



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Tuesday, 27th March 2018 at THE VILLAGE HALL at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Mr D Francis, Mr M Newton, Mr R Nunn, Mr P Richings, Mr M Shields, Mr B Ward
OTHER ATTENDEES:	Members of the public = 5
APOLOGIES:	Miss A Cracknell (another engagement), Mr R Whiting (another commitment), Mr J Wright (unwell). Mrs Richardson-Todd apologised after the meeting as she had another commitment.
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 Nunn 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 6th March 2018

Mr Newton 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.

No other declarations were made.

4. 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/18/0848/OUT.

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

Mr Nunn requested that abbreviations in Parish Council documentation only be used where the full words are also printed to make it clear what the abbreviations mean.

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

The following had been received and commented on:

DC/18/0848/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.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – A previous application DC/16/5151/OUT (Separation of rear gardens of 671 & 673 Foxhall Road Ipswich IP3 8NF to form building plot for new 3 bedroom chalet bungalow with associated parking and access from end of turning head off Claverton Way) made by the same applicant was refused by SCDC citing the following reasons:-

1. The proposed dwelling would be closely physically related to Claverton Way, from which it would take its access. However, the proposal does not follow the scale, form and massing of properties in that close, which have smaller footprints and full 2 storey form and take their accesses directly from the highway - the illustration shows a far larger footprint, further forward and backward in the plot, of chalet bungalow rather than two storey design and with a contrived access turning 90 degrees across an area of open space. For these reasons the proposal would not be well related to surrounding development and would be contrary to the character of the surrounding development and thereby contrary to the provisions of policies DM7 and DM21 of the Suffolk Coastal Local Plan.
2. The hardening works proposed for the grassed public amenity space to provide vehicular access to the site would be likely to result in a visual erosion of the green space due to the effect of the appearance of any hardened surface and the erosion of grass within the driveway area, and the possibility of vehicle parking within that area. The proposal would therefore detract from the character of its surroundings, contrary to Policy DM21 of the Suffolk Coastal Local Plan.
3. The proposed use of the grassed public amenity space to provide vehicular access to the site would be likely to result in a reduction in the availability and enjoyment of the open space for informal recreational purposes due to the effect of the appearance of any hardened surface and the erosion of grass within the driveway area, and the risk of vehicle and pedestrian conflict. The proposal would therefore be contrary to the spirit of Policy DM32 of the Suffolk Coastal Local Plan which seeks to protect sports and playing space.

Application form – Pre-application advice sought (DC/PREAPP/17/4976). “New or altered vehicle & pedestrian access proposed to or from the public highway” & “trees or hedges on the proposed development site” boxes are answered “yes”. Proposed materials to be determined as reserved matters stage. Five new car spaces proposed. Applicant’s address is 673, “Cert B”’s served on no’s 669 & 671.

Plans – This application includes the land behind no 669 to that incorporated in the previous application. Two bungalows are proposed via the severance of the rear gardens of no’s 669, 671 & 673 Foxhall Road. Access to the site will be provided from Foxhall Road between existing no’s 669 & 671.

Latest Consultation Expiry Date – 01/04/18 (Site Notice)

One of the members of the public objected to the proposal and the others supported the proposal (applicant, landowners and agent in support of the application). The member of the public that objected to the development spoke about his concerns relating to the access of the proposed development. He indicated that Foxhall Road is a busy road and he was concerned about the impact of this development on pedestrians crossing Foxhall Road at school drop off and pick up times. He was also concerned about cars backing up in the drive way as it is so narrow. The agent that submitted the application indicated that the reasons for refusal on the previous application was addressed in the new application. Pre-application discussions were held with SCDC and SCC. No objections were raised at the pre-application stage. The agent stated that there are sufficient visibility splays and lots of parking spaces are provided on site. The other members of the public spoke of their support for the application.

Councillors considered the application carefully. Mr Ward was concerned about the closeness of the proposed bungalows to adjacent properties in Claverton Way. He stated that SCC will determine whether the access is appropriate or not. Mr Francis was concerned about the visual amenity on 47 and 63 Claverton Way. Mr Newton felt that this access will be no worse than any of the other access points in Foxhall Road. In terms of layout he indicated that this is the expected position and in terms of scale/ proximity he mentioned that Nr 49 is closer to Nr 47 than what the new property would be. Mr Shields mentioned that the access will be at a fairly straight section of Foxhall Road with only a slight bend in the road and he mentioned that no objections were submitted

<p>to SCDC regarding the application. Mr Richings felt that the height of buildings proposed were lower than previously and he felt that it would have a minimal impact on the properties in Claverton Way.</p> <p>Mr Nunn proposed a recommendation of approval of the application, seconded by Mr Newton. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
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>Mr Richings gave a situation report following his examination of the proposal documentation. History – Previous application (SCDC/TPO/08/00174 “T24 - Lift crown of oak tree to 4m and crown thin by up to 15%”) was approved in January 2009. Application form – None received Plans – Simple diagram provided. Latest Consultation Expiry Date – 05/03/18 (Standard Consultation Date)</p> <p>Mr Francis proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/18/0856/FUL	15 Houghton Place, Rushmere St Andrew	IP4 5UX	To purchase an Asgard Motorcycle Storage Shed 9ft x 5ft 2”. To locate the shed upon my driveway as per the location shown in the block plan
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Application form – Pre-application advice sought. Plans – Part of a common parking area split 3 ways, to erect a prefabricated motorbike storage shed (see brochure) on the applicant's allocated area. Latest Consultation Expiry Date – 01/04/18 (Site Notice)</p> <p>Councillors debated the quality of the design and that the proposal will be visible from the highway. Mr Shields reported that there was one objection to the application although no details about the reasons for the objection were available.</p> <p>Mr Newton proposed a recommendation of refusal, as a result of the poor visual design of the proposal contrary to Policy DM21, seconded by Mr Shields. Resolved: with the majority in favour, with five votes for refusal and one vote against refusal of the proposal. Response: This PC recommends REFUSAL</p>			
DC/18/0946/FUL	2 Quantock Close, Rushmere St Andrew	IP5 1AS	Two storey and single storey extensions including internal alterations and demolition of existing garage
<p>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 – Existing is right-hand semi-detached house with single-storey rear extension, offset away from no 1. Proposal is, firstly, to extend existing single-storey extension towards no 1 and make changes to existing. Secondly, a two-storey side extension is proposed, towards no 3, with the loss of an existing single garage. The extension has no first floor side windows facing no 3 & will be separated from no 3 by no 3's garage. Latest Consultation Expiry Date – 03/04/18 (Site Notice)</p> <p>Mr Nunn proposed a recommendation of approval, seconded by Mr Ward. Resolved: with ALL in favour Response: This PC recommends APPROVAL</p>			
DC/18/0474/FUL	15 Quantock Close, Rushmere St Andrew		Demolish single garage and build double garage
<p>Mr Richings gave a situation report following his examination of the proposal documentation. Application form – Pre-application advice sought. Plans – The replacement of a single garage, and existing concrete parking area to side (nearest no 15 detached house), with a double garage. Latest Consultation Expiry Date – 11/04/18 (Advertisement)</p>			

Mr Ward proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour
Response: This PC recommends APPROVAL.

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

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
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Mr Richings gave a situation report following his examination of the proposal documentation.
Application form – No pre-application advice sought. "Loss of one garage parking space - two spaces to be provided on vehicular hard-standing; Doors – bi-fold; Vehicle access changed from concrete to permeable hard-standing material; Walls brick changed to render"
Plans – Northern elevation includes addition of ground floor window. Southern garage side elevation – changes to existing first floor garage/boiler room/toilet areas with changes extending upwards to make two-storey accommodation incorporating ground & first floor windows. Front elevation – single storey extension including entrance door and reception room. Rear elevation – single storey extension added. Note changes from brick face to rendering on most elevations (Observation - In this location detached houses are brick faced, semi-detached are largely brick-faced with render only to front elevation at first floor level.
Latest Consultation Expiry Date – 13/04/18 (Standard & Neighbourhood Consultation)

Mr Nunn proposed a recommendation of approval, seconded by Mr Shields. Resolved: with ALL in favour
Response: This PC recommends APPROVAL

DC/18/1244/FUL	13 Elm Road, Rushmere St Andrew	IP5 1AJ	Construction of a one and a half storey side extension, single storey front extension and associated works
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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 – An existing chalet bungalow with small bathroom extension to rear and porch to side of property. Proposal is to remove the bathroom extension and side porch and construct a full height side extension plus a single storey extension to the front of the property. In consequence, the downstairs bathroom will be relocated to within the main body of existing house and allow for an enlarged kitchen, dining and family area. At first floor, an existing bedroom will be widened.
Latest Consultation Expiry Date – 16/04/18 (Neighbourhood Consultation)

Mr Newton proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour
Response: This PC recommends APPROVAL

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

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 P&D meeting.

DC/18/0082/FUL	22 Chatsworth Drive, Rushmere St Andrew	IP4 5XA	Proposed part single storey/ part two storey front, side and rear extension and alterations P&D Committee 30/01/18 - Decision Approval PLANNING PERMISSION WITH CONDITIONS
DC/18/0208/FUL	15 Woodbridge Road, Rushmere St Andrew	IP4 5PQ	Erection of chalet style rear extension (forming attic room) to dwelling and rendering of existing elevations P&D Committee 30/01/18 – Decision Approval.

			PLANNING PERMISSION WITH CONDITIONS
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& D Committee noted delegated approval 06/03/18 PLANNING PERMISSION WITH CONDITIONS
DC/18/0328/TPO	Church View, 146A The Street, Rushmere St Andrew	IP5 1DH	Oak tree TP029 in hedge on east side of public footpath running between St Andrews Church and garden of 146a. Reduce crown 30% due to excessive shading and debris dropping into garden. P& D Committee 30/01/18 – Decision REFUSAL. PLANNING PERMISSION
DC/18/0551/FUL	4 Wood Cottages, Seven Cottages Lane, Rushmere St Andrew	IP5 1DX	Proposed front extension P& D Committee noted delegated approval 06/03/18 PLANNING PERMISSION WITH CONDITIONS
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 P&D Committee 06/03/18 – Decision Approval PLANNING PERMISSION AND LISTED BUILDING CONSENT WITH CONDITIONS

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

None

10. ANY OTHER MATTERS & CORRESPONDENCE

a. Update regarding Variation of legal agreement (VLA) in relation to affordable housing – land fronting Broadlands Way South West of District Centre Bixley Farm, Rushmere St Andrew

The Clerk reported that she received correspondence from the planning officer dealing with this application. His response was that the reason the Parish Council was not consulted on the application is because the variation to the Legal Agreement deals solely with a technical matter in relation to the affordable housing. It is not an application to change any of the details of the development which remain as approved under the original permission. He apologised for the reference in the committee report that the Parish Council did not comment and he indicated that this error will be updated and reported to the planning committee. The Parish Council was given the opportunity to comment on the application should they wish to. The Clerk in consultation with the Chairman agreed not to comment on the application as it related to a technical matter on the legal agreement. Mr Richings explained that the technical matter referred to was the number of market houses that could be sold before the completion of the affordable houses and the company that will manage the affordable housing. The Committee noted this.

b. Works to TPO Nr 5 Brendon Drive – Update

The Clerk reported on the response she received from the SCDC Tree Officer regarding the works to the TPO Nr 5 Brendon Drive. The Committee noted the response.

c. Land North of Railway and East of Henley Road, Ipswich – additional information in relation to air quality

The Clerk reported that she received correspondence from Ipswich Borough Council regarding additional information that was submitted as part of the above-mentioned application. The information submitted was about the impacts on air quality. This was noted by the Committee and agreed that this would not alter the original response by the Committee.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.10pm