



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 4th December 2019 at Tower Hall at 7.45pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Ms C Evans, 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 = 0

APOLOGIES: Mr Newton (other commitment)

CLERK: Mrs S Stannard

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

The Chairman reminded Councillors 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 above. Miss Cracknell proposed acceptance of apologies and reasons for absence, seconded by Mr Nunn, with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 14th November 2019

Mr Nunn proposed acceptance of the minutes and seconded by Miss Cracknell. Resolved with ALL in favour.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Whiting declared a non-pecuniary interest 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.

Miss Cracknell declared a non-pecuniary interest in the planning applications for land at 155 The Street (DC/19/3916/OUT); and 138A The Street (DC/19/4038/OUT). She lives in the Street and knew the previous owner of 155 The Street. Miss Cracknell also declared a non-pecuniary interest in the application for Tower Hall, 5 Broadlands Way (DC/19/4594/FUL) as a member of the Parish Halls Committee.

Mr Francis declared a pecuniary interest in the application for Tower Hall, 5 Broadlands Way (DC/19/4594/FUL).

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 a large tree was cut down at the Blackdown Avenue. The tree was on the verge and it is likely that the land belonged to Suffolk County Council. Clerk to Contact Tree Officer and Suffolk County Council about this.

Mr Nunn reported he met with a representative from Anglian Water on 27th November 2019. The representative checked the manholes; they were sealed and there were no blockages. She will launch an investigation at the pumping station and report back. Mr Hedgley will contact Councillor James Mallinder to ask if he can assist with this issue. Mr Whiting indicated that he would be willing to meet Councillor Mallinder and Mr Nunn at the Mill Stream to point out the issues to Councillor Mallinder. Clerk to contact Councillor Hedgley regarding meeting at Mill Stream.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/19/3916/OUT	Land at 155 The Street, Rushmere St Andrew		Development comprising of 14 No open market dwellings, 25 no retirement apartments and a 75-bed care home
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Approval History for Site – DC/13/3784/FUL - Full planning application for 2 residential dwellings - Application Permitted DC/14/2473/OUT - Outline planning application for up to 14 dwellings (revised scheme) - Application Refused APP/J3530/W/15/3005420 (re DC/14/2473/OUT) - Outline planning application for up to 14 dwellings (revised scheme) – Appeal Allowed DC/18/5247/OUT Proposed Residential Development of 53 Dwellings comprising 18no. Retirement Apartments, 14no. Affordable Houses & 21no. Open Market Houses - Application Permitted</p> <p>Application form – Application for approval is requested solely for the category “access”. No pre-application advice requested. Vehicle parking spaces – 86. 14 “market” houses proposed (1*1bed, 4*2bed, 5*3bed, 4*4+bed). “Cert B” served on owners of land.</p> <p>Plans – Proposed access to site consists of new 5.5 metre roadway with 1.8 metre footway to either side. The 1.8 metre footway then extends east & west of the proposed access along the full extent of the site curtilage abutting “The Street” – this provides most of a proposed visibility splay. Two uncontrolled dropped kerb crossing points are proposed in The Street – one at the eastern end of the site, one just to the west of the proposed site access point. Hedging along 'The Street' to be reinstated, clear of both the new footpath and visibility splay. Other documents are provided regarding tree survey & contamination questionnaire.</p> <p><i>The access plan provided is clearly based very closely / identical to that provided via a DC/18/5247/OUT final version (not seen by PC) albeit with indicative dwellings removed & client/project details amended. DC/18/5247/OUT application form quoted proposed vehicle parking spaces to be 96. Note the proposed access point is directly opposite one requested under the next agenda item application DC/19/4038/FUL.</i></p> <p>Latest Consultation Expiry Date – 12/12/19 (Advertisement)</p> <p>Councillors carefully considered the application and a long debate followed.</p> <p>Mr Nunn proposed approval of the application, seconded by Mr Westrup. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL provided the hedging is reinstated and thereafter retained to a sufficient height to blend in with the rest of the streetscene; trees and hedgerows are preserved on site and in particular the Silver Birch in the right hand corner of the site (marked T2 on the tree schedule); and buildings are not located close to hedgerows/ trees on the boundaries of the site or close to footways.</p>			
DC/19/4038/OUT	138A The Street, Rushmere St Andrew	IP5 1DH	Severance of side garden and erection of a detached single storey dwelling. New vehicular access onto the street.

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

Application form – Application for approval is requested solely for the category “access” for 1 4+ bed market dwelling.
Pre-application advice taken - “proposal supported in principle”

Plans – A supporting statement & contaminated land assessment are provided, together with a site plan showing the proposed access point & visibility splays, together with indicative dwelling position.

Note the proposed access point is directly opposite one requested under the previous agenda item application DC/19/3916/OUT.

Latest Consultation Expiry Date – 10/12/19 (Site Notice)

Councillors considered the application carefully and a lengthy debate followed.

Mrs Richardson-Todd proposed refusal of the application, seconded by Miss Cracknell. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The reasons for this are: The Parish Council is concerned that the proposed access is opposite 155 The Street where outline planning permission exist for a large residential development and the access is in close proximity to the lamp post. The Parish Council would strongly encourage a shared access with No 138a The Street and this would enable retention of an existing hedge as access can be provided behind the existing hedgerow. The Parish Council notes that this land and access at No 138 is also in the ownership of the applicant.

This development would be against Policy DM23 of the Suffolk Coastal Local Plan where the impact of the proposed development would have a detrimental impact on safety at this location.

The Parish Council would strongly recommend that sufficient parking be provided on site and that the larger trees and those that contribute towards the amenity value of the area be retained on site.

DC/19/4429/FUL	33 Cuckfield Avenue, Rushmere St Andrew	IP3 8SA	Part single/part two storey rear extension
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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 – walls & tiles to match existing, doors & windows UPVC.

Plans – To the rear, an existing conservatory is removed and replaced with a similar width extension. The proposed extension has a deeper footprint & comprises a two storey extension (approx. 2/3 of footprint), with ground floor extending to the full footprint. East-facing window/doors are proposed at first/ground floor level, south-facing at ground floor level, two roof-lights in ground floor extended area.

Latest Consultation Expiry Date – 05/12/19 (Site Notice)

Councillors considered the application carefully.

Mr Whiting proposed approval of the application, seconded by Ms Evans. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/19/4507/AME (Non Material Amendment) – DC/17/3415/ARM – Approval of Reserved Matters on DC/16/4762/OUT	Land At And Adjacent To 42 Woodbridge Road, Rushmere St Andrew		Erection of three residential dwellings, retentions of existing dwelling and access (access already approved at outline)
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –

- DC/16/4762/OUT – Erection of three residential dwellings, retention of existing dwelling and access – Application Permitted
- DC/17/3415/ARM – 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 –Application Permitted
- DC/17/3416/DRC – Discharge of Condition 10 on application DC/16/4762/OUT - Erection of three residential dwellings, retention of existing dwelling and access - Site Parameters Plan submitted –Application Permitted

Application form – Non-material amendments sought are quoted as *“The following amendments are sought:*

- *Area of existing block paving to be retained at site access*
- *Omission of roof lights*
- *Omission of Parapets*
- *Omission of Green Roof (details in accordance with Condition 4 of DC/17/3415/ARM will be submitted separately through a Discharge of Condition application)”*

Plans – Relative to already approved plans, these show:

- Additional block pave to east of plot 3
- Windows omitted to side of plot 1
- Revised flat roof profile to rear including removal of roof lights
- Revised ground floor rear doors

Access to rear garden, gates added to east of no 42

Latest Consultation Expiry Date – 08/12/19 (Statutory Expiry)

Mr Richings stated that normally the Parish Council would not comment on Non-Material amendments but this was added to the agenda since the clerk received correspondence regarding this.

The Clerk advised that she received correspondence from two residents about this application and read out the correspondence. The Clerk informed Councillors that planning permission was given for this application. Councillors noted this.

DC/19/4509/DRC – Discharge of conditions 3,4,5 & 6 of DC/16/4762/OUT	Land At And Adjacent to 42 Woodbridge Road, Rushmere St Andrew		Storage of Refuse/Recycling Bins. Details for areas for the manoeuvring and parking vehicles and cycle storage areas, contaminated land and remediation method statement.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought

History – As per DC/19/4507/AME

Plans – As required by conditions 3,4,5 & 6, secure cycle storage & bin storage are shown as located in garages, manoeuvring and parking of vehicles areas shown on plans; Geo-environmental Assessment Report provided

Latest Consultation Expiry Date – 06/01/20 (Statutory Expiry)

Mr Richings stated that normally the Parish Council would not comment on discharge of conditions but this was added to the agenda since the clerk received correspondence regarding the previous application. Councillors agreed not to comment on the application.

DC/19/3005/FUL (Updated Plans Submitted)	679 Foxhall Road, Rushmere St Andrew	IP4 5TA	Proposed detached dwelling (as extant permission DC/16/3174/FUL)
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – Original application form still extant.</p> <p>History – This application has been re-opened for consultation</p> <ul style="list-style-type: none"> - DC/15/5042/FUL – Erection of dwelling – Application Permitted - DC/16/3174/FUL – Proposed detached dwelling (amended design and siting to that approved DC/15/5042/FUL) to part rear garden – Application Permitted - DC/19/3005/FUL – Proposed detached dwelling (As extant permission DC/16/3174/FUL) – Awaiting decision <p>To the original consultation of DC/19/3005/FUL “Rushmere St Andrew Parish Council recommends APPROVAL”</p> <p>Plans – Site & Block plan (2016062/01 rev A) would appear to be as originally submitted. Submitted originally as “Rev B” the latest submitted elevation & floor plans have gone through a number of iterations over time, both now quoted as “Rev F” but building still appears to be a chalet bungalow.</p> <p>Latest Consultation Expiry Date – 16/12/19 (Neighbour & Standard Consultation)</p> <p>Councillors considered the application carefully.</p> <p>Mr Nunn proposed approval of the application, seconded by Mrs Richardson-Todd. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL.</p>			

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

DC/19/4553/FUL	776 Foxhall Road, Rushmere St Andrew	IP4 5TR	Conversion of garage into an annex for family use. New pitched roof and altered fenestration.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History –</p> <ul style="list-style-type: none"> - DC/19/3922/FUL – Conversion of garage into rentable unit also for overflow family use. New roof and fenestration– Application Withdrawn 08/11/2019 <p>To the original consultation of DC/19/3922/FUL “Rushmere St Andrew Parish Council recommends REFUSAL. The Parish Council is concerned that this proposal will create a new dwelling that will result in a cramped form of development out of character with the area or street scene and very little amenity space that is not well related to adjacent properties. The proposal is against Policy DM7 (a), (c) and (d) of the Suffolk Coastal Local Plan. The proposal is not well related to the surrounding properties and this is against policy DM21 (a) and policy DM 23 (a) and (e) of the Suffolk Coastal Local Plan”</p> <p>Plans – The elevation & floor plan remain the same as submitted under DC/19/3922/FUL with a simple amendment which removes proposed fencing around the rear courtyard/patio area.</p> <p>A Planning Statement is provided which includes in the introduction:</p> <ul style="list-style-type: none"> - <i>To convert a garage into an annex to be used as overflow accommodation to the main house and for the applicant’s grandmother who is unwell.</i> - <i>Recently an application for the garage conversion was withdrawn, ref DC/19/3922/FUL. The application included use for possible rental such as Air B&B, this use is not included in this application.</i> <p>Further information is included regarding the specific needs requirement at this time. Reference is also made to the specifics contained within Core Strategy Policy DM6 (Annexes).</p>			

Mr Riching informed Councillors that correspondence was received from a neighbour and read out the email. Councillors considered the application carefully and a lengthy debate followed.

Mr Whiting proposed refusal of the application, seconded by Mrs Richardson-Todd. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The reasons for the refusal are:

The Parish Council is concerned that this proposal will result in a cramped form of development, out of character with the area and street scene, not well related to adjacent properties and it will have an adverse impact on the amenity of neighbouring properties. It will have very little amenity space. The proposal is against Policy DM 6 (a) and (b), DM7 (a), (c) and (d), and Policy DM21 (a) and Policy DM23 (a) and (e) of the Suffolk Coastal Local Plan. The extension is not capable of being incorporated into the existing dwelling when it is no longer required.

DC/19/4594/FUL	Tower Hall, 5 Broadlands Way, Rushmere St Andrew	IP4 5SU	Retention of existing store shed and erection of an additional facility
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Mr Francis and Miss Cracknell left the room.

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

Application form – No application form. Letter submitted with plans

Plans – Block plan and Site plan.

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

Mr Francis and Miss Cracknell returned to the meeting.

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/19/3866/FUL	1 Playford Lane, Rushmere St Andrew	Two storey side extension (following demolition of existing single storey outbuilding). Planning Committee recommended approval 29/10//2019 East Suffolk Council – Planning permission granted with conditions 22/11/2019
DC/19/3843/FUL	Linden Cottage, 3 Lamberts Lane, Rushmere St Andrew	Erection of 2 new residential dwellings, landscaping and associated parking Planning Committee recommended refusal 29/10//2019 East Suffolk Council – application withdrawn 21/11/2019
DC/19/3783/FUL	Hill Farm, Lamberts Lane, Rushmere St Andrew	Full Planning Permission for the Retrospective Consent for the Development of a General Purpose Agricultural Building at Hill Farm Planning Committee recommended approval 29/10/2019 East Suffolk Council – Planning permission granted with conditions on 22/11/2019
DC/19/4034/FUL	Willoways, 1A Lamberts Lane, Rushmere St Andrew	Proposed cart-lodge and replacement access gate Planning Committee recommended approval 29/10/2019

		East Suffolk Council – Planning permission granted with conditions on 22/11/2019
DC/19/4175/FUL	7 Beech Road, Rushmere St Andrew	Side and rear extension with internal modifications Committee recommended approval 14/11/2019 East Suffolk Council – Planning permission granted on 25/11/2019

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

None

10. ANY OTHER MATTERS & CORRESPONDENCE

a. To Consider a Parish Council Response to Suffolk County Council Electoral Review

Mr Richings provided Councillors with background on this item. It was agreed that the Parish Council will not comment on the consultation.

b. To Consider a Request Regarding Energy Projects Planned for Suffolk Heritage Coast

The Clerk provided Councillors with background on this item. Mrs Barbara-Todd proposed to add Rushmere St Andrew Parish Council's name to a letter, objecting to energy projects planned for Suffolk Heritage Coast, to be sent to Rt Hon Andrea Leadsom MP, Secretary of State, Department for Business, Energy & Industrial Strategy. Ms Evans seconded with ALL in favour.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.45pm.