



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on 30 January 2018 at
Tower Hall at 7.30pm

CHAIRMAN:	P Richings Esq.
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr D Francis, Mr M Newton, Mr R Nunn, Mr P Richings, Mr B Ward
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Mr M Shields (unwell), Mrs B Richardson-Todd (another commitment), Mr R Whiting (family commitment), Mr J Wright (unwell)
APOLOGIES OTHER:	Mrs S Jenkins (Asst Clerk)
CLERK:	Mrs S Stannard

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

The Chairman reminded members of the statement on 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 Mr Nunn with all in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 8th January 2018

Mr Newton proposed acceptance of the Minutes, seconded by Mr Nunn, 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.

Miss Cracknell declared that she is a resident that lives in close proximity to the land adjacent to No 155 The Street and knows the landowner.

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 Richings reported that from 18th February 2018 the bus route from Ipswich Town Centre to Bixley Farm will no longer have peak and lunchtime extensions to Martlesham. Peak buses to and from the station will only operate to and from the Town Centre.

Mr Newton reported that Melton approved their Neighbourhood Plan.

Mr Nunn reported that on 30th January Mr James Baker (Greenways) and about 20 volunteers gathered on the Sandlings LNR to continue with the scheduled improvement works to the footpaths. The truck that was hired to transport the aggregate to the appropriate locations was booked for early in the morning but unfortunately it did not arrive until midday. This caused a few problems. Mr Nunn also reported on the improvements to the footpaths on the Sandlings LNR and the good quality of the work by Greenways.

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

The following had been received and commented on:

DC/17/5385/ARM	Land adjacent to No 155 The Street, Rushmere St Andrew	IP5 1DG	Application for Approval of Reserved Matters pursuant to planning permission DC/14/2473/OUT (Appeal Ref: APP/J3530/W/15/3005420) for Outline Planning Application for up to 14 Dwellings (revised scheme)
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/17/5385/ARM – Land Adjacent No 155 The Street Rushmere St Andrew IP5 1DG – “Application for Approval of Reserved Matters pursuant to planning permission DC/14/2473/OUT (Appeal Ref: APP/J3530/W/15/3005420) for Outline Planning Application for up to 14 Dwellings (revised scheme)” Application form – Pre-application advice sought. Application is for approval of 4 reserved matters (Appearance, Landscaping, Layout & Scale) pursuant to planning permission DC/14/2473/OUT (Appeal Ref: APP/J3530/W/15/3005420) for Outline Planning Application for up to 14 Dwellings (revised scheme). *Informative – access to the site was approved via tandem application DC/13/3784/FUL approved by SCDC on 9th March 2015.*

History – Whilst SCDC refused permission for DC/14/2473/OUT, an appeal was made to the Planning Inspectorate who granted permission. In coming to the decision, consideration was made in respect of matters including existing hedgerows and trees, drainage, flooding, highway safety, visual appearance, relationship to local buildings, countryside and Ipswich Urban area, quantity of affordable & market housing, contributions towards local infrastructure and SCDC’s no of years stock of deliverable housing.

Planning Design & Access Statement – Proposed 14 dwelling housing mix is split by Market Dwellings (4*2 bed, 4*3bed, 2*5 bed) and Affordable Dwellings for Rent (2*1 bedroom 2 person apartments, 1*2 bedroom 4 person house, 1*3 bedroom 6 person house).

Pre-app advice consisted of 1st meeting on 20/09/17 leading to plan revisions, 2nd meeting on 27/11/17. Positive response from SCDC regarding layout, recommendation that certain cosmetic points be clarified in final submission, no gates to be included, suggested that permitted development rights be revoked for conversion of garages for other use plus reminder that conditions attached to OPP need to be complied with, specifically noted was “confidential” badger survey.

3 Appendices attached – Appeal Decision, Illustrative Site Location Plan for OPP, Pre-app advice letter from SCDC

Plans – Elevations and layouts are provided for all 14 plots

Comparing the proposed layout versus that provided via Appendix 2 of Design & Access Statement at OPP stage shows a number of changes. Previously, facing The Street were 2 detached properties and a block of 4 affordable dwellings with 8 detached dwellings to the rear of the site. This application now shows 2 pairs of semi-detached properties and block of 4 affordable dwellings facing The Street with 6 detached houses to the rear of the site. Both summate to the Planning Inspector’s maximum of 14 dwellings. The site layout incorporates a drawing showing proposed frontage elevations facing The Street, delineation of road / private drives and proposed materials to be used for dwellings.

Comprehensive landscape proposals including tree and hedge retentions / planting / enhancements plus development phase protection plans. Draw attention to “overgrown” hedge facing The Street to be “faced up and reduced to 2m height”

Latest Consultation Expiry Date – 31/01/18 (Advertisement Expiry & Site Notice Dates)

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Councillors considered the reserved matters carefully and had a long and detailed discussion about the history of the site and the appeal decision and conditions, the layout and design of the application, trees and hedgerows and wildlife at the site. Mr Nunn proposed a recommendation of approval subject to the suitable retention and management of the hedgerows. The Parish Council questioned whether reducing the height of the hedgerows to 2m will be sufficient to safeguard the setting of the property/ village. The proposal was seconded by Mr Ward. Resolved: with the majority in favour. Miss Cracknell abstained from voting.

Response: This PC recommends APPROVAL subject to the suitable retention and management of the hedgerows. The Parish Council questioned whether reducing the height of the hedgerows to 2m will be sufficient to safeguard the setting of the property/ village.

DC/18/0048/FUL	11 Quantock Close, Rushmere St Andrew	IP5 1AS	Erection of single storey and two storey rear extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

<p>History – DC/14/2908/FUL (Erection of a two-storey side extension and front porch to existing semi-detached house) approved & work completed</p> <p>Application form – No pre-application advice sought. Materials proposed to match existing.</p> <p>Site Location Plan – Note this does not show changes made via DC/14/2908/FUL. Nor does it show existing flat roof single-storey rear extension to no 12 (which can be noted on rear elevation plans).</p> <p>Plans – A semi-detached dwelling, the proposal consists of a single-storey rear extension (adjacent to the other semi – no 12) plus a two-storey rear extension (towards no 10 dwelling but separated by no 10's garage).</p> <p>Latest Consultation Expiry Date – 06/02/18 (Site Notice Date)</p> <p>Miss Cracknell proposed a recommendation of approval, seconded by Mr Nunn. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL.</p>			
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>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Proposed brickwork & tiles are to match existing, windows UPVC.</p> <p>Plans – A “3-sided wrap around” extension consisting of new single-storey porch/study to front, two-storey side extension (with consequential loss of garage) which extends further back from existing rear alignment & finally a single storey rear-extension across the rear of existing elevation. The loss of the garage will require “making good of party wall & roof” of no 20's garage.</p> <p>Latest Consultation Expiry Date – 04/02/18 (Site Notice Date)</p> <p>Mr Ward proposed a recommendation of approval, seconded by Mr Newton. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL.</p>			
DC/18/0074/FUL	20 Ickworth Crescent, Rushmere St Andrew	IP4 5PQ	Removal of current shrubbery/ plantation and to erect a 1.8 meter fence on property boundary
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Work has already been started and completed without planning permission.</p> <p>History – This application is presumably as a result of a complaint received by PC from a local resident which was forwarded to SCDC.</p> <p>Covering Letter – The applicant claims to have contacted SCC to tidy up the shrubbery – the advised applicant the shrubbery was within the curtilage of no 20, whence no responsibility lay with SCC. The applicant claims SCC advised they could see no reason why fence could not be erected!</p> <p>Plans – Previously, a border of shrubbery lay between footway & brick wall set back from footway. A 15 meter fence has been installed abutting the footway and 5.2 metre length – in consequence the rear garden has been extended by about 40 sq. metres.</p> <p>Photos – A significant number of “before & after” photos submitted.</p> <p>Latest Consultation Expiry Date – 08/02/18 (Neighbour & Standard Consultation Dates)</p> <p>Mr Nunn proposed a recommendation of approval, seconded by Mr Ward. Resolved: with a majority in favour</p> <p>Response: This PC recommends APPROVAL.</p>			
DC/18/0208/FUL	15 Woodbridge Road, Rushmere St Andrew	IP5 1AL	Erection of chalet style rear extension (forming attic room) to dwelling and rendering of existing elevations
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Door, roof, wall & window materials all show changes.</p> <p>Plans – Garage, to side, disappears whence comparing existing versus proposed. To the rear of the existing semi-detached bungalow, a flat roof extension is replaced by a 2-storey chalet extension of larger footprint, so as to extend beyond the rear of the other semi-detached bungalow – no. 13. A pitched roof, same height as existing bungalow is incorporated. Two Velux windows are provided, located near chimney in rear roof of existing bungalow, to provide light shaft to ground floor study.</p> <p>Latest Consultation Expiry Date – 09/02/18 (Neighbour & Standard Consultation Dates)</p> <p>Mr Francis proposed a recommendation of approval, seconded by Miss Cracknell. Resolved: with ALL in favour</p> <p>Response: This PC recommends APPROVAL.</p>			

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

The following had been received and commented on:

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>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – The applicant is not the owner of the tree which is Suffolk Coastal District Council. In answer to the questions “Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall” and “Alleged damage to property - e.g. subsidence or damage to drains or drives”, both are answered “No”.</p> <p>Plans – Sketch plan of location is provided.</p> <p>Latest Consultation Expiry Date – 13/02/18 (Standard Consultation Dates)</p> <p>Mr Richings proposed a recommendation of refusal of this application as the works do not appear to be necessary due to fears that it may break/fall or damage to the property, seconded by Mr Newton. Resolved: with ALL in favour.</p> <p>Response: This PC recommends REFUSAL of this application as the works do not appear to be necessary due to fears that the tree may break/ fall or damage the property.</p> <p>Informative: The PC would have preferred to receive the application from the landowner.</p>			

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/17/3415/ARM	Land at and adjacent to 42 Woodbridge Road, Rushmere St Andrew	Approval of Reserved Matters on DC/16/4762/OUT – Erection of three residential dwellings, retention of existing dwelling and access (access already approved as outline) – new plans and documents submitted	Letter received from SCDC regarding potential referral – PC did not ask for referral as approved amended plans of this application on 08/01/18
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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/17/4917/FUL	13 Salehurst Road	IP3 8RT	Proposed garage conversion, extension and alterations PLANNING PERMISSION + CONDITIONS
DC/17/5109/FUL	40 Chestnut Close	IP5 1ED	Proposed 2 storey side extension and alterations PLANNING PERMISSION + CONDITIONS
DC/17/3415/ARM	Land at and Adjacent to 42 Woodbridge Road, Rushmere St Andrew		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 PLANNING PERMISSION + CONDITIONS

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

APP/003/2018	67 Holly Road, Kesgrave	IP5 1HX	No opportunity to submit any further comments. Previous representations have been forwarded to the Planning Inspectorate.
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10. ANY OTHER MATTERS & CORRESPONDENCE

a. To Note Matters Arising Since Publication of Agenda

The Clerk reported that she received an email from SCDC regarding a consultation about the informal electoral review for Suffolk Coastal and Waveney District Councils. The closing date for the consultation is Monday 19th February 2018. It was agreed that this will be considered at the forthcoming GP& F Committee meeting and that the email be circulated to all Councillors.

b. Dates to Note

Thursday 8th February – GP&F Meeting, Tower Hall, 7.30pm

Tuesday 13th February – Public Information Day, Martlesham Heath Pavilion, 4pm – 7pm

Tuesday 27th February – CMAP Meeting, Committee Room, Village Hall 7.30pm

Monday 5th March – NEWP Meeting, Parish Office, 10.30am

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

GP&F Committee - to formulate a request for Cllr Deborah Dean's Enabling Community Budget for 2017/18.

GP& F Committee - to consider the Informal Electoral Review of Suffolk Coastal and Waveney District Councils consultation.

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.30pm.