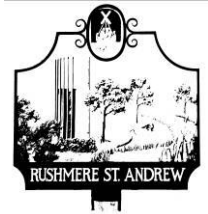




Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Monday, 22nd October 2018 at the Committee Room, Village Hall, Humber Doucy Lane at 7.30pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mr M Newton, Mr R Nunn, Mrs B Richardson-Todd, Mr P Richings

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Mr B Ward (family commitment), Mr J Wright (unwell), Mr Shields (another commitment), Mr R Whiting (another commitment).

ABSENT (no apologies):

CLERK: Mrs S Stannard

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

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

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 2nd October 2018

The last sentence under Item 2 was amended to read: 'The minutes were duly signed by the Chairman as a correct record with the above mentioned alterations.' A correct copy was printed for the minute book.

Mr Newton proposed acceptance of the Minutes, seconded by Mr Nunn, with MAJORITY in favour. The Minutes were duly signed by the Chairman as a correct record with the above alterations.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Newton declared a local non-pecuniary interest 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 private interest in application DC/18/4193/FUL, 833 Foxhall Road. He has an interest in the neighbouring property 835 Foxhall Road.

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 stated that the dog lady was walking around the Mill Stream with her pack of dogs and none of them were on leads. Mr Nunn will report this to the PCSO.

Mr Nunn stated that the sign at the traffic light in Woodbridge Road advertising the Bike Shop at this location is obscuring views when you travel towards Woodbridge. The Clerk will report this to Suffolk County Council.

Mr Francis questioned whether the member of the public that attended the previous planning meeting had an interest in one of the applications on the agenda. The Clerk confirmed that it did not relate to one of the applications on the agenda and that this was about a previous application that was considered, 5 Kentwell Close.

Mr Richings mentioned trees that was trimmed along Bixley Lane without the landowner's permission and that the debris was left in the lane. The landowner is aware of this.

Mr Francis mentioned that the manhole cover in Clovelly Lane is unsightly and a steel cover would be better. Mr Francis will contact Chater Land Holdings Ltd regarding the manhole cover in Clovelly Lane.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/18/4020/FUL	6 Bixley Drive, Rushmere St Andrew	IP4 5TY	Proposed Single Storey Rear Extension and Garage Conversion
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Materials are proposed to match existing. Plans – The proposal incorporates an extension to the rear of the property plus incorporation of existing garage at rear of property into living accommodation with revised roofline. The changes are best illustrated by comparison of plans:-</p> <ul style="list-style-type: none"> - PA001 versus PA002 - PA003 versus PA006 - PA004 versus PA007 - PA005 versus PA008 <p>Latest Consultation Expiry Date – 29/10/18 (Site Notice)</p> <p>Councillors considered the application and debated the merits of the application.</p> <p>Mr Newton proposed a recommendation of approval, seconded by Mr Francis with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.</p>			
DC/18/4040/TPO (Tree Preservation Order)	19 Brookhill Way, Rushmere St Andrew	IP4 5UL	T1 – Oak – Prune back the canopy in selected areas by 2 metres – The large canopy is misshapen due to growth and weight being put on in the more sunlit areas. Request to prune back these 'bulges' by 2m to even out the canopy and also remove any dead wood.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – Agent is a tree surgeon. Section 8 advises there are neither structural problems with the tree nor any alleged damage to property. Plans – Simple plan provided. Latest Consultation Expiry Date – 24/10/18 (Standard Consultation)</p> <p>Councillors considered the application and debated the merits of the application.</p>			

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

Response: This PC recommends APPROVAL.

DC/18/2602/FUL	40 Kelvedon Drive, Rushmere St Andrew	IP4 5LQ	Erection of a wooden gazebo
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Mr Richings gave a situation report following his examination of the proposal documentation.

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”.

History – The Parish Council have previously reviewed this application with the following comments sent to SCDC:-

- 11/08/18 (from Clerk) 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.

- 22/08/18 (P&D Meeting) Rushmere St Andrew Parish Council recommends REFUSAL as insufficient information was available to assess the application appropriately.

Plans – No change to original plans submitted but additional photographic evidence now provided.

Latest Consultation Expiry Date – 31/10/18 (Agreed Expiry Date)

Councillors considered the application and debated the merits of the application.

Mr Newton proposed a recommendation of REFUSAL as a result of a lack of information seconded by Mr Nunn. Resolved: with ALL in favour. Informative: Detailed site plans, block plans, elevational plans and more detail regarding construction materials are required.

Response: This PC recommends REFUSAL.

DC/18/4193/FUL	833 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Proposed extension and reconstruction of roof to form living space
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – None provided on web.

History – At P&D meeting held on 02/10/18, a previous application (DC/18/3836/FUL) was considered with the recommendation “This PC recommends REFUSAL with regards to DM23 and the loss of light to the neighbouring property, 835 Foxhall Road. Informative – The Parish Council would like to point out that the concern regarding loss of light can be overcome by an amended design for the extension, for example by a hipped roof”. This application was withdrawn by the applicant around the time that our comment was sent to SCDC.

Plans – The plans submitted appear to match those presented with the previous application with two exceptions:-

- Proposed elevation plan shows roof of extension amended to hipped style.

- First Floor plan shows consequential reduction in size of “boiler & HFC” room

Latest Consultation Expiry Date – 05/11/18 (Standard & Neighbour Consultation)

Councillors considered the application and debated the merits of the application.

Mr Newton proposed a recommendation of APPROVAL seconded by Mrs Richardson-Todd. Resolved: with MAJORITY in favour. Mr Nunn abstained from voting.

Response: This PC recommends APPROVAL.

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

None

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

5 Kentwell Close.

8. 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/18/3100/FUL	5 Woodbridge Road, Rushmere St Andrew	1 1/2 Storey Extension to dwelling and associated alterations PC Planning and Development Committee 22/08/2018 – Recommend refusal Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/3688/FUL	5 Pardoe Place, Rushmere St Andrew	Proposed alterations and rear extension Planning Committee 02/10/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS

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

The Clerk advised that the Suffolk Coastal District Council enforcement team is currently investigating whether extensions at 5 Brendon Drive and 12 Sandpit Close need planning permission; the authority is also investigating contravention of conditions of the approval for planning application DC/17/0480/FUL – 65 Beech Road; and contravention of conditions of the approval for planning application DC/17/4338/FUL 36-38 Woodbridge Road. Feedback for each of the cases are as follows:

- 5 Brendon Drive – site visit happened on 14/09/2018. Still waiting for feedback. Asked feedback on several occasions but no feedback received. Another enforcement officer is going out to site to establish whether planning permission is required.
- 65 Beech Road - A formal notice was sent to the proprietor of Beech Road that the operation is in breach of planning control in respect of 2 matters: unauthorised signage; and mechanical plant not in accordance with details approved under the original planning permission (DC/17/0480/FUL). The proprietor has been advised that a period of 28 days is given for the necessary action to be undertaken otherwise the District Council will have to take enforcement proceedings which potentially could be a stop notice.
- 36-38 Woodbridge Road – Initial feedback from the planning officer is that it is unlikely that enforcement action will be taken. The tree is not protected by a TPO and the other vegetation was removed before the planning permission was granted. Awaiting confirmation of this from the planning officer.
- 12 Sandpit Close – Suffolk Coastal District Council informed of this and still need to investigate.

10. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk informed Councillors that Suffolk County Council has indicated that the width of the kerb along Beech Road cannot be reduced as suggested by the Parish Council. Instead it is suggested that the bus stop be moved south of Quantock Close onto Mendip Road. The Parish Council was asked to comment on this alternative suggestion. It was agreed to comment that the Parish Council felt that there are higher priorities in the Parish such as providing a pedestrian crossing on Foxhall Road. However, if Suffolk County Council is still minded to address this issue the Parish Council is content with the suggestion to move the bus stop south of Quantock Close.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 8.57 pm.