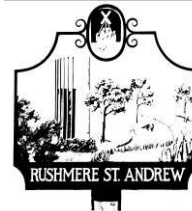




# Rushmere St. Andrew Parish Council

[www.rushmerestandrew.onesuffolk.net](http://www.rushmerestandrew.onesuffolk.net)

*"Seek The Common Good"*



**Minutes of the Planning & Development Committee meeting held on Wednesday, 27<sup>th</sup> July 2019 at the Village Hall at 7.30pm**

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CHAIRMAN: P Richings

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

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Ms Evans (another commitment), Mr Newton (another commitment)

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

## **2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 26<sup>th</sup> June 2019**

Mr Francis proposed acceptance of the minutes and seconded by Mr Ward with the following amendment:

5b) Delete 'not' in second paragraph. 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**

None

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

Mrs Richardson-Todd asked whether a public meeting will be held to discuss the Northern Ipswich Relief Road. Mr Whiting reported that Suffolk County Council is not willing to resource a public meeting in the parish. Councillors agreed that it would be beneficial to have a public meeting for parishioners to express their views about the Northern Relief Road. The Clerk to make a request to Suffolk County Council to resource a public meeting in the parish. The Clerk to enquire about a venue for a public meeting in the parish.

## 5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/19/2401/VOC	65 Beech Road, Rushmere St Andrew	IP5 1AP	Variation of conditions 2,3,4 of DC/17/0480/FUL – Change of Use office (A2) to takeaway food shop (A5). Revised extract and odour control system and variation to signage – drawing 3698 02 A to be replaced with 3698 02 and 3698 01 B to be replaced with 3698 01 A
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/19/2401/VOC – 65 Beech Road Rushmere St Andrew Ipswich Suffolk IP5 1AP – Variation of Conditions 2, 3, 4 of DC/17/0480/FUL - Change of Use office (A2) to takeaway food shop (A5). Revised extract and odour control system & variation to signage - drawing 3698 02 A to be replaced with 3698 02 and 3698 01 B to be replaced with 3698 01 A. Application Form – Pre-application advice taken – however it is dated 11/06/2016 so it would appear to be referenced to the original application, rather than this one.

Background – Planning application DC/17/0480/FUL was approved. At that time it appeared the intention was for the property to change usage from class A2 (office) to class A5 (takeaway food shop). The original plans appear to have been to turn it into a “fish and chip” shop. In the event, it opened up as a “kebab” shop, with revised interior layout. A consequence of this appears to have been a revision to the extraction flue layout to the rear of the property. Following local complaints, enforcement action was taken, presumably leading to the current application being submitted.

Conditions contained within the Planning Permission granted for DC/17/0480/FUL

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with: Drawing Nos. 3698 02; 3698 01A; 3698 01; and Location Plan; received 08 February 2017; for which permission is hereby granted and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. Prior to the hereby approved development being brought into use, the mechanical extract system (Purified Air UV-O 1000 and ESP-3000 Odour Control Units) shall be installed in accordance with the manufacturers recommendation as indicated on drawing no: KLS 6275 rev. B; dated 31/05/2017.

Reason: In the interest of amenity and protection of the local environment.

4. Prior to the building being brought into use, the recommendations in the Noise Impact Assessment: Mechanical Plant (document reference HA/20170509/V2); received 05 September 2017; shall be implemented in their entirety.

Reason: In the interests of amenity and the protection of the local environment.

Plans – An updated “Noise Impact Assessment: Mechanical Plant” document (reference HA/AB251/V3) is included. Photographs of the frontage of the property are included. The plans also show details of the extraction flues (both interior & exterior).

Latest Consultation Expiry Date – 25/07/19 (Site Notice)

The Clerk reported that she received an email from a resident regarding the application. Councillors noted the content. Councillors considered the application carefully.

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

**Response:** Rushmere St Andrew Parish Council recommends approval.

DC/19/2645/FUL	20 Euston Avenue, Rushmere St Andrew	IP4 5QY	Erection of new 2 metre high boundary wall closer to property boundary with access/ egress as per existing
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Mr Richings gave a situation report following his examination of the proposal documentation.

**Application Form** – Existing boundary is “brick & fence”, proposed is “fence”. Hedges proposed to be removed. Pre-application advice was taken (DC/PREAPP/18/2067). The unedited Officer Advice given is as follows: -

Pre-Application Enquiry - Looking to extend part of the garden wall closer to property boundary at a property in Rushmere St Andrew. The host property is a detached, two storey dwelling which is situated on the corner of Parnham Place and Euston Avenue. It would appear that the property has no history of previous extensions. The host property is a detached, two storey dwelling which is situated on the corner of Parnham Place and Euston Avenue. It would appear that the property has no history of previous extensions.

Planning permission will be required due the boundary of the property being within a metre of a highway. This means that any fencing used will need to be a metre maximum in height. Anything above a metre will require planning permission. Please refer to Schedule 2, Part 2, Class A of the Town and Country Planning Order 2015 for more information.

Notwithstanding the requirement for planning permission to be obtained, given the presence of a similar instance immediately opposite the property, officers are of the opinion that a proposal could be accepted. It would be beneficial if some additional planting could be incorporated on the roadside of the boundary (only of the intention if for wooden fence as opposed to brick wall) to soften the relationship to the street.

Provided the application submitted complies with Development Management Policies DM21- Design Aesthetics and DM23-Residential Amenity, of the Suffolk Coastal District Local Plan, then there appears to be no reason why the application wouldn't be supported by Suffolk Coastal District Council. As with all pre-application advice, the Council is not bound with regard to its final decision on any future application. Please note – this pre-application advice is given on the basis of National and Local Planning Policies applicable on the date the advice is given.

**Plans** – Currently, the property is bounded by an inset boundary wall with shrub segregation to the roadway. The proposal is to remove the shrubs and bring a boundary fence towards the roadway – to align with the inner edge of the existing footway which terminates abutting the proposal. A series of photographs & diagrams is included.

**Latest Consultation Expiry Date** – 25/07/19 (Neighbour & Standard Consultation)

Councillors considered the application carefully.

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

**Response:** Rushmere St Andrew Parish Council recommends REFUSAL of this application. The proposal will have an adverse impact on public amenity and a detrimental impact on the character and openness of the area. The proposal does not accord with Policy DM21 and DM 23 b) of the Suffolk Coastal Local Plan that expects developments to establish a strong sense of place and create attractive places to live, work and visit.

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

None

**7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED**

None

**8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING**

None

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

The Clerk advised that the East Suffolk District Council enforcement team is currently investigating the following cases and that feedback from the District Council on the various cases are as follows:

- Clerk reported shed in garden of 53 Playford Road, Rushmere St Andrew. Awaiting feedback.
- The Clerk enquired whether planning permission is needed for running of a business from 18 Blackdown Avenue. The enforcement team has concluded that the activity is ancillary to the dwelling and therefore planning permission is not required.
- The Clerk to report fence in Fellbrigg Avenue and caravan parking in Euston Avenue on the Mill Stream.

**10. ANY OTHER MATTERS & CORRESPONDENCE**

- The Clerk reported that she received correspondence from Heathlands Park Residents Association thanking the Parish Council and Mr Whiting for securing funding to enable a pedestrian crossing to be constructed on Foxhall Road. Councillors noted this.

- The Clerk informed Councillors that Suffolk County Council is currently consulting the public on the County's Green Access Strategy and that the consultation ends on 20 September 2019. Councillors noted this.
- The Clerk reported that a consultation event will be held about Sizewell Stage 4 public consultation on 26 July 2019. Councillors noted this.
- The Clerk reported that Kesgrave Town Council is currently consulting on their first draft pre-submission Neighbourhood plan and that the consultation ends on 2<sup>nd</sup> September 2019. Councillors noted this.
- The Clerk reported that East Suffolk Council has informed Parish and Town Councils that they are planning on going 'paper-less' with planning applications from the beginning of 2020. Councillors noted this.

### **13. DETERMINATION OF ITEMS FOR FUTURE AGENDA**

Ipswich Northern Relief Road

### **14. CLOSE OF MEETING**

The Chairman closed the meeting at 20.40pm.