



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 18th April 2019 at Tower Hall at 7.30pm

CHAIRMAN:	P Richings
COMMITTEE MEMBERS PRESENT:	Miss A Cracknell, Mr D Francis, Mr M Newton, Mr R Nunn, Mr P Richings, Mr Ward
OTHER ATTENDEES:	Members of the public = 7
APOLOGIES:	Mrs B Richardson-Todd (family emergency), Mr J Wright (family commitment), Mr R Whiting (another commitment) and Mrs Richardson-Todd apologised after the meeting.
ABSENT (no apologies):	Mr Whiting, Mr Wright
CLERK:	Mrs S Stannard

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

The Chairman read out the 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.

No apologies received.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 12th March 2019

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Newton, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record the above-mentioned alterations.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Newton declared a local non-pecuniary interest as a member of East Suffolk Shadow Authority 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.

Mr Nunn declared a non-pecuniary interest in application DCC/19/1187/FUL. He knew the previous owner of the fire extinguish business.

No other declarations were made.

4. PUBLIC PARTICIPATION

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

Item 5 – DC/19/1187/FUL – 799 Foxhall Road.

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

Mr Francis stated that he was approached by a member of public that was concerned about the visual impact of the shed that was erected at 12 Sandpit Close. The Clerk reported that East Suffolk has granted permission for this application.

Mr Frances expressed his disappointment that lots of trees were cut down in Bixley Lane.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/19/1187/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.

Application form – 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.

CIL Liability – Form submitted

Design & Access Statement – Details submitted

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 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.

Latest Consultation Expiry Date – 20/04/19 (Site Notice)

A number of members of the public expressed their concern about the application and that their properties will be overlooked; they also spoke about loss of privacy; loss light; loss of wildlife/ openness, loss of view; devaluing of their properties and conditions on the deed of 799 Foxhall Road.

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

Mr Newton proposed a recommendation of refusal, seconded by Mr Francis. Resolved with MAJORITY in favour. 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.

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

[The members of the public left the meeting].

DC/19/1332/FUL	37 Chatsworth Drive, Rushmere St Andrew	IP4 5XA	Extensions to front and rear of house and alterations
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form - No pre-application advice sought. Wall & roof materials to match existing, windows & doors white upvc.

Plans - Property is left hand of a pair of semi-detached houses. All proposed changes are at ground floor level. An existing garage is partly within main body of dwelling, part flat roof “extension” to front. The proposal for the garage is to convert it to living accommodation (study/utility/toilet) with front window replacing garage door. An “infill” single-storey front extension is proposed, to the right of the former garage, with matching flat roof profile, to provide revised entrance lobby & cloaks. To the rear of the property, a full width pitched roof extension, 3 metre in depth, with rear-facing window & patio doors, is proposed. To the left side of the property, a ground floor door is removed.

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

Miss Cracknell proposed a recommendation of approval, 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

DC/19/1352/FUL	26 Glemham Drive, Rushmere St Andrew	IP4 5BH	Proposed rear sunroom 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. Proposed materials are to match existing.

Plans – The proposal is to replace existing conservatory with a pitched roof sunroom of brick/tile material including 2 velux style windows. Proposed elevation diagram 6152/1A (east elevation) appears to be erroneous with roofline above existing kitchen area/utility not being shown.

Latest Consultation Expiry Date – 08/05/19 (Site Notice)

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

Mr Francis proposed a recommendation of approval, seconded by Mr Nunn. Resolved with ALL in favour.

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

DC/19/1522/FUL	17 Birchwood Drive, Rushmere St Andrew	IP5 1EB	Single storey front extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – None provided on web therefore to be reviewed at meeting.

Plans – An extension is proposed to the front of the property, at ground floor level only, to enlarge the existing living room, create a bathroom & new front entrance. Changes are made to materials with upvc windows changing from white to grey and hanging red tiles being replaced by vertical timber cladding. Existing flat roof is partially replaced (in porch area) with sloping tiled roof which extends across full width of property.

Latest Consultation Expiry Date – 17/05/19 (Advertisement)

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

Mr Ward proposed a recommendation of approval, seconded by Miss Cracknell. Resolved with ALL in favour.

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

7. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

DC/19/0334/FUL	102 Woodbridge Road, Rushmere St Andrew	New dwelling and proposed cartlodge at land rear of 102 Woodbridge, Rushmere St Andrew (Referral under trigger point 2)
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The Clerk informed Councillors that a referral letter was received for 102 Woodbridge Road, Rushmere St Andrew under trigger point 2. This is when a planning application classified as 'A planning application classified as a "Major or Minor

Application” where a Town / Parish Council, Statutory Consultee or at least three interested parties have raised material planning issues in support of the case within the prescribed consultation period and when officers are minded to refuse.’

The application was referred with the comment ‘Rushmere St Andrew Parish Council recommends APPROVAL’.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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

DC/19/0273/FUL	805 Foxhall Road, Rushmere St Andrew	Proposed two storey rear extension and replacement roof structure to form new first floor accommodation and alterations Planning Committee 12/02/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0315/FUL	10 Meadowside Gardens, Rushmere St Andrew	Re-fenestration, and cladding of an existing rear lean-to structure behind the attached garage. Erection of a new single storey rear extension, and amendments to existing rear fenestration. Planning Committee 12/02/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0361/FUL	20 Elm Road, Rushmere St Andrew	Proposed replacement dwelling and erection of detached garage/studio Planning Committee 12/02/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0334/FUL	12 Sandpit Close, Rushmere St Andrew	Retrospective application – erection of a detached garden outbuilding Planning Committee 12/02/2019 – Recommend REFUSAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0424/FUL	Bixley Hall, Bixley Drive, Rushmere St Andrew	Demolition of existing side utility room and construction of 2-storey side and rear extensions with single storey extension to rear Planning Committee 12/02/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0352/FUL	7 Salehurst Road, Rushmere St Andrew	Proposed single storey rear extension, two storey side extension and alterations Planning Committee 12/03/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0483/FUL	Tower Farm, Brendon Drive, Rushmere St Andrew	Proposed new single storey replacement garage Delegated approval 05/03/19 - Planning Committee 12/03/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0677/FUL	15 Sandling Crescent, Rushmere St Andrew	Proposed new single storey rear extension to replace existing sun-lounge Planning Committee 12/03/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/19/0642/FUL	53 Playford Road, Rushmere St Andrew	First floor extension over existing bungalow and 1 ½ storey rear extension. Demolition of rear section of existing bungalow and garage. Planning Committee 12/03/2019 – Recommend APPROVAL Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS

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

The Clerk advised that the East Suffolk Council enforcement team is currently investigating whether extensions at 53 Playford Road need planning permission; the authority is also investigating contravention of conditions of the approval for planning application DC/17/0480/FUL – 65 Beech Road. Feedback for each of the cases are as follows:

- 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. No further update.
- Clerk contacted East Suffolk regarding the shed in garden of 53 Playford Road, Rushmere St Andrew. Awaiting feedback.

10. ANY OTHER MATTERS & CORRESPONDENCE

- The Clerk reported that she has received correspondence from a resident regarding public participation at Council meetings, publication of councillor's email addresses and Playford Road traffic calming scheme. It was agreed that the Clerk and Chairman would write a response as a matter of urgency.
- Suffolk Coastal Local Plan – Suffolk Coastal Local Plan has been submitted for examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Update of the calendar for speedway activities

Update of agreement between East Suffolk Council and Speedway

12. CLOSE OF MEETING

The Chairman closed the meeting at 9.08pm.