; material description, the changes associated with the 2015 building control application.            Careful consideration may be required – The 2015 works look far too extensive to be considered “permitted development”. The Juliet window appears to be a change to these 2015 works. Is this in reality being a “retrospective application” for the 2015 works plus a 2018 “minor change”.            Latest Consultation Expiry Date – 03/09/18 (Site Notice)</p> <p>Mr Richings proposed that the application be refused, seconded by Mr Ward. Resolved: with ALL in favour. The Parish Council is concerned that major building work have been happening and are continuing to happen at the site and no evidence can be found that permission has been granted for this work. The Juliet balcony is in part of the building that appears to have no planning permission and the parish council is concerned about the impact of the window and the Juliet balcony on the privacy of the garden of Nr 44.</p> <p><b>Response:</b> This PC recommends REFUSAL</p>			
DC/18/3229/TPO (Tree Preservation Order)	132B The Street, Rushmere St Andrew	IP5 1DH	TPO No ESCC/55/00029 A1 – trees numbered as application and plan. Front garden. 1x Purple Norway Maple & 1 x Norway Maple – Reduce by up to 30% Reason: to let more light into garden and property

			1x Tree of Heaven – fell. Reason – lean over highway and cavity in main trunk at 15 ft, can see from roadside
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DC/18/3229/TPO – 132B The Street Rushmere St Andrew Suffolk IP5 1DH – “TPO No. ESCC/55/00029 A1 - trees numbered as per application & plan Front garden 1 x Purple Norway Maple & 1 x Norway Maple - Reduce by up to 30% Reason: to let more light into garden and property. 1 x Tree of Heaven - Fell Reason: lean over highway and cavity in main trunk at 15ft, can be seen from roadside.”

Application form – Agent is a tree company. “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” questions are answered “no”.

Plans – Simple diagram provided showing affected trees.

Observation – The fallen tree noted leaning on AW boundary fence during our Millstream walkabout earlier this year. Another tree is also being maintained.

Latest Consultation Expiry Date – 24/08/18 (Standard Consultation)

Mr Nunn reminded councillors of a planning application that was submitted earlier in the year for a planning extension and carport at the site. The planning history on the site and the proposal was carefully considered.

Mr Ward proposed a recommendation of refusal with the reason being that the tree line on this site contributes to the general amenity of the area and it should be maintained. Section 6 of the application form contradicts the description of the proposal. The proposal was seconded by Mr Francis. Resolved: with ALL in favour.

**Response:** This PC recommends REFUSAL

DC/18/3074/FUL	53 Chatsworth Drive, Rushmere St Andrew	IP4 5XA	Front Single Storey Extension
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DC/18/3074/FUL – 53 Chatsworth Drive Rushmere St Andrew Suffolk IP4 5XA – “Front Single Storey extension”

Application form – No pre-application advice sought

Plans – A semi-detached house, proposal is for a full-width front single-storey extension utilising area of existing garage space & small out-house with infill between.

Latest Consultation Expiry Date – 03/09/18 (Site Notice)

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

**Response:** This PC recommends APPROVAL.

**8. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE THE PUBLICATION OF THIS AGENDA**

DC/18/3100/FUL	5 Woodbridge Road Rushmere St Andrew Suffolk	IP5 1AH	1 1/2 Storey Extension to dwelling and associated alterations
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/18/3100/FUL – 5 Woodbridge Road Rushmere St Andrew Suffolk IP5 1AH – “1 1/2 Storey Extension to dwelling and associated alterations”

Application form – Pre-application advice sought – DC/PREAPP/18/1812 (Joe Blackmore) – “Extension acceptable, garage not acceptable”

Plans – The right-hand of a pair of semi-detached bungalows, located on the south side of Woodbridge Road, just east of Elm Road junction. The proposal incorporates a “wrap round” extension on 3 sides. Within the existing building a garage is proposed abutting the adjacent no 7. To allow for the property to become 1½ storey the proposed roofline would appear to be raised but by varying amounts dependent upon which proposed elevation is viewed – usage of chimney stack as a reference point recommended. The south-west elevation (facing no 3) contains a dormer catering for bathroom & en-suite. The south-east elevation currently shares a ridged roof with no 7 which appears to be lost by the proposal utilising a flat roof. The roof lines appear to be quite complex front to back, side to side. The south-east elevation also incorporates a balcony at 1st floor level.

Latest Consultation Expiry Date – 10/09/18 (Site Notice)

Mr Richings proposed a recommendation of refusal as a result of the impact on the amenity of the neighbouring property. The parish council is concerned about the garage adjacent to the neighbouring property and the impact of the balcony and the dormer window on the amenity of the neighbouring property. The proposal was seconded by Mr Ward. Resolved: with ALL in favour.

**Response:** This PC recommends REFUSAL.

DC/18/3372/FUL	12 Malvern Close Rushmere St Andrew Suffolk	IP5 1AW	Proposed single storey rear extension and internal alterations
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/18/3372/FUL – 12 Malvern Close Rushmere St Andrew Suffolk IP5 1AW – “Proposed single storey rear extension and internal alterations”

Application form – No pre-application advice sought

Plans – A detached bungalow, tucked away in the hammerhead corner of the close, the proposals incorporate internal alterations to the existing footprint, together with a single-storey rear extension. The front elevation will see several changes to the doors & windows layout. The existing eastern side elevation remains the same. The existing rear elevation sees the removal of a conservatory add-on with double doors added. The rear extension extends about 2/3 of the existing house width & about doubles the existing western side elevation which sees changes to the window pattern. Latest Consultation Expiry Date – 07/09/18 (Standard Consultation)

Mr Francis proposed a recommendation of APPROVAL seconded by Mr Nunn. Resolved: with ALL in favour.

**Response:** This PC recommends APPROVAL.

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

None

#### 10. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk reported on planning decisions made by Suffolk Coastal District Council, which had been received since those reported at the last Planning & Development meeting.

DC/18/1461/FUL	10 Sandling Crescent, Rushmere St Andrew	IP4 5TU	Erection of first floor front extension Planning Committee 01/05/2018 – Decision Approve <b>PLANNING PERMISSION WITH CONDITIONS</b>
DC/18/1807/TPO	26 Brookhill Way, Rushmere St Andrew	IP4 5UL	DC/18/1807/TPO – 26 Brookhill Way Rushmere St Andrew Suffolk 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 demolition 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 Planning Committee 01/05/18 – Decision Approve (replant tree) <b>PLANNING PERMISSION WITH CONDITIONS</b>
DC/18/1742/FUL	31 Woodbridge Road, Rushmere St Andrew	IP5 1BG	Rear Single Storey Extension Planning Committee 14/06/18 – Decision Approve <b>PLANNING PERMISSION WITH CONDITIONS</b>



DC/18/2100/TPO	4 The Limes, Rushmere St Andrew	IP5 1EA	T1 and T2 Limes - repollard Planning Committee 14/06/18 – Decision Approve <b>PLANNING PERMISSION</b>
DC/18/2225/TPO	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 Planning Committee 14/06/18 – Decision Approve <b>PLANNING PERMISSION</b>
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 dwellings and access Planning Committee 14/06/2018 – Decision Refuse <b>PLANNING APPLICATION WITHDRAWN</b>
DC/18/2304/FUL	Adopted Highway of Foxhall Road, Rushmere St Andrew		The installation of a replacement 12.5m slim-line monopole supporting 3no shrouded antennas and ancillary development there to Delegated Decision to Approve <b>PLANNING PERMISSION WITH CONDITIONS</b>

#### 11. 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; contravention of conditions of the approval for planning application DC/17/0480/FUL – 65 Beech Road; contravention of conditions of the approval for planning application DC/17/4338/FUL 36-38 Woodbridge Road.

Requested feedback regarding these cases but no response to date.

#### 12. TO CONSIDER PARISH COUNCIL COMMENTS ON DRAFT SUFFOLK COASTAL LOCAL PLAN

Mr Richings gave a report following his examination of the Draft Suffolk Coastal Local Plan

Consultation Period - 20th July to 14th September 2018

Background – In Autumn 2017, an Issues and Option consultation took place. This asked for comment regarding the future development of the area from a planning perspective. The three consultation documents issued at the time were a joint collaboration between Suffolk Coastal District Council & Ipswich Borough Council and consisted of: -

- strategic cross boundary issues affecting the two local authorities
- issues specific to Suffolk Coastal
- issues specific to Ipswich

The latter two documents incorporated sites with potential (be it offered by 3rd parties or those considered possible).

Following this consultation, both Councils have individually been reviewing and refining the possibilities and comment generated from this consultation. Suffolk Coastal has now generated the First Draft of their Local Plan which generates a vision of their area up to the year 2036. Ipswich has not been as speedy, and their First Draft of their Local Plan is not anticipated until late 2018.

This could be considered unfortunate from a Rushmere St Andrew perspective as some of Ipswich's potential sites are nearby.

The Draft Plan Documents

Booklet 1 Over 420 pages long, this details the proposed Local Plan booklet is sectioned as follows: -

1. Introduction
  - Suffolk Coastal Context
  - Key Issues

- District-wide Statistics
- What is the Local Plan?
- 2. Wider Strategic Planning Area
  - Scale and location of growth
  - Infrastructure
  - Protection of the environment
- 3. Suffolk Coastal Spatial Strategy
  - Vision for Suffolk Coastal
  - Strategic priorities and objectives
  - Presumption in favour of sustainable development
  - Spatial strategy and distribution
  - Settlement hierarchy
  - Settlement boundaries
  - Major energy infrastructure
  - Infrastructure
- 4. Economy
- 5. Housing
- 6. Tourism
- 7. Transport
- 8. Community Facilities & Assets
- 9. Climate Change
- 10. Natural Environment
- 11. Built Environment
- 12. Area Strategic Strategies
  - Felixstowe
  - Communities Surrounding Ipswich
  - Aldeburgh
  - Framlingham
  - Leiston
  - Saxmundham
  - Woodbridge
  - Rural Areas
- 13. Delivery & Monitoring Framework
- 14. Infrastructure Delivery Framework
- 15. Appendices
  - A Housing Land Trajectory
  - B Key Elements of the Marketing Guidance Best Practice document
  - C Criteria for Identification of Non-Designated Heritage Assets
  - D Viability Requirements
  - E Landscape Character Area Maps
  - F Glossary
  - G Schedule of Policies to be Superseded
  - H Alternative Policy Options
  - I Alternative Sites

Booklet 2 Over 120 pages long, this details the Local Plan Policy Maps covering: -

- Parish Policy Maps
- Areas to be Protected from Development
- Historic Parks & Gardens
- Conservation Areas
- Coastal Change Management Area
- Existing Residential House Boats
- Town Centre Insets
- Brightwell Lakes

#### Development Objectives

The District target for housing for the 2016 to 2036 is 10,900 dwellings. Allowing for completions, outstanding planning permissions, outline planning permissions, current local plan & neighbourhood plans, 8,623 have been identified already. This leaves a residual number of 2,277 to find. This increases to around 3,370 to allow for a 10% contingency (adding 10% of 10,900). This final figure is the indicative number that the Local Plan seeks to address.

Acknowledging an element of approximation in the proposed split, this is broken down as follows: -

- 22% (800) Saxmundham Garden Neighbourhood
- 12% (435) Other A12 Corridor
- 46% (1670) Felixstowe (including Trimley) Garden Neighbourhood
- 15% (515) Rural
- 1% (40) Communities Neighbouring Ipswich
- 1% (50) Framlingham
- 1% (50) Leiston

As far as Rushmere St Andrew is concerned, Rushmere St Andrew (excluding village) is included within the category "Major Centre of East of Ipswich" with 83 existing housing allocations with 0 new allocations proposed. Rushmere St Andrew (village) is included within the category "Small Village" with 27 existing housing allocations with 0 new allocations proposed.

Looking vaguely close to home, proposed small pockets of housing development are identified at Bucklesham, Charsfield, Kirton, Levington, Tuddenham St Martin, Westerfield & Winesham (Bridge). Nothing new is identified for the Kesgrave, Martlesham, Playford, Purdis Farm & Bealings areas.

Employment use allocation is proposed at Felixstowe Road (Nacton) – land directly opposite the Crematorium bounded by A14, Felixstowe Road & old A45, plus Innocence Farm (adjacent to Trimley St Martin & Kirton). Mixed use areas are proposed at Darsham, Eyke, Felixstowe (North) & Saxmundham.

#### Suggested Sites within Rushmere St Andrew – SCDC Commentary

- 88 Land at 868A and 876 Foxhall Road (2.14Ha) Housing Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
- 182 Land off Tuddenham Lane, Adjacent to Millbank House (1.27 Ha) Housing Site identified as unavailable in the Draft SHELAA.
- 332 Land at and south of 4 Playford Road (0.18 Ha) Housing Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
- 353 Land at Rushmere St Andrew Sports Club (7.96 Ha) Housing Site identified as unavailable in the Draft SHELAA.
- 474 Land adjacent to Bixley Drive (0.78 Ha) Housing Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation and growth in the east of Ipswich area is not central to the Local Plan strategy.



- 870 Land at Kiln Farm, Main Road Playford / Rushmere (138.66 Ha) Housing Site identified as unavailable in the Draft SHELAA
- 953 Land between Playford road and Bent Lane, opposite sports fields (1.52 Ha) Housing Site identified as potentially suitable in Draft SHELAA subject to the site being surplus to requirements for sport uses. It was deemed sites elsewhere in the district were more suitable for allocation as the east of Ipswich area is not central to the strategy of the Local Plan.
- 994 Land to north of Playford Lane, Rushmere St Andrew (5.97 Ha) Housing Site identified as unsuitable in Draft SHELAA – significant constraints regarding access.
- 1060 Land at Ipswich Town Football Club training ground, Playford Road, Rushmere St Andrew (8.72 Ha) Playing fields Site identified as unavailable in the Draft SHELAA.
- 1082 Land North of Humber Doucy Lane (open space), Rushmere St Andrew (4.00 Ha) Open Space / Playing Field Put forward for open space/ playing field.
- 1083 Land opposite 309-405 Humber Doucy Lane, Rushmere St Andrew (5.90 Ha) Housing Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
- 1084 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew (6.40 Ha) Housing Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
- 1085 Humber Doucy Lane, adjacent to Wanderers football club, Rushmere St Andrew (5.70 Ha) Housing Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.
- 1087 Land at and surrounding Hill Farm, Lamberts Lane, Rushmere St Andrew (114.70 Ha) Housing Site identified as potentially suitable in Draft SHELAA however this scale of growth around Ipswich is not part of the strategy for this Local Plan. Alternative strategies are considered in Appendix A Alternative Policies.
- 1089 Land off Rushmere Road and Humber Doucy Lane, Rushmere St Andrew (2.10 Ha) Housing Site identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation.
- 1125 Land at Playford Corner, north for Playford Road (40.04 Ha) Housing/sports & recreation / community use Site identified as unsuitable in Draft SHELAA – site is not within, adjoining, adjacent or well related to the form of the settlement.
- 1145 Land South of Lamberts Lane, Rushmere St. Andrew (13.58 Ha) Housing Site identified as potentially suitable in Draft SHELAA however infrastructure constraints exist in relation to highways and education around this part of Ipswich and growth in this part of the District is not central to the Local Plan strategy. It was deemed sites elsewhere in the district were more suitable for allocation.

#### Suggested Sites within Kesgrave - SCDC Commentary

- 64 Bracken Hall, Main Road (1.15 Ha Housing) Site identified as unavailable in SHELAA
- 174 Land off Main Road, opposite Bracken Avenue (8.39 Ha Housing) Site not identified as potential site in SHELAA due to issues relating to TPOs covering much of the site plus issues related to impact on protected species and SSSI.
- 339 Land at and surrounding 306 Main Road (0.57 Ha Housing) Site identified as not potential in the Draft SHELAA due to resulting in the loss of County Wildlife Site.
- 520 Land East of Bell Lane & South of Kesgrave (61.62 Mixed use) Whilst the site is identified as a potential site in the Draft SHELAA, development of this scale would be contrary to the strategy for the Local Plan which seeks to focus strategic scale development in Felixstowe and Saxmundham alongside provision of infrastructure. Alternative strategies are considered in Appendix A Alternative Policies.

- 565 Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL (0.44 Ha Housing) Whilst the site is identified as a potential site in the Draft SHELAA, the Council supports the Neighbourhood Plan as the mechanism for planning for residential development over the plan period.
- 618 Area FF and Fentons Wood, Wilkinson Drive (3.75 Ha Housing) Identified as unsuitable in SHELAA due to loss of open space.
- 725 Land to the north of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU (0.18 Ha Housing) Site is below 0.2ha and is therefore below the site size threshold for consideration for allocation.
- 726 Land to the south of the Tesco Store, Ropes Drive, Kesgrave, IP5 2FU (0.17 Ha Housing) Site identified as unavailable in SHELAA.

#### Selected Suggested Sites within Foxhall - SCDC Commentary

- 485 Land North & South of Bucklesham Road, IP10 0AG (143.57 Ha Mixed) Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside. Development would be of a scale contrary to the strategy of the plan.
- 522 Foxhall Stadium, land on Foxhall Heath (32.79 Ha Housing, residential, open space) Site identified as unsuitable in Draft SHELAA – significant landscape and biodiversity issues.
  - 977 Foxhall landfill site, Foxhall Road, Foxhall (18.21Ha Employment Site) identified as potentially suitable in Draft SHELAA – However, it was deemed sites elsewhere in the district were more suitable for allocation for employment to meet evidenced needs.

#### Selected Suggested Sites within Martlesham - SCDC Commentary

- 533 Land East of Felixstowe road, Martlesham (16.66 Ha Housing) Whilst the site is identified as potentially suitable in the Draft SHELAA, the Council supports a review of the Neighbourhood Plan as the mechanism for planning for housing development.
- 999 Suffolk Police HQ, Portal Avenue, Martlesham (10.74 Ha Housing) Site identified as unavailable in the Draft SHELAA

Policy included in the draft Local Plan which is relevant to Rushmere St Andrew

Policy SCLP12.21: Recreation and Open Space in Rushmere - Land is identified near Rushmere Street as shown on the Policies Map to retain settlement separation and natural open spaces and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst contributing to the recreational needs of the District and Ipswich Borough. Proposals will only be granted for sports ground or other associated recreational uses.

This covers the area of land (which is currently undeveloped and not subject to existing permissions) north of Woodbridge Road, west of Bent Lane, west & south of The Street & east of the Ipswich Borough boundary. In reality this incorporates the land currently utilised as sporting / recreational areas by ITFC, Ipswich School, Ipswich YM & Ipswich Wanderers.

Additionally, included in the map is the small area of land located to the north of The Street, east of Humber Doucy Lane, west of the Church, & south of the Village Hall.

The Draft Suffolk Local Plan was carefully considered, and Mr Richings proposed that the comment to the Draft Suffolk Coastal Local Plan consultation should read that 'the Parish Council is pleased to note the proposals as set out in the Draft Suffolk Coastal Local Plan and in particular those for the communities neighbouring Ipswich'. The proposal was seconded by Mr Ward with ALL in favour.

### 13. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk stated that she and the Chairman and representatives from Kesgrave Town Council will meet Suffolk Constabulary on 12<sup>th</sup> September to discuss Service Level Agreements for the PCSO.

The Clerk received correspondence from Mr Simon Barrett, Suffolk County Council asking for comment about a suggestion to raise a kerb at Beech Road. This will be on the agenda for the PA&S meeting in September.

The Clerk informed councillors that a sign at Broke Hall playing field has been vandalised.

The Clerk stated that she received an email from Suffolk County Council indicating that the trees along Brendon Drive will be trimmed.

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

None.

**14. CLOSE OF MEETING**

The Chairman closed the meeting at 10.15 pm