



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Monday, 14th January 2019 at the Tower Hall at 7.30pm

CHAIRMAN:	P Richings
COMMITTEE MEMBERS PRESENT:	Mr D Francis, Mr M Newton, Mr R Nunn, Mr P Richings, Mr Shields, Mr B Ward; Mr J Wright
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	Miss A Cracknell (another commitment), Mr R Whiting (family commitment). Mrs B Richardson-Todd apologised after the meeting (family emergency).
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. Mr Wright 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 12th December 2018

Mr Wright 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.

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

None

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

Mr Nunn reported that the PCSO contacted him regarding the dog lady. It was agreed that Mr Newton would enquire if anyone in particular deals with these issues at Suffolk Coastal.

Mr Richings reported that he attended a Suffolk Coastal briefing session regarding the final Suffolk Coastal Local Plan consultation and the Sizewell C Stage 3 pre-application consultation. Mr Richings provided councillors with all the Councillors noted this.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

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
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/18/5247/OUT – Land Adjacent No 155 The Street Rushmere St Andrew Suffolk – “Proposed Residential Development of 53 Dwellings Comprising 18no. Retirement Apartments, 14no. Affordable Houses & 21no. Open Market Houses”

Properties / land (listed courtesy of SCDC website)

- Land Adjacent No 155 The Street Rushmere St Andrew Suffolk
- 153 The Street Rushmere St Andrew Suffolk IP5 1DG
- Redecroft 155 The Street Rushmere St Andrew Suffolk IP5 1DG
- Plot 1 Rear Of Redecroft 155 The Street Rushmere St Andrew Suffolk
- Plot 2 Land Rear Of Redecroft 155 The Street Rushmere St Andrew Suffolk

The land involved within this application thus appears to encompass that historically associated with both no’s 153 & 155 The Street.

Recent planning applications / appeals concerning application site

- DC/13/3784/FUL - Land Adjacent No 155 The Street Rushmere St Andrew Suffolk - Full planning application for 2 residential dwellings – SCDC Decision “Application Permitted”
- DC/13/3790/OUT - Land Adjacent No 155 The Street Rushmere St Andrew Suffolk - Outline planning application for up to 14 residential dwellings – “Application Withdrawn”
- DC/14/2473/OUT - Land Adjacent No 155 The Street Rushmere St Andrew Suffolk - Outline planning application for up to 14 dwellings (revised scheme) – SCDC Decision “Application Refused”
- APP/J3530/W/15/3005420 (Appeal against SCDC refusal of DC/14/2473/OUT) - Planning Inspectorate Decision “Appeal Granted”
- 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) - SCDC Decision “Application Permitted”
- There have also been a number of applications made during 2017 & 2018 for discharges of conditions pertaining to DC/14/2473/OUT & DC/13/3784/FUL which have been granted by SCDC.
- No recent applications identified regarding 153 The Street or residual land encompassing 155 (Redecroft) The Street. As such, permissions currently exist for a total of 16 new dwellings in addition to the 2 existing buildings (153 & 155 The Street). Permissions were granted to Witco (DC/13/3784/FUL & APP/J3530/W/15/3005420) & Aspire Property Services Ltd (DC/17/5385/ARM).

Application form – Applicant is Mr Patrick Hockley (Michael Howard Homes). Application is for the matter of “access”. The site area is 1.8 hectares.

The following boxes are ticked “yes”:-

- A proposed use that would be particularly vulnerable to the presence of contamination?
- Is a new or altered vehicular access proposed to or from the public highway?
- Is a new or altered pedestrian access proposed to or from the public highway?

- Are there any new public roads to be provided within the site?
- Is vehicle parking relevant to this proposal? Total proposed (including spaces retained) = 96
- Are you proposing to connect to the existing drainage system? Foul sewage via “main sewer”.
- Are there trees or hedges on the proposed development site?
- Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Pre-application advice sought - “Meeting at SCDC offices to discuss proposals prior to submission. In attendance were Tony Fryatt, Liz Beighton and Joe Blackmore”.

Ownership Certificates and Agricultural Land Declaration – “Certificate B” served.

Heritage Impact Assessment

This document details the relationship of the application site to the Grade II* listed Church of St Andrew. It also details the history of the Church. The document includes an aerial view of the area which clearly shows the application site & its relationship to the surrounding area.

Plans – The following are provided:-

- Indicative site layout
- Indicative street scene
- Proposed access details
- Tree Schedule
- Tree Survey
- Planning & Design Statement

The proposed access to The Street is in a similar area to that as granted under permission DC/17/5385/ARM. The access road width remains at 5.5m. The footways are widened from 1.5m to 1.8m and extend further away from The Street.

It is to be noted that the Planning & Design statement contains indicative site layout & street scene which differ from the documents provided separately, particularly the hedgerow abutting The Street.

The Planning & Design statement includes the rationale behind the indicative numbers of properties, and mix between “retirement, affordable & open market” properties thereof, to be included on the site. However any decision on this would come at a later stage, via reserved matters. It should not be forgotten that this is an outline planning application for “access” only for a “Residential Development of 53 Dwellings Comprising 18no. Retirement Apartments, 14no. Affordable Houses & 21no. Open Market Houses”.

This site appears to be relatively similar in size to two other areas in the Village which have been developed over the years and have a single access onto The Street – Chestnut Close & Birchwood Drive. Both serve around 40 dwellings which were probably offered as “open market” when constructed. Holly Lane access serves around 60 dwellings. Latest Consultation Expiry Date – 31/01/19 (Advertisement)

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

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

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

DC/18/5180/FUL	2 Brookhill Way, Rushmere St Andrew		Proposed detached garage and store
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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 those on house. “Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?” and “Will any trees or hedges need to be removed or pruned in order to carry out your proposal?” both answered “no” “Will the proposed works affect existing car parking arrangements?” answered “new detached garage and extended driveway will provide extra parking”.

Plans – Provided to show “existing” and “new” layouts with proposed elevations of garage/store.

Latest Consultation Expiry Date – 22/01/19 (Site Notice)

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

Mr Newton proposed a recommendation of APPROVAL provided a condition is included to specify that the building cannot be used as a dwelling, seconded by Mr Ward. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL provided a condition is included to specify that the building cannot be used as a dwelling.

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

None

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/18/4879/FUL	59 Cuckfield Avenue, Rushmere St Andrew, IP3 8SA	Ground floor 4m rear extension, loft conversion & porch (Referral under trigger point 3)
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The Clerk informed Councillors that a referral letter was received for 59 Cuckfield Avenue, Rushmere St Andrew. A request was submitted to Suffolk Coastal District Council asking for the application to be referred to committee under delegated authority. The reason provided was: Rushmere St Andrew Parish Council recommends REFUSAL due to the full height velux rooflights that are shown on the Section E-E plans as this would permit overlooking and lead to a loss of privacy/ unacceptable overlooking. It is considered that this proposal is against Policy DM23 a) of the Suffolk Coastal Local Plan. It also appears that there are some inconsistencies in the plans with the elevational plans not reflecting the Section plans. Councillors noted this

DC/18/2602/FUL	40 Kelvedon Drive, Rushmere St Andrew, Suffolk	Erection of a wooden gazibo (Referral under trigger point 3)
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The Clerk informed Councillors that a referral letter was received for 40 Kelvedon Drive, Rushmere St Andrew. A request was submitted to Suffolk Coastal District Council asking for the application to be referred to committee under delegated authority. The reason provided was: Rushmere St Andrew Parish Council recommends REFUSAL. The proposal is not in keeping with the surrounding area, it is of a significant height and it is situated on the boundary. It is considered that the proposal is against Policy DM23 b and e of the Suffolk Local Plan, it has a detrimental impact on the outlook of the neighbouring properties and results in a poor physical relationship with other properties. Councillors noted this.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk reported on planning decisions made by Suffolk Coastal District Council, which had been received since those reported at the last Planning & Development meeting.

DC/18/2602/FUL	40 Kelvedon Drive, Rushmere St Andrew	Erection of wooden gazibo PC Planning and Development Committee 12/12/2018 – recommend refusal Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/4652/FUL	25 Kelvedon Drive, Rushmere St Andrew	Proposed single storey side extension Planning Committee 12/12/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/4857/FUL	7 Salehurst Road Road, Rushmere St Andrew	Proposed two storey rear extension, part two storey part single storey side extension and alterations Planning Committee 12/12/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS

DC/18/3134/FUL	46 Chatsworth Drive, Rushmere St Andrew	Juliet balcony, upper floor, rear of house. Planning Committee 22/08/2018 – Recommend refusal Application withdrawn
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9. ENFORCEMENTS & APPEALS – TO NOTE/REPORT ANY RELEVANT MATTERS

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

- 5 Brendon Drive – site visit happened on 14/09/2018. Officer measured area. Awaiting confirmation from officer if permitted rights are intact or not. If permitted rights are intact then the extension is lawful. Officer still investigating whether permitted rights in tact.
- 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.
- 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.

10. SUFFOLK COASTAL DISTRICT LOCAL PLAN UPDATE

The Clerk reported that she received correspondence from the Suffolk Coastal Local Plan Team about the consultation regarding the final draft Suffolk Coastal Local Plan. Suffolk Coastal District Council approved the Final Draft Local Plan for publication at their full council meeting on 3rd January. The Plan will be published for 6 weeks from Monday 14th January until Monday 25th February 2019, during which time representations will be invited in relation to legal and procedural requirements and the soundness of the Plan.

The Clerk also reported that Suffolk Coastal have scheduled public drop-in sessions at the Suffolk Coastal Offices (Deben Room) on Wednesday 30th January from 15.00-19.00; Felixstowe Town Hall (Council Chamber) on Monday 4th February from 15.00-19.00 and Saxmundham Market Hall on Wednesday 6th February 15.00-19.00. Posters will be displayed on all the noticeboards in the parish.

11. ANY OTHER MATTERS & CORRESPONDENCE

Mr Richings reported that at the briefing session regarding the Suffolk Coastal Local Plan that he attended it was mentioned that Ipswich Borough Council will consult the public about their preferred options Local Plan from 16th January to 16th March.

The Clerk reported on the correspondence she received from a resident regarding the public participation at meetings of the Council and the traffic calming scheme planned at Playford Road. The correspondence was noted.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

PC meeting – publication of Councillors' email addresses on noticeboards and the parish council website.

Suffolk Coastal Local Plan and Ipswich Borough Local Plan consultations.

13. CLOSE OF MEETING

The Chairman closed the meeting at 8.45pm.