



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Tuesday, 12th March 2019 at the Tower Hall at 7.30pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr M Newton, Mr R Nunn, Mr P Richings.

OTHER ATTENDEES: Members of the public = 2

APOLOGIES: Mr R Whiting (another commitment), Mr J Wright (another commitment), Mr M Shields (another commitment), Mrs B Richardson-Todd (family commitment), Mr D Francis (family commitment). An apology was received from Mr Ward after the meeting, he was unable to attend due to illness.

ABSENT (no apologies): None.

CLERK: Mrs S Stannard

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

The Chairman read out the 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 Newton with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 12th February 2019

Miss Cracknell proposed acceptance of the Minutes subject to the following alterations:

Amend venue in heading to 'Village Hall' rather than 'Tower Hall'; and add 'footpath in' to 4b in the last paragraph after 'sign at'.

Seconded by Mr Nunn, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record the above-mentioned 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.

No other declarations were made.

4. PUBLIC PARTICIPATION

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

Item 6 – DC/19/0262/FUL

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

None

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

DC/19/0483/FUL	Tower Farm, Brendon Drive, Rushmere St Andrew	IP5 1NJ	Proposed single storey replacement garage
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Pre-application advice (DC/PREAPP/18/4357) sought regarding “the requirement for a householder application”.

Plans – The plans show an “L-shaped” building incorporating a new double garage & store.

Latest Consultation Expiry Date – 08/03/19 (Site Notice)

Delegated Recommendation – This proposal would replace a previous building destroyed by fire. The new building would appear to be to a similar footprint & style to the original, whence delegated response of approval.

DC/19/0483/FUL – Tower Farm, Brendon Drive, 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 5th March 2019 hence the Clerk and Chairman made a delegated response to SCDC under the ‘simple’ application policy.

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

DC/18/4644/VOC	Land East of Adastral Park, Martlesham Heath		Variation of conditions 32 and 34 of DC/17/1435/OUT – Outline Planning permission for up to 2000 dwellings, an employment area of 0.6ha (use Class B1), primary local centre comprising use Classes A1, A2, A3, A4, A5, B1, C3,D1,D20, secondary centre comprising possible use Classes A1,A3,A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/ community orchards, public footpaths and cycleways, vehicle accesses and associated infrastructure.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Pre-application advice sought.

Plans – Condition 34 requires that two access points (signalised access off A12 & priority junction western access off Ipswich Road) to the area should be completed prior to occupation of the first dwelling. The drawings show the overall site split into areas A (development off A12) & B (development off Ipswich Road).

The proposal is to split condition 34 such that:-

- The A12 access shall be completed prior to the occupation of the first dwelling in area A or 301st overall.
- The Ipswich Road access shall be completed prior to the occupation of the first dwelling in area B or 201st overall.

Condition 32 refers to the timing of implementation of the A12 access & associated Traffic Regulation Orders in the wider area. The condition appears to be poorly worded & needs to be changed to change an impossible “loop” scenario inhibiting development.

Latest Consultation Expiry Date – 07/03/19 (Advertisement & Site Notice)

Delegated Recommendation – Noted

This application had a response date of 5th March 2019 hence the Clerk and Chairman made a delegated response to SCDC 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/19/0262/FUL	8 Butterfly Gardens, Rushmere St Andrew	IP4 5TF	Proposed extensions & alterations
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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. “Works already started” box ticked “no” at time of application – although work is currently in progress. “Will the proposed works affect existing parking arrangements” box ticked “no” – note the loss of a garage in the plans.

Plans – The plans show extension of the property at the northern side of the building, together with a single-storey rear extension. Within the extension, additional living accommodation will be incorporated at first & second floor levels. At ground floor level, changes are made, whereby garage, utility, workshop & conservatory are replaced with pantry, tool shed, gym, utility & dining room (extending into new rear extension). At first floor level, many internal changes are made, with the new extension providing additional living accommodation. A balcony is also provided above the new extension. New stairs (within existing building) then lead up to two additional bedrooms at second floor level which are provided with pairs of roof lights to front, side & rear of dwelling.

Latest Consultation Expiry Date – 04/04/19 (Advertisement)

Two members of the public spoke about the application. One of the members of the public voiced his objections against the application.

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

Mr Nunn proposed a recommendation of approval subject to ensuring residential amenity is maintained in accordance with Policy DM23 of the Local Plan and that the velux windows have obscured glazing where overlooking could occur, seconded by Mr Newton. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application subject to ensuring residential amenity is maintained in accordance with Policy DM23 of the Local Plan and that the velux windows have obscured glazing where overlooking could occur, seconded by Mr Newton. Resolved with ALL in favour.

DC/19/0299/FUL	102 Woodbridge Road, Rushmere St Andrew	IP4 5RA	New dwelling and proposed cartlodge at Land Rear of 102 Woodbridge, Rushmere St Andrew
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Materials proposed to match existing. No pre-application advice sought. 4 car parking spaces proposed.

CIL Forms – Self build exemption for a whole new home is claimed.

Plans – A comprehensive supporting statement is provided. A new dwelling is proposed behind the existing no 102, whose existing garage is demolished to provide access to development site. A two bay, two storey cart lodge is proposed with vehicular parking below, with stairs leading to first floor store. The plans show proposed dwelling elevations & layout and, although only ground floor layout is shown, incorporated are a set of stairs. As such, it is not possible to assess their purpose. The proposals show windows generally at ground floor level, although the rear elevation shows a large “church style” window.

Latest Consultation Expiry Date – 04/03/19 (Site Notice) – Date extension granted by SCDC to PC.

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

Mr Newton proposed a recommendation of approval, seconded by Mr Nunn. Resolved with MAJORITY in favour.

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

DC/19/0856/FUL	15 Claverton Way, Rushmere St Andrew	IP4 5XE	Erection of front extension and conversion of garage
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application form</u> – Materials proposed to match existing. No pre-application advice sought.</p> <p><u>Plans</u> – The right-hand of a pair of semi-detached houses, the proposal changes the existing garage into a bedroom. Additionally, a front extension is proposed to provide a new shower room.</p> <p><u>Latest Consultation Expiry Date</u> – 25/03/19 (Standard & Neighbour)</p> <p>Councillors considered the application carefully and debated the merits of the application.</p> <p>Miss Cracknell proposed a recommendation of approval, seconded by Mr Nunn. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.</p>			
DC/19/0352/FUL	7 Salehurst Road, Rushmere St Andrew	IP3 8RT	Proposed single storey rear extension, two storey side extension and alterations
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application form</u> – No pre-application advice sought. Materials to be used broadly match existing.</p> <p><u>History</u> – DC/18/4857/FUL “Proposed two storey rear extension, part two storey, part single storey side extensions and alterations” was given permission by SCDC.</p> <p><u>Plans</u> – The plans show a two storey extension on the western side elevation, together with a single storey extension to the rear. Whilst there are a number of changes, broadly the rear extension is reduced to single storey when compared against the recently permitted application.</p> <p><u>Latest Consultation Expiry Date</u> – 28/02/19 (Site Notice) – Date extension granted by SCDC to PC.</p> <p>Councillors considered the application carefully and debated the merits of the application.</p> <p>Mr Newton proposed a recommendation of approval, seconded by Miss Cracknell. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.</p>			
DC/19/0677/FUL	15 Sandling Crescent, Rushmere St Andrew	IP4 5TW	Proposed new single storey rear extension to replace existing sun-lounge
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application form</u> – None shown on web</p> <p><u>Plans</u> – Replacement of existing conservatory to rear of property, and infilling with accommodation structure incorporating extension of existing roof line.</p> <p><u>Latest Consultation Expiry Date</u> – 14/02/19 (Site Notice)</p> <p>Councillors considered the application carefully and debated the merits of the application.</p> <p>Mr Nunn proposed a recommendation of approval, seconded by Miss Cracknell with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.</p>			

DC/19/0642/FUL	53 Playford Road, Rushmere St Andrew	IP4 5RJ	First floor extension over existing bungalow and 1 ½ storey rear extension. Demolition of rear extension of existing bungalow and garage.
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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 broadly to match existing but concrete tiles replaced with natural slate.

Plans – Total revamp of existing single storey bungalow with two storey chalet-style dwelling, the footprint of which extends further to the rear. At first floor level, windows are incorporated to front & rear elevations. Four roof-lights are proposed on east (incorrectly labelled as north) side elevation and three roof-lights, plus dormer, on the west side elevation.

Latest Consultation Expiry Date – 14/03/19 (Site Notice)

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

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

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

DC/19/0822/FUL	17 Elm Road, Rushmere St Andrew	IP5 1AJ	Single storey side/ rear extension to bungalow
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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 to match existing.

Plans – Removal of garage to the side of existing property and replace with single storey full length extension on south elevation. Existing small flat roof extension to rear has pitched roof incorporated as part of the changes.

Latest Consultation Expiry Date – 20/03/19 (Standard & Neighbour)

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

Mr Newton proposed a recommendation of approval, seconded by Mr Richings 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

None

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/19/0334/FUL	12 Sandpit Close, Rushmere St Andrew	Retrospective Application – Erection of a detached garden outbuilding (Referral under trigger point 3)
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The Clerk informed Councillors that a referral letter was received for 12 Sandpit Close, Rushmere St Andrew under trigger point 3. This is when a planning application classified as an “Other Application” where an objection has been made raising material planning objections within the prescribed consultation period and when officers are minded to approve. The Clerk in consultation with the Chairman asked for the application to be referred as the Parish Council recommended refusal. The reasons were:

Rushmere St Andrew Parish Council recommends REFUSAL. 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.

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/18/5247/OUT	Land adjacent No 155, The Street, Rushmere St Andrew	Proposed Residential Development of 53 Dwellings Comprising 18 no Retired Apartments, 14 no Affordable Houses & 21 no Open Market Houses Planning Committee 12/12/2018 – Recommend REFUSAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/5183/FUL	Garden End House, 5 Lamberts Lane, Rushmere St Andrew	Infill existing covered area to the rear elevation Planning Committee 12/02/2019 – Recommend approval Suffolk Coastal District Council – PLANNING PERMISSION WITH CONDITIONS
DC/18/5151/FUL	14 Playford Road, Rushmere St Andrew	Proposed first floor link and conversion of existing attic space over garage into accommodation Planning Committee 12/02/2019 – Recommend approval Suffolk Coastal District Council – PLANNING PERMISSION WITH CONDITIONS
DC/19/0180/TPO	89 Playford Road, Rushmere St Andrew	Prune back Cedar tree by 3-4m over driveway to let more light to property and stop sap dropping on cars Delegated approval reported at Planning Committee 12/02/2019 Suffolk Coastal District Council – PLANNING PERMISSION

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 53 Playford Road 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:

- 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. 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. Planning officer confirmed that no breach of planning conditions occurred. Enforcement case closed.
- Clerk reported shed in garden of 53 Playford Road, Rushmere St Andrew. Awaiting feedback.

11. ANY OTHER MATTERS & CORRESPONDENCE

- The Clerk reported that she has received correspondence from a resident regarding public participation at Council meetings and publication of councillor's email addresses.
- The Clerk reported that she received an email from Suffolk County Council regarding temporary closure of Elm Road and Woodbridge Road during March/April 2019.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 8.50pm.