



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 12th September 2019 at the Village Hall at 6.45pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr D Francis, Ms C Evans, Mr R Nunn, Mr P Richings, Mr B Ward, Mr J Westrup, Mr R Whiting

OTHER ATTENDEES: Members of the public = 3

APOLOGIES: Mr M Newton (family commitment), Mrs B Richardson-Todd (family commitment)

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 Mrs Richardson-Todd. Mr Nunn proposed acceptance of the apologies, seconded by Mr Ward. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 22nd August 2019

Mr Ward proposed acceptance of the minutes and seconded by Ms Evans. Resolved with ALL in favour.

3. DECLARATIONS OF COUNCILLOR INTEREST

No declarations were made.

4. PUBLIC PARTICIPATION

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

Correspondence relating to planning application for 20 Euston Avenue, Rushmere St Andrew.

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

Mr Westrup requested that the Parish Council consider acquiring a permanent SID for The Street. Mr Nunn asked that Foxhall Road be considered as well. This will be referred to the PA&S meeting in November.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/19/3264/FUL	799 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Severance of part garden and erection of detached dwelling
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –

A similarly-titled application (DC/19/1187/FUL) was submitted on 18/03/2019. The Parish Council made the following comment:-

“Rushmere St Andrew Parish Council recommends REFUSAL. The reason for the refusal is that:

- 1. The development does not relate well to adjacent properties contrary to Policy DM 7 (c) of the Suffolk Coastal Local Plan. Broadlands Way is a feeder road and generally access is not provided to properties from this road. The development does not relate well to surrounding development. Access to the new dwelling proposed will be short distance from the junction with Foxhall Road and often the traffic backs up at this junction. It is considered that development at this location will impact on visibility at the junction and highway safety.*
- 2. The proposal does not relate well to the scale of the character of their surroundings particularly in terms of their siting and height contrary to Policy DM 21 (a) of the Suffolk Local Plan.*
- 3. The development will have a detrimental impact on the amenity of neighbouring properties. In particular it will have a detrimental impact on privacy / overlooking; outlook and access to daylight and sunlight of neighbouring properties particularly No 2, 4 and 6 Glemham Drive. This is contrary to Policy DM 23 (a) (b) and (c) of the Suffolk Coastal Local Plan.”*

In their decision letter, dated 19/06/2019, East Suffolk Council issued a “Refusal of Planning Permission”. The relevant paragraph is as follows:-

“The reason for the decision to refuse permission is:

- 1. The building would be located incongruously close to the boundaries of the adjacent properties along Glemham Drive, and the inappropriateness of its location is emphasised by poor design including a large bland elevation orientated towards the aforementioned properties. The closeness to the boundaries and the limited space adjacent to the properties will result in a cramped form of development that will cause significant harm to residential amenity. Accordingly, the proposal constitutes poor design and is considered unacceptable in terms of residential amenity. By virtue of its scale, mass, height and position within the plot the proposed dwellinghouse would result in a cramped form of development that would significantly reduce residential amenity, mainly as a result of overshadowing and loss of light to the private amenity space of the adjoining property (4 Glemham Drive). The proposal is therefore contrary to Policy DM23 (Residential Amenity) and Policy DM7 (Infilling and Backland Development within Physical Limits Boundaries) of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document (2013).”*

Application form –

Carried forward from the previous application – “Pre-application advice (DC/PREAPP/18/1972) sought – whilst comment included states that “all advice contained in letter dated 12/06/2018”, no details are included with this application. Details of the proposed materials are included. Vehicle parking proposed for an additional 2 cars. Sewage disposal proposed to main sewer, surface water to soak-away. Proposal is for 3-bedroom “market housing” dwelling. Certificate of Ownership (Cert B) served.”

Added information for this application – “New or altered vehicle access / New or altered pedestrian access to or from public highway” boxes both ticked. Details of the proposed materials are different.

CIL Liability – Form submitted

Land Contamination Questionnaire – submitted but makes reference to “Groundscape Report” which is not available.

Design & Access Statement – Details submitted. Of note, by comparison with previous application, is the fact that the building is smaller this time – Width 11.4m (was 12.5m); Depth 11.2m (was 11.3m); Height to eaves 2.25m (was 3.5m); Height to ridge 6.3m (was 7.4m). Under “layout”, the proposed dwelling has been sited to minimise impact on the amenity space of adjoining properties (“in Foxhall Road” has been deleted this time). Reference is made this time under “access” to “vehicular access will be upgraded to DM03”.

Plans – The proposal shows the severance of the rear garden of no 799 Foxhall Road to provide a new dwelling. The location of the proposed dwelling, relative to neighbouring properties, is shown highlighting use of the existing side access (upgraded to DM03) onto Broadlands Way, together with removal of existing garage & summerhouse. All 4 elevations, plus ground & first floor plans, are provided which show proposals for a “T”-shaped chalet style dwelling. Compared with the previous application, the following observations are noted:-

Building has moved slightly away from the boundary with dwellings in Glemham Drive.
 North elevation – a single window ridged dormer is replaced with a much larger three window box dormer.
 South elevation – now has a chimney; revised roofline profile
 East elevation – one velux-style window (was three); revised roofline profile; reduction in windows at ground & first floor levels
 West elevation – ridged dormer replaced by box dormer; reduction in windows at ground & first floor levels

Latest Consultation Expiry Date – 20/09/19 (Site Notice)

[Mr Whiting joined the meeting].

Councillors considered the application carefully.

Miss Cracknell proposed refusal of the application, seconded by Mr Francis. Resolved by a majority in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The reason for the refusal is that:

- 1) The development does not relate well to adjacent properties contrary to Policy DM 7 (c) of the Suffolk Coastal Local Plan. Broadlands Way is a feeder road and generally access is not provided to properties from this road. The development does not relate well to surrounding development. Access to the new dwelling proposed will be short distance from the junction with Foxhall Road and often the traffic backs up at this junction. It is considered that development at this location will impact on visibility at the junction and highway safety.
- 2) The proposal does not relate well to the scale of the character of their surroundings particularly in terms of their siting and height contrary to Policy DM 21 (a) of the Suffolk Local Plan.
- 3) The development will have a detrimental impact on the amenity of neighbouring properties. In particular it will have a detrimental impact on privacy/ overlooking; outlook and access to daylight and sunlight of neighbouring properties particularly No 2,4 and 6 Glenham Drive. This is contrary to Policy DM 23 (a) (b) and (c) of the Suffolk Coastal Local Plan.

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

The Clerk advised Councillors that no other applications had been received.

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/19/1988/OUT	Land to the north of the A14 and to the West of the A12, Foxhall Suffolk	Outline Application (with all matters reserved except for means of access for the erection of up to 2,700 dwellings, (including 33% affordable housing); apartments with care (C2 use class); vehicular access from a new roundabout off the A12, improvements to Felixstowe Road (including pedestrian/cycle footways); accesses and two roundabouts on Bucklesham Road; Layout to incorporate neighbourhood centres and market square (use classes A1, A2, A3, A4, A5, D1 and D2), two primary schools; Green Infrastructure including a village green, sports pitches and courts, club house, changing facilities, a community park (and car park), trim trail, neighbourhood equipped areas of play, locally equipped areas of play, habitat enhancement, landscaping and public realm works, community orchard, allotments, footpaths and cycling routes. Removal of existing on site reservoirs. Planning Committee recommended refusal 26/06/2019 Application withdrawn on 23/08/2019
DC/19/2048/FUL	28 Haughley Drive, Rushmere St Andrew	Demolish current wall at the side of the house replace with a fence and concrete posts and concrete gravel board. The fence will be installed within the new boundary (if successful with planning and purchasing of land) 800mm space will be left between the new

		fence and boundary and plants will be planted in the border to keep the area soft. This will also tidy and will help with the maintenance of the area, keeping it tidy. Planning Committee recommended refusal 26/06/2019 East Suffolk Council - PLANNING PERMISSION WITH CONDITIONS 28/08/2019
DC/19/2645/FUL	20 Euston Avenue, Rushmere St Andrew	Erection of new 2 metre high boundary wall closer to property boundary with no access/egress as per existing Planning Committee recommended refusal 25/07/2019 Application withdrawn on 10/09/2019
DC/19/2222/FUL	Stockyard, The Street, Rushmere St Andrew	Construction of a detached bungalow Planning Committee recommended refusal 01/08/2019 East Suffolk Council – Planning permission refused 06/09/2019
DC/19/2696/FUL	8 Wimpole Close, Rushmere St Andrew	To add Cedral cement weatherboarding cladding over existing rendered façade Planning Committee recommended approval 01/08/2019 East Suffolk Council – PLANNING PERMISSION WITH CONDITIONS 09/09/2019
Dc/19/3053/FUL	81 The Street, Rushmere St Andrew	Construction of a single storey side extension and double garage (outbuilding) Planning Committee recommended approval 22/08/2019 East Suffolk Council – PLANNING PERMISSION WITH CONDITIONS 03/09/2019

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

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

- a fence in Fellbrigg Avenue. Planning officer advised that the owner is in breach of condition 5 of application C/94/0727 removing their permitted development rights for the erection of fencing. The planning officer has sent a letter to the owner requesting either the submission of an application or the removal of the new fencing and returning the site to its original appearance. The owner has 28 days to respond. Awaiting further information.

10. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk reported that she received correspondence from the applicant of 20 Euston Avenue. A discussion followed regarding the reasons for the refusal of this application by the Parish Council.

[The applicant left the meeting].

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 19.27 pm.