



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 26th June 2019 at the Tower Hall at 7.30pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Ms E Evans, Mr D Francis, Mr M Newton, Mr R Nunn, Mrs B Richardson-Todd, Mr P Richings, Mr Ward

OTHER ATTENDEES: Mr J Westrup, Members of the public = 0

APOLOGIES: Mr R Whiting (another commitment)

ABSENT (no apologies):

CLERK: Mrs S Stannard

1. ELECTION OF CHAIRMAN OF THE PLANNING AND DEVELOPMENT COMMITTEE

Mr P Richings asked for nominations for Chairman of the Planning and Development Committee for the forthcoming year.

Mrs Richardson-Todd nominated Mr Richings and this was seconded by Mr Francis. There were no other nominations. Mr Richings was duly elected unopposed as Chairman – Resolved: Carried with ALL in favour.

2. 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 Mr Whiting. Miss Cracknell proposed acceptance of the apologies, seconded by Mr Newton. Resolved with ALL in favour.

3. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 18th April 2019

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

4. DECLARATIONS OF COUNCILLOR INTEREST

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

No other declarations were made.

5. 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 Newton informed Councillors that Mr Gallant, the leader of East Suffolk Council will visit the parish on 6th August. Mr Newton will point out problems and highlights in the parish to Mr Gallant. Councillors made suggestions about areas to point out to Mr Gallant.

Mr Nunn made Councillors aware that the footpath along Brendon Drive around Fellbrigg Avenue is overgrown. The Clerk to report this to relevant authorities.

Mr Nunn asked if the Parish Council will comment on the Foxhall/ Bell Lane junction following recent accidents. He expressed his concern about the possibility of traffic lights to be installed at this junction and the impact this would have on traffic flow along Foxhall Road. Mr Nunn and Mr Frances expressed concern regarding the overgrown vegetation along Foxhall Road/ Bell Lane junction that is not cut back regularly to ensure that visibility is maintained along this stretch of road. Mr Westrup asked if the speed limit could not be reduced to 30mph until after the Bell Lane junction. Mr Richings responded indicating that there is currently no consultation regarding the Foxhall Road/ Bell Lane junction but if this is consulted on that the Parish Council would respond to such a consultation and that this will be considered at a relevant parish council meeting.

Mr Nunn informed Councillors that the bin on the Sandlings LNR was full and it does not appear to be emptied regularly. The Clerk will contact East Suffolk about this.

Mr Francis expressed concern about the overgrown vegetation along the Foxhall Road footpath opposite the entrance to the Nutfield Hospital and asked that this be reported. The Clerk confirmed that this has been reported to East Suffolk Council/ Suffolk County Council.

6. TO NOTE P&D DELEGATED RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/19/1868/FUL	29 Birchwood Drive Rushmere St Andrew	IP5 1EB	Front & Rear Extension & Alterations to Bungalow
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application Form</u> – Pre-application advice not sought. Full details of materials to be used listed.</p> <p><u>Plans</u> – A bungalow with an “L” shaped footprint, the top of the “L”, at the rear of the building, has a conservatory removed and is extended by construction of a longer single-storey extension with rather lower roofline than rest of building. To the front of the building, a modest single-storey extension / entrance lobby is added. Various internal alterations are made.</p> <p><u>Latest Consultation Expiry Date</u> – 10/06/19 (Site Notice)</p> <p><u>Delegated Recommendation</u> – After review of the plans, including impact on neighbouring properties, application was felt to be “simple” whence could be subject to delegation. As such, recommendation made on 05/06/19 – “Rushmere St Andrew Parish Council recommends APPROVAL”</p> <p><u>East Suffolk Council Decision</u> – 21/06/19 – approval was granted subject to normal conditions regarding timescale & adherence to plans</p> <p>Councillors noted and approved the response.</p>			
DC/19/1558/FUL	18 Salehurst Road Rushmere St Andrew	IP3 8RY	First Floor Extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application Form</u> – Reviewed</p> <p><u>Plans</u> – The raising of an existing side single-storey extension to first-floor level to provide dressing room / en-suite.</p> <p><u>Latest Consultation Expiry Date</u> – 24/05/19 (Advertisement & Site Notice)</p> <p><u>Delegated Recommendation</u> – After review of the plans, including impact on neighbouring properties, application was felt to be “simple” whence could be subject to delegation. As such, recommendation made on 15/05/19 – “Rushmere St Andrew Parish Council recommends APPROVAL provided the window in the en-suite is fitted with obscured glass”</p> <p><u>East Suffolk Council Decision</u> – 21/06/19 – approval was granted subject to adherence to plans.</p> <p>Councillors noted and approved the response.</p>			

7. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

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

Local Plan History pertinent to site

- Existing Suffolk Coastal Local Plan

The site does not appear to be included within this document base.

- Suffolk Coastal Local Plan Review

Currently on-going, information from the following three publications is of note:-

1. Issues & Options for the Suffolk Coastal Local Plan Review Document (Autumn 2017)

The area under consideration was included within the Potential Land for Development list as follows:-

Site No 485

Site Address Land North & South of Bucklesham Road

Parish Foxhall

Site Area 143.6Ha

Origin Owner

Proposed Use Mixed Use

Indicative No of Homes No entry provided

2.First Draft Local Plan Final Draft (Autumn 2018)

The site was not included within this first draft.

Appendix I – Alternative Sites alludes to its omission with the following information:-

Site No 485

Site Address Land North & South of Bucklesham Road IP10 0AG

Site Area 143.57Ha

Proposed Use Mixed

Reason not preferred site Whilst the site is identified as potentially suitable in the Draft SHELAA, Foxhall is identified as in the countryside in the settlement hierarchy. The Local Plan Strategy avoids allocating development in the countryside. Development would be of a scale contrary to the strategy of the plan.

3.Final Draft Local Plan Final Draft (January 2019)

The site is not included within this final draft.

In Policy SCLP3.2 Settlement Hierarchy, Foxhall is defined within the Settlement Type as “Countryside”. It is included as 1 of 11 Parishes within the “East of Ipswich” development area. Within this document, no development proposals would appear to be included for this Parish.

This document was submitted, on 29 March 2019, to the Secretary of State for examination to determine whether the proposed Local Plan is sound.

Application Form – Approval is sought solely for “access” (i.e. not “appearance”, “landscaping”, “layout” or “scale”). Site area is 142.1 Hectares. Existing use is “agricultural land”.

Boxes ticked “yes”:-

- A proposed use that would be particularly vulnerable to the presence of contamination.
- Is a new or altered vehicular access proposed to or from the public highway?
- Is a new or altered pedestrian access proposed to or from the public highway?
- Are there any new public roads to be provided within the site?
- Are you proposing to connect to the existing drainage system?
- Are there trees or hedges on the proposed development site?
- Protected and priority species
- Designated sites, important habitats or other biodiversity features

Foul sewage to main sewer, surface water to sustainable drainage system / soak-away.

2700 “market” houses proposed plus 10180 sq. m. of non-residential floor space across 9 categories of use.

Employment proposed for 275 full-time persons.

Pre-application advice taken from Mrs D Reed & Mr M Edgerley on 12/06/2018 – no details quoted.

“Cert B” served on Home Farm (Nacton) Ltd

Documents

A significant portfolio of documents, running into hundreds of pages, is provided in support of the application. However, as this application is concerned solely with “access”, the following extracted statements, pertinent to transportation by foot, cycle, bus or train, may be considered of interest:-

-The proposed main access would be off the A12 via a new three-arm signalised roundabout, located approximately 425m north of the existing A12/A14 interchange. Four secondary access points would also be provided via two roundabout junctions along Bucklesham Road.

-The bus stops located closest to the Site are situated along Felixstowe Road. An eastbound bus stop is located approximately 50m east of the priority junction between Felixstowe Road and Elmham Drive, whilst the closest westbound bus stop is located approximately 25m west of the same junction. The Site is large enough to generate significant patronage and it is likely that in the long term, existing routes could be diverted to serve the Site. The Proposed Development would incorporate improved connections between the Site and Ipswich Town Centre, via major employment sites.

-The nearest railway station to the Site is Derby Road Railway Station, located approximately 4.9km from the Site and 5.4km east of Ipswich Town Centre. The station is within the 5km cycle catchment of the Site and has cycle stands and CCTV coverage. The railway station can be accessed by using the 75, 76 or 77 bus services to Spring Road, followed by a walk of approximately 950m in a southerly direction. Derby Road Railway Station provides hourly services to Ipswich and Felixstowe. Connecting trains can be accessed at Ipswich Railway Station, providing links to London and Norwich for onward travel.

-Orwell Green Garden Village is strategically placed on the periphery of extensive employment opportunities provided by the neighbouring Ransomes Europark, whilst Ipswich is easily accessible by bus from the site, which provides a key economic centre for the wider area and is a thriving digital hub. Felixstowe is also a major centre of employment, which is easily accessible by public transport from the site. There are numerous smaller business and industrial units providing employment opportunities directly adjacent to the site, to the north and south, at Springbank Industrial Estate, off Purdis Road and the Three Rivers Business Centre, off Felixstowe Road.

-Given the self-contained nature of the proposals, it follows that the off-site traffic generation would be lower than the provision of the same number of dwellings on smaller sites which do not have the potential for internal travel. The scale of the proposals will support meaningful provision of public transport along with high quality pedestrian and cycle infrastructure to maximise the use of these modes.

-Secondary means of access to and from Bucklesham Road would facilitate travel to and from Ipswich. There are other opportunities to provide pedestrian and cyclist improvements along the Felixstowe and Bucklesham Road corridors which would also benefit the wider population.

-Bucklesham Road extends west-east between the two parcels of the Site. This road runs for 4.7km from its western extent at the St Augustine’s roundabout in an easterly direction to a point approximately 200m southeast of the A12 overpass, where its name changes to Main Road, immediately after an access point to agricultural land. Main Road continues through Bucklesham village to its termination at a priority junction with Brightwell Road. Upon entry to Bucklesham Village from the west, the speed limit is reduced to 30mph to its termination at the Main Road/Brightwell Road priority junction.

-Felixstowe Road is a single carriageway road, subject to a 40mph speed limit. Straight Road, Woodhouse Lane, Purdis Farm Lane and Purdis Road are single carriageway roads, subject to the national speed limit (60mph).

Latest Consultation Expiry Date – 04/07/19 (Advertisement)

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

Mr Newton proposed a recommendation of refusal, seconded by Mr Ward. Resolved with MAJORITY in favour. The reasons for the refusal are that the development would:

- 1) have an adverse impact on the existing road network and the A12 and A14 particularly considering the scale of development proposed, current problems with traffic flow and the cumulative impact of other proposed developments such as Brightwell Lakes and the Police Head Quarters site; and
- 2) the proposal will have an unacceptable impact on the countryside. The land in question is designated as countryside in the Suffolk Coastal Local Plan (it is also classed as countryside in the review documents). It will be contrary to Policy SP29 of the Suffolk Coastal Local Plan to develop this area for residential, employment and mixed-use development.

Response: Rushmere St Andrew Parish Council recommends refusal.

DC/19/2048/FUL	28 Haugley Drive, Rushmere St Andrew	IP4 5QU	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 the land) 800 mm space will be left between 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.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Proposed materials and finishes to be “Fence with concrete fence posts and gravel board”. Pre-application advice taken – no details quoted. Certificate of Ownership - Certificate A declared – this appears to contradict the application description statement “if successful with *planning and purchasing the land*” which implies service of a Certificate B should have been declared.

Plans – A series of photographs are included. The block/layout plan shows the removal of a brick wall and replacement with a wooden fence with concrete posts & gravel board much closer to the cycle / pedestrian footway linking Haugley Drive & Wimpole Close. This plan quotes a 60-80cm separation from footway which contradicts the application description statement of “800 mm space”.

Latest Consultation Expiry Date – 04/07/19 (Site Notice)

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

Mr Francis proposed a recommendation of refusal, seconded by Mrs Richardson-Todd. Resolved with MAJORITY in favour.

The proposal will have an adverse impact on public amenity and public safety. The fence will be in closer proximity to the footway/ cycle way and this will impact on the openness of the area as well as public safety. The proposal does not accord with Policy DM21 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.

Informative: The Parish Council would like to draw attention to 1) the fact that Certificate A was mentioned in the application form but in the description of the application it appears that the land is not owned by the applicant and 2) there seems to be a discrepancy between the description of the application referring to 800mm space that will be left between the new fence and the boundary and on the plans where it shows leaving between 60 – 80 cm for hedging to be planted .

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

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

DC/19/2409/FUL	11 Salehurst Road, Rushmere St Andrew	IP3 8RT	Single storey extension across the rear and to the side, garage conversion, porch extension and loft conversion
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><u>Application form</u> – No pre-application advice sought. Materials broadly to match existing.</p> <p><u>Plans</u> – At ground-floor level, existing dwelling has garage, to front, converted to living accommodation, plus revision to porch. At first-floor level, 2 additional windows are added to northern elevation. Second-storey accommodation is also added to the roof-space with 4 roof-lights to front, 2 to rear. The major change is the addition of a “wrap around” single-storey extension to side (south) and rear (west) of existing dwelling – this encompasses area of existing utility in south-west corner.</p> <p><u>Latest Consultation Expiry Date</u> – 11/07/19 (Site Notice)</p> <p>Councillors considered the application carefully and debated the merits of the application.</p> <p>Mr Nunn proposed a recommendation of approval, seconded by Mr Newton. Resolved with MAJORITY in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.</p>			

9. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

10. 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/19/0822/FUL	17 Elm Road, Rushmere St Andrew	Single storey side/ rear extension to bungalow Planning Committee recommended approval 12/03/2019 East Suffolk Council - PLANNING PERMISSION WITH CONDITIONS 18/04/2019
DC/19/0856/FUL	15 Claverton Way, Rushmere St Andrew	Erection of a front extension and conversion of the garage Planning Committee recommended approval 12/03/2019 East Suffolk Council - PLANNING PERMISSION WITH CONDITIONS 19/06/2019
DC/19/0262/FUL	8 Butterfly Gardens, Rushmere St Andrew	Proposed Extensions and Alterations Planning Committee recommended approval 12/03/2019 East Suffolk Council - PLANNING PERMISSION WITH CONDITIONS 16/05/2019
DC/19/1187/FUL	799 Foxhall Road, Rushmere St Andrew	Severance of part garden and erection of detached dwelling Planning Committee recommended refusal 18/04/2019 East Suffolk Council - PLANNING PERMISSION Refused
DC/19/1332/FUL	37 Chatsworth Drive, Rushmere St Andrew	Extensions to front and rear of house and alterations Planning Committee recommended approval 18/04/2019 East Suffolk Council - PLANNING PERMISSION Granted with conditions 24/05/2019
DC/19/1352/FUL	26 Glemham Drive, Rushmere St Andrew	Proposed rear sunroom extension Planning Committee recommended approval 18/04/2019 East Suffolk Council - PLANNING PERMISSION Granted with conditions 14/05/2019
DC/19/1522/FUL	17 Birchwood Drive, Rushmere St Andrew	Single storey front extension Planning Committee recommended approval 18/04/2019 East Suffolk Council - PLANNING PERMISSION Granted with conditions 03/06/2019
DC/19/1558/FUL	18 Salehurst Road, Rushmere St Andrew	First floor extension Delegated approval 15/05/2019

		East Suffolk Council - PLANNING PERMISSION Granted 20/06/2019
DC/19/1868/FUL	29 Birchwood Drive, Rushmere St Andrew	Front and Rear Extension & Alterations to Bungalow Delegated approval 05/06/2019 East Suffolk Council - PLANNING PERMISSION Granted with conditions 21/06/2019

11. 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:

- 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 reported shed in garden of 53 Playford Road, Rushmere St Andrew. Awaiting feedback.
- The Clerk asked whether planning permission is needed for running of a business from 18 Blackdown Avenue. This has been registered as an enforcement case. Awaiting feedback.

The Clerk reported that she received notification that an appeal was made to the Secretary of State against DC/19/0299/FUL - 102 Woodbridge Road, Rushmere St Andrew, IP4 5RA on 13th June 2019 reference APP/055/2019. Councillors noted this.

12. ANY OTHER MATTERS & CORRESPONDENCE

- The Clerk reported that information was circulated via email and paper copies regarding an air quality day. Councillors noted this.
- The Clerk reported that she received information about the examination of the Suffolk Coastal Local Plan. Councillors noted this.

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

14. CLOSE OF MEETING

The Chairman closed the meeting at 9.17pm.