



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 1st August 2019 at the Village Hall at 7.30pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Mr R Nunn, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward, Mr J Westrup, Mr R Whiting

OTHER ATTENDEES: Members of the public = 8

APOLOGIES: Mr M Newton (another commitment), Ms C Evans (unwell)

CLERK: Mrs S Stannard

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

The Chairman read out the Code of Conduct, protocol for debate and statutory rights to film, record, photograph or otherwise report on the proceedings of the meeting.

Apologies were received from Mr Newton and Ms Evans. Mrs Richardson-Todd proposed acceptance of the apologies, seconded by Mr Westrup. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 17th July 2019

Mr Francis proposed acceptance of the minutes and seconded by Miss Cracknell with the following amendment: Date of meeting amended to '17 July 2019'.

Resolved with ALL in favour.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Whiting stated that as a member of Suffolk County Council he may be asked to reconsider any matter from this meeting at County Council and at any relevant Committee/Sub Committee and in so doing, shall take into account all relevant evidence and representations made at the County 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 5 – DC/19/2222/FUL -Stockyard, The Street, Rushmere St Andrew

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

Mr Francis reported that the vegetation along Foxhall Road footpath opposite the Nutfield Hospital has been cut. Mr Francis asked about the construction signs and cones along Broadlands Way and Bixley Drive; and he reported that Ipswich Borough Council will cease to display site notices for planning applications. Clerk to investigate whether East Suffolk Council will continue to display site notices.

Miss Cracknell reported that she has not received her parish newsletter. Clerk/Assistant Clerk to investigate.

Mr Nunn reported that an article was published in The Star regarding the temporary traffic lights along Foxhall Road and the problems this caused. Councillors noted this. Mr Nunn reported that a resident contacted him about trees in a garden that obscure visibility for them when the pull in and out of their drive. Mr Nunn to inform the residents that they can report this issue to Suffolk County Council via their online reporting tool. Mr Nunn reported that he cut the vegetation along Foxhall Road footpath.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

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| DC/19/2222/FUL | Stockyard, The Street, Rushmere St Andrew | IP5 1DE | Construction of a detached bungalow |
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form: Existing use described as “Brownfield contaminated site”. “Land which is known to be contaminated” & “Land where contamination is suspected for all or part of the site” questions answered “yes”. No of car & cycle spaces both answered “2”. Foul sewage to main sewer. A 3-bedroom property is proposed. Pre-application advice taken – no details quoted.

Plans: The land contamination questionnaire quotes site previously used for storage of various items. It also quotes surrounding land usage as “farming fields” to the north; “residential” to east, west & south. A contaminated land assessment report is given a “passed certificate”. A design and access statement is provided and makes reference to redevelopment of brownfield sites is welcomed within NPPF and that pre-application advice highlighted concerns regarding visual impact to the countryside and beyond, in particular the existing footpath. Proposed elevations, floor, block layout & site location plans provided.

Latest Consultation Expiry Date: 06/08/2019 (site notice).

Several neighbours spoke against the application. The reasons for their objections included:

Loss of outlook for neighbouring properties; precedent; poor access with lack of visibility; inconsistencies about foul water treatment; disagree that it is a brownfield site; and the site is located outside the village envelope.

A long debate followed about the application and councillors considered the merits of the application carefully. It was mentioned that the proposal is against the NPPF and policies SP7, SP19, DM3, DM4, DM7, DM13, DM21 and DM23.

Mr Whiting proposed refusal of the application, seconded by Mr Westrup. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The application site is outside the settlement boundary and contrary to policy DM3 of the Suffolk Local Plan. The proposal does not relate well to surrounding development and it would be at odds with the pattern of development in this locality. It will create a precedent for development at a location that relates poorly to existing development and that is outside of the established settlement boundary.

The proposal is contrary to Policy DM21 of the Suffolk Local Plan. It would constitute a cramped form of development and over development of the site. The proposal will seriously detract from the character of the area and it will have a detrimental impact on the sense of place of this locality.

The proposal is against policy DM23 (b) and (e) of the Suffolk Local Plan. It will result in a poor physical relationship with other properties and a loss of outlook for surrounding properties.

The Parish Council is very concerned about access to the site. Visibility is limited, the road is very busy and vehicles are often speeding along the road. The proposal does not allow sufficient space for vehicles to turn on site and this could lead to vehicles backing out onto a busy road with limited visibility.

Informative: there seems to be inconsistencies with regards to foul water drainage. The application form refers to connecting to the mains sewer network but the design and access statement refers to an on-site treatment unit.

[All the members of the public left the meeting].

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| DC/19/2696/FUL | 8 Wimpole Close, Rushmere St Andrew | IP5 1WA | To add Cedral cement weatherboard cladding over existing rendered façade |
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form: Currently the walls of the property are rendered, and the proposal is to add Cedral cement weatherboard cladding over existing rendered façade. Pre-application advice were sought.

Plans: Existing and proposed plans shown. Existing plans shows rendered walls and proposed plans Cedral cement weatherboard cladding. No other changes proposed.

Latest Consultation Expiry Date: 15/08/2019 (consultation letter)

Councillors considered the application carefully.

Mrs Richardson-Todd proposed approval of the application, seconded by Mr Nunn. Resolved with ALL in favour.

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

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

Received email notification of an application that was validated for 31 Beech Road, Rushmere St Andrew. Clerk has not received the documentation yet. This application will be considered at a future planning and development committee meeting.

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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| DC/19/2409/FUL | 11 Salehurst Road, Rushmere St Andrew | Single storey extension across the rear and to the side, garage conversion, porch extension and loft conversion. Planning Committee recommended approval 26/06/2019 East Suffolk Council - PLANNING PERMISSION WITH CONDITIONS 29/07/2019 |
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9. ENFORCEMENTS & APPEALS – TO NOTE/REPORT ANY RELEVANT MATTERS

The Clerk advised that the East Suffolk Council enforcement team is currently investigating the following cases:

- Clerk reported shed in garden of 53 Playford Road, Rushmere St Andrew. Awaiting feedback from Enforcement Team.
- The Clerk queried whether a fence in Fellbrigg Avenue needs planning permission and who the land belongs to. Awaiting feedback from Enforcement Team.

The Clerk is investigating whether an area where a caravan is parked at Euston Avenue forms part of a residential curtilage or part of the Mill Stream Local Nature Reserve. Clerk to report back at next meeting.

10. TO CONSIDER THE SIZEWELL C, STAGE 4 CONSULTATION

Mr Richings provided background regarding the application. It was agreed to defer this application to the next Planning and Development Committee meeting.

11. ANY OTHER MATTERS & CORRESPONDENCE

- The Clerk reported that she has received various emails from the 'no campaign group' against the Ipswich Northern Route consultation. Councillors noted this.
- The Clerk reported that she emailed the Leader of Suffolk County Council requesting a representative(s) of the County to be present at a public meeting in the parish to consider the Ipswich Northern Route consultation. The Clerk received an acknowledgement but no response to the request.

Councillors expressed their disappointment about this. The Clerk also reported that she has received various correspondence from residents concerned about the implications of the Ipswich Northern Route proposals and asking how the Parish Council is consulting residents about this.

The Clerk has booked Ipswich School Sports Centre for 2nd September 2019 at 7.30pm for a meeting for residents of the parish to discuss the Ipswich Northern Route consultation. Mr Ward felt that having questionnaires at the meeting for residents to complete would be useful. Councillors agreed that this was a good idea. Chairman and Clerk to compile a questionnaire. Clerk to send invitations to the meeting to Dr Dan Poulter, Mr Steve Gallant and Mr Tim Passmore. Councillors agreed that the meeting should be advertised in InTouch magazine, on noticeboards in the parish and on the website. Clerk to coordinate.

- The Clerk reported that she has received an email from the Suffolk Coastal Local Plan programme officer with a draft examination programme. It is also expected that East Suffolk Council will prepare a note regarding the Ipswich Northern Route consultation for the attention of the Inspector. Councillors noted this.
- The Clerk reported that she has received an email from a resident about the Suffolk County Highways self-help scheme. Councillors noted this.
- The Clerk reported that she received an email from a resident complaining about speeding along Bent Lane. The Clerk to refer this issue to Community Speedwatch and request the PCSO to refer it to the police speed van and ask for the temporary SID to be located along this road from time to time. The Clerk to inform the resident of the actions to be taken.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

31 Beech Road; Sizewell C Stage 4 consultation.

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.10 pm.