



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 12th February 2019 at the Tower Hall 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, Mr Shields, Mr B Ward;
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Mr R Whiting (family commitment), Mr J Wright (another commitment)
ABSENT (no apologies):	None
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. 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 14th January 2019

Mr Frances proposed acceptance of the Minutes, seconded by Mr Shields, with a MAJORITY in favour. The Minutes were duly signed by the Chairman as a correct record with no 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 Newton declared a non-pecuniary interest in planning application DC/19/0424/FUL.

Mr Ward and Mr Nunn declared a non-pecuniary interest in planning application DC/18/5151/FUL.

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

A dangerous tree on the Mill Stream/ Sandlings LNR was reported. The Clerk will contact Greenways regarding this.

[Mrs Richardson-Todd joined the meeting].

It was reported that the sign along Woodbridge Road to advertise the bike shop effects visibility along this road. Signs along Foxhall Road to advertise the Golf Hotel also effects visibility along Heathlands Park Road. The Clerk will report these signs to Suffolk County Council.

It was reported that the street sign at Lamberts Lane has been knocked over.

5. TO NOTE P&D DELEGATED RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATION

DC/19/0180/TPO	89 Playford Road, Rushmere St Andrew	IP4 5RQ	Prune back Cedar tree by 3-4m over driveway to let more light to property and stop sap dropping on cars
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – “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” answered “no”.

Plans – Simple diagram showing affected tree in front garden near Playford Road

Latest Consultation Expiry Date – 06/02/19 (Standard Consultation)

DC/19/0180/TPO - 89 Playford Road, Rushmere St Andrew this was considered a simple application and a delegated response made “Rushmere St Andrew Parish Council recommends APPROVAL”.

This application had a response date of February 2019 hence the Clerk and Chairman made a delegated response to SCDC on /02/2019 under the ‘simple’ application policy.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.
Councillors noted and approved the response.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/18/5151/FUL	14 Playford Road, Rushmere St Andrew		Proposed first floor link and conversion of existing attic space over garage into accommodation
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Mr Richings gave a situation report following his examination of the proposal documentation.

Background – Application C11/0036 “Proposed residential development. Erection of six detached dwelling houses and garages (including replacement dwelling for No.14 Playford Road, to be demolished)” was given planning approval. A replacement dwelling for No. 14 was subsequently constructed, but the other 5 were not.

Application form – “Trees & hedges within falling distance” answered “yes”. Applicant & agent details are the same with “Cert B” served on others.

Plans – The application seeks to convert existing attic space above garage into living accommodation and to provide a first-floor link between existing dwelling & garage immediately above existing ground floor link. Two skylight windows are added, one in northeast & one in southwest garage elevations, the latter also having a replacement flue installed in different position to existing.

Latest Consultation Expiry Date – 14/02/19 (Advertisement)

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

Miss Cracknell proposed a recommendation of approval, seconded by Mr Nunn with a MAJORITY in favour. One councillor abstained from voting.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/18/5183/FUL	Garden End House, 5 Lamberts Lane, Rushmere St Andrew	IP5 1DR	Infill existing covered area to the rear elevation. 1 st floor extension to front of property over existing ground floor element.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Materials to match existing.

Plans – Note erroneous description on existing & proposed plans – clearly one is “ground”, one is “first” rather than 2 “first”. Roof profile is changed at front of house to provide 1st storey over existing ground floor to provide additional accommodation with dormer window & 2 skylights to eastern elevation with “Juliet” balcony to western elevation. To the rear of the property, an existing wall is removed plus an infill of a covered area to create extended room.

Latest Consultation Expiry Date – 14/02/19 (Advertisement)

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

Mrs Richardson-Todd proposed a recommendation of approval, seconded by Mr Nunn with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/19/0273/FUL	805 Foxhall Road, Rushmere St Andrew	Proposed two storey rear extension and replacement roof structure to form new first floor accommodation and alterations
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Materials to match existing. No pre-application advice sought.

Plans – Revised roof profile to provide 1st floor accommodation above existing bungalow which is extended to rear. Front elevation has larger 1st floor front window & 2 existing flat roof bay windows changed to pitch roof profile extending between them. Western side elevation proposals have existing porch removed, 3 skylight windows in roof and ground floor window in extension. Eastern side elevation proposals have 3 skylight windows in roof plus 2 ground floor windows in extension. The rear elevation extension changes show removal of existing conservatory with rear door & bi-fold window included at ground floor level with 2 windows incorporated at 1st floor level.

Latest Consultation Expiry Date – 28/02/19 (Standard & Advertisement)

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

Mr Nunn proposed a recommendation of approval, seconded by Miss Cracknell with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/19/0315/FUL	10 Meadowside Gardens, Rushmere St Andrew	Re-fenestration, and cladding of an existing rear lean-to structure behind the attached garage. Erection of a new single storey rear extension, and amendments to existing eastern fenestration
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Materials broadly to match existing, but with cladding added. No pre-application advice sought.

Plans – Design and access statement included which details the proposal in detail. It includes the following in its conclusion - “The extension is otherwise in accordance with Permitted Development criteria save for the nominal additional height to the ridge, to reflect the existing roof pitch.”

Door added to rear of garage. Changes to existing utility room incorporate fenestration removed on western elevation, northern elevation fenestration replaced with set of double doors & cladding added around. In northeast corner, new

single storey extension added, with cladding all around, which includes large “church-style” window on northern elevation and double doors & skylight to western elevation.

Latest Consultation Expiry Date – 20/02/19 (Standard & Neighbour)

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

Mr Francis proposed a recommendation of approval, seconded by Mr Ward with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/19/0361/FUL	20 Elm Road, Rushmere St Andrew	Proposed replacement dwelling and erection of detached garage/studio
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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 to be used – see plans. Vehicle spaces increased from “2” to “Min 4”.

CIL Relief information – Claim submitted for “self-build exemption for new home”. Floor space “still in use” proposed increasing from 75M2 (dwelling 63, garage 12) to 194M2 (dwelling 124, garage with studio over 70).

Contaminated Land Survey – “Potential for natural ground instability within 50m of the property” flagged as “moderate”.

Design & Access Statement – Provided – of particular note “existing is sub-standard dwelling with rear extensions” & “similar proposal recently carried out at nearby no 24 Elm Road” (photos included). A photo of the rear garden is also provided whereby the proposed garage site could be identified.

Plans – Existing is a semi-detached bungalow, proposal is to replace to similar style, albeit significantly extending to the rear – in reality could be considered as full replacement of existing dwelling to same footprint plus large extension to rear”. New garage, with 1st floor studio above, is proposed in rear corner of plot. Proposed finishes are provided.

Latest Consultation Expiry Date – 21/02/19 (Standard & Neighbour)

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

Mr Nunn proposed a recommendation of approval, seconded by Mr Shields with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/19/0334/FUL	12 Sandpit Close, Rushmere St Andrew	Retrospective Application – Erection of a detached garden outbuilding
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Mr Richings gave a situation report following his examination of the proposal documentation.

Planning Enforcement Reference: ENF/2018/0410/DEV

Building Control Applications – Nothing relevant found on SCDC website.

Application form – Work started on 02/04/18. Details of materials used (walls, roof, windows, doors & lighting) are provided. “Trees or hedges on your own property or on adjoining properties which are within falling distance” box ticked “yes”. No pre-application advice sought.

Plans – Details of dimensions are provided together with photographs of outbuilding as constructed so far.

Latest Consultation Expiry Date – 22/02/19 (Standard & Neighbour)

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

Mr Francis proposed a recommendation of refusal, seconded by Miss Cracknell with a MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL of this application. The proposal is not in keeping with the surrounding area. The outbuilding is situated on the boundary of the property and clearly visible from Bixley Lane. It is of a significant height. The colour of the materials is out of character with other buildings in the lane and it has a detrimental visual impact on Bixley Lane. It is considered that the proposal is against Policy DM23 a and c of the Suffolk Local Plan, it would result in a form of development out of character with the area/ street scene and the proposal is not well related to adjacent properties and designed in isolation.

DC/19/0424/FUL	Bixley Hall, Bixley Drive, Rushmere St Andrew	Demolition of existing side utility room and construction of 2-storey side and rear extensions with single storey extension to the rear
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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 are generally to match existing. Rear single storey extension has painted timber windows & doors with single ply membrane/3-layer felt to flat roof. White uPVC doors are proposed for Juliette balcony.

Plans – Existing small ground floor utility in northeast corner is removed and a wider new two-storey extension is proposed alongside the existing north & west side elevations. A single-storey extension continues across these elevations. A ground floor door and window are proposed along the north elevation. Incorporated in the west elevation are bi-fold doors at ground floor level & two window & Juliette at first floor level. The relationship of the works, when considered against the neighbouring single storey dwelling (no 21), can best be assessed via “proposed ground floor” plan which shows a supporting beam across the first floor extremity.

Latest Consultation Expiry Date – 22/02/19 (Standard & Neighbour)

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

Mr Nunn proposed a recommendation of approval, seconded by Miss Cracknell with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

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

- DC/19/0352/FUL – 7 Salehurst Road, Rushmere St Andrew. Proposed single storey rear extension, two storey side extension and alterations
- DC/19/0299/FUL – 102 Woodbridge Road, Rushmere St Andrew. New dwelling and proposed cartlodge at land rear of 102 Woodbridge

These applications will be considered at the Planning and Development meeting scheduled for 12 March 2019.

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/18/5247/OUT	Land Adjacent No 155, The Street, Rushmere St Andrew	Proposed Residential Development of 53 Dwellings Comprising 18no. Retirement Apartments, 14no. Affordable Houses & 21no. Open Market Houses (Referral under trigger point 1)
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The Clerk informed Councillors that a referral letter was received for Land adjacent to No 155, The Street, Rushmere St Andrew under trigger point 1. This is when a planning application classified as a “Major or Minor Application” where a Town / Parish Council, Statutory Consultee or at least three interested parties have raised material planning objections within the prescribed consultation period and when officers are minded to approve. Rushmere St Andrew Parish Council recommended approval and therefore Suffolk Coastal was not asked to refer the planning application. Councillors noted this.

9. 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/18/4879/FUL	59 Cuckfield Avenue, Rushmere St Andrew	Ground floor 4m rear extension, loft conversion & porch Planning Committee 12/12/2018 – Recommend REFUSAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/5180/FUL	2 Brookhill Way, Rushmere St Andrew	Proposed detached garage and store Planning Committee 14/01/2019 – Recommend approval Suffolk Coastal District Council – PLANNING PERMISSION WITH CONDITIONS

10. 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. Officer measured area. Awaiting confirmation from officer if permitted rights are intact or not. If permitted rights are intact then the extension is lawful. The Clerk was informed by the enforcement officer that permitted development rights intact and no application 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. The planning officer has been in contact with the proprietor and the planning agent acting on his behalf. They are working on a strategy where most of the ventilation/extraction equipment can be re-located to inside the building therefore reducing the noise impacts on surrounding properties. This is a complex technical exercise so this has not been fully formulated and submitted to the Council for consideration through an application. The planning officer will continue to liaise with them to ensure this is dealt with as quickly as possible. No further update
- 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. No further update.
- 12 Sandpit Close – The planning officer at Suffolk Coastal District Council has written to the site owner requesting a retrospective planning application be made. Planning application submitted and under consideration.

11. TO CONSIDER COMMENTS ON THE SUFFOLK COASTAL FINAL DRAFT LOCAL PLAN (JANUARY 2019)

Consultation Period - 14th January to 25th February 2019

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 individually reviewed and refined the possibilities and comment generated from this consultation. Suffolk Coastal published the First Draft of their Local Plan which generated a vision of their area up to the year 2036. The first draft generated 3350 comments from 1389 respondents. Ipswich has not been as speedy and their First Draft of their Local Plan was not published until January 2019.

Following the statutory consultation period, and taking into account comments received, Suffolk Coastal have now published the Final Draft of their Local Plan for public consultation with regards to Legal Compliance & Soundness. The Plan, and associated representations made during the consultation period, will then be forwarded to the Government's Planning Inspectorate to determine.

The Draft Plan Documents

Booklet Part 1 is 535 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
 - Key Diagram
 - 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
 - Neighbourhood Plans

- Felixstowe
- Communities Surrounding Ipswich
- Aldeburgh
- Framlingham
- Leiston
- Saxmundham
- Woodbridge
- Rural Areas

13. Appendices

- A Policy Delivery Framework
- B Infrastructure Delivery Framework
- C Monitoring Framework
- D Housing Land Trajectory
- E Key Elements of the Marketing Guidance Best Practice document
- F Criteria for Identification of Non Designated Heritage Assets
- G Viability Requirements
- H Landscape Character Area Maps
- I Glossary & Acronyms
- J Schedule of Policies to be Superseded
- K List of Photographs
- L Suffolk Coastal Local Plan Evidence Base Documents
- H Alternative Policy Options
- I Alternative Sites

Booklet Part 2 is 127 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
- Residential Moorings, Jetties & Slipways
- Town Centres
- Brightwell Lakes
- Suffolk Police Headquarters

Development Objectives

The District target for housing for 2018 to 2036 is 10,476 dwellings (Government updated figure of 582 dwellings per annum). Allowing for completions, outstanding planning permissions, outline planning permissions, current local plan & neighbourhood plans, 6,998 have been identified already. This leaves a

residual number of 3,478 to find. A “contingency” allowance of approximately 890 dwellings (8.5%) is added to allow for sites not coming forward in the period. It is also estimated that around 800 additional dwellings may be forthcoming via “windfall” (e.g. infill). Overall, a final figure of 4,370 dwellings 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:-

- 18% (800) Saxmundham Garden Neighbourhood
- 15% (667 435) Other A12 Corridor
- 38% (1670) Felixstowe (including Trimley) Garden Neighbourhood
- 12% (543 515) Rural
- 11% (490 40) Communities Neighbouring Ipswich
- 2% (100 50) Framlingham
- 2% (100 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 71 (83) existing housing allocations with 150 new allocations proposed. Not included in the Draft Plan, the 150 new allocations incorporate an area which overlaps into the Parish of Tuddenham St Martin. This is part of a wider development area - the majority lying within Ipswich Borough and detailed within their Draft Local Plan - which is planned from the year 2031. 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 are small pockets of housing development identified at Bucklesham, Charsfield, Kirton, Levington, Tuddenham St Martin, Westerfield & Witnesham. Nothing new is identified for the Kesgrave, Martlesham, Playford, Purdis Farm & Bealings areas. Neighbourhood plans for Kesgrave & Martlesham indicate allocations - both 20. Not included in the Draft Plan, 300 dwellings are proposed for the existing Suffolk Police HQ site at Martlesham.

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.

Policies included in the draft Local Plan which are relevant to Rushmere St Andrew

Policy SCLP12.18: Strategy for Communities surrounding Ipswich

The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the District.

Provision of appropriate community infrastructure, education facilities and public transport will be supported where the needs are clearly demonstrated.

Residential developments will be limited to the proposal at Brightwell Lakes, land at Humber Doucy Lane to come forward beyond 2031 alongside land in Ipswich Borough, the provision of housing in association with redevelopment of the Police Headquarters site and development within the Settlement Boundaries consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or development identified through Neighbourhood Plans.

Economic proposals which are well related to the strategically important employment areas will be supported where they maximise provision and support the diverse range of opportunities in the area in accordance with other policies in the Local Plan.

Risk identified – Lack of facilities and services to cater for local needs.

Mitigation/Contingency – Policy will be reviewed at point of next Local Plan review.

Policy SCLP12.22: 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.

Risk identified - Pressure for development on open space, particularly if allocations are not delivered.

Mitigation/Contingency - A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.

Policy SCLP12.24: Land at Humber Doucy Lane

9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings post 2031. Development will come forward as part of a master planned approach with land in Ipswich Borough.

Development will be expected to comply with the following criteria:

- a) Delivery of a high quality design incorporating a mix of housing types, including affordable housing on-site;
- b) A site-specific Flood Risk Assessment will be required;
- c) Provision of 0.1ha of land for an early years setting if needed within the part of the site in Suffolk Coastal District;
- d) Contribution to the creation of a 'green rim' around Ipswich and provision of on-site open space;
- e) Provision of a soft edge to the urban area through the provision of significant landscaping;
- f) Promotion of the use of sustainable modes of transport;
- g) An archaeological assessment will be required.

Development will be accessed via Humber Doucy Lane. A Transport Assessment will be required to identify any necessary improvements to highways and junctions on Humber Doucy Lane and Tuddenham Road.

Risk identified - Willingness of landowner to bring the site forward for development.

Mitigation/Contingency - There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered. Actions around housing delivery would be identified through a Housing Action Plan if appropriate.

Councillors considered the Final Draft Coastal Local Plan carefully.

It was agreed that Rushmere St Andrew Parish Council will comment on the Final Draft Coastal Local Plan as follows:

- Object to the inclusion of the land at Humber Doucy Lane very late in the process; and object to this inclusion as it will place pressure on local roads.
- Object to the inclusion of the Martlesham Heath Police Headquarters as this will place pressure on local road networks.

12. TO CONSIDER COMMENTS ON THE IPSWICH (PREFERRED OPTIONS) LOCAL PLAN AND SUPPLEMENTARY GUIDANCE DOCUMENTS

Ipswich Local Plan (Preferred Options) January 2019

Consultation Period - 16th January to 13th March 2019

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 individually reviewed and refined the possibilities and comment generated from this consultation. In 2018, Suffolk Coastal published the First Draft of their Local Plan which generated a vision of their area up to the year 2036. In January 2019, they then published the Final Draft of their Local Plan for Public Consultation, with regards to Legal Compliance & Soundness, prior to submission to the Government's Planning Inspectorate to determine.

Ipswich has not been as speedy and their Local Plan Review Preferred Options January 2019 has now been published for consultation.

With regards to review of their plans, the focus has been to identify proposals, within the Ipswich Borough area, which may impact upon the Parish of Rushmere St Andrew.

Also included are 4 "cross-boundary" proposed policies.

The Preferred Option Documents

Starting in the south-east corner of Ipswich, and moving anti-clockwise the following proposals are identified abutting the boundary with Rushmere St Andrew are as follows:-

- a) Protection of Existing Open Space - Land to west of Salehurst Road.
- b) Protection of Existing Open Space - Rushmere Common.
- c) Countryside – Land east of Humber Doucy Lane between Ipswich Wanderers entrance & Seven Cottages Lane.
- d) Broad Location for Housing and Associated Facilities after 2031 (Policy ISPA4 below refers) / Protection of Existing Open Space – Playing Fields - Land east of Humber Doucy Lane located north of Seven Cottages Lane, south of Tuddenham Road & south of railway line. See SCDC's plans for additional "cross-border" land development utilisation, located within Rushmere St Andrew & Tuddenham St Martin, abutting this area located south & west of Tuddenham Lane.
- e) Broad Location for Housing and Associated Facilities after 2031 (Policy ISPA4 below refers) - Land west of Humber Doucy Lane located north of Inverness Road, west of Gresham's sports area, south of Tuddenham Road.

Moving slightly further away from Rushmere St Andrew, on the northern periphery of Ipswich, the following proposals are noted:-

- a) Heath Road Hospital site – proposed policy CS19 quotes "The Council safeguards the Heath Road Hospital site, which is defined on the policies map, for health and ancillary uses"....
- b) Protection of Existing Open Space – Playing Fields – land east of Tuddenham Road (Gresham's etc.)
- c) Protection of Existing Open Space – land west of Tuddenham Road (Millennium Cemetery)
- d) Land Allocated for Sports Use - land west of Tuddenham Road, laying north of cemetery & east of Felixstowe to Ipswich / south of Lowestoft to Ipswich railway lines

e) Ipswich Garden Suburb – large swathe of land west of Felixstowe to Ipswich railway line, north of Valley Road, east of Henley Road, south of Lower Road

Proposed “Cross Boundary” Policies

Policy ISPA1 Growth in the Ipswich Strategic Planning Area

“Ipswich will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area (ISPA), whilst enhancing quality of life and protecting the high-quality environments. Over the period 2018-2036, the Ipswich Borough Council Local Plan will contribute to:

- a) The creation of at least 30,320 jobs through the provision of at least 44.9ha of employment land across the Ipswich Functional Economic Area;
- b) The collective delivery of at least 37,278 dwellings across the Ipswich Housing Market Area 2018-36;
- c) Supporting the continued role of Ipswich as County Town.

The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary.”

Policy ISPA2 Strategic Infrastructure Priorities

“The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:

- a) Ipswich Northern Routes;
- b) A12 improvements;
- c) A14 improvements;
- d) Sustainable transport measures in Ipswich;
- e) Improved cycle and walking routes;
- f) Increased capacity on railway lines for freight and passenger traffic;
- g) Appropriate education provision to meet needs resulting from growth;
- h) Appropriate health and leisure provision to meet needs resulting from growth;
- i) Improvements to water supply and sewage treatment capacity;
- j) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.”

Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species

“The Council will continue to work with other authorities to address the requirements of the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area.

The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.”

Policy ISPA4: Cross Boundary Working to Deliver Sites

“Ipswich Borough Council will work with neighbouring authorities to master plan and deliver appropriate residential development and associated infrastructure on identified sites within the Borough but adjacent to the boundary, where cross boundary work is needed to bring forward development in a coordinated and comprehensive manner. In order to meet housing needs within the Borough boundary as far as possible, the Council identifies a broad location for future housing growth and associated infrastructure

improvements at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. Development here would substantially follow that at Ipswich Garden Suburb and would not start before 2031.

It could require land and infrastructure works outside Ipswich Borough in order to come forward. Development would be planned and delivered comprehensively, and would be master planned jointly with land within Suffolk Coastal District Council where this is identified through the Suffolk Coastal Local Plan. New homes would be limited to south of the railway line and adjacent to the urban area. Infrastructure requirements would include the following:

- a) Primary school places to meet the need created by the development
- b) Replacement sports facilities if needed to comply with policy DM5
- c) A layout and design that incorporates a 'green rim' walking and cycling route around the edge of Ipswich
- d) Transport measures including highway and junction improvements on Humber Doucy Lane and Tuddenham Road, walking and cycling infrastructure to link to key destinations including the town centre, and public transport enhancements."

Councillors considered the Ipswich Preferred Options Local Plan carefully.

It was agreed that Rushmere St Andrew Parish Council will comment on the Local Plan as follows:

- Object to the allocation at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. This will place unacceptable pressure on local road networks.

13. TO CONSIDER COMMENTS ON SIZEWELL C STAGE 3 PRE-APPLICATION CONSULTATION

Mr Westrup attended a briefing session regarding the EDF stage 3 consultation aimed at town and parish councils. A summary of the briefing session was circulated to Councillors.

Councillors considered the Sizewell C Stage 3 Pre-application consultation documents carefully.

It was agreed that Rushmere St Andrew Parish Council will not comment on this consultation. Mr Westrup was thanked for attending the briefing session and his notes that was distributed with the agenda for the meeting.

14. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk informed Councillors that she has received a copy of the draft Stopping, Waiting and Loading Prohibitions and Restrictions and On-street parking places, map based Order 201. Comment on the draft order will close on 18th February 2019. The parish council has previously commented on this before the document was published for consultation and it was agreed if there are any discrepancies the Clerk will comment accordingly.

15. DETERMINATION OF ITEMS FOR FUTURE AGENDA

The Clerk to contact Suffolk County Council about whether planning permission is required for an outbuilding at 53 Playford Road.

No items were identified for a future agenda.

16. CLOSE OF MEETING

The Chairman closed the meeting at 8.40pm.