



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Tuesday, 29th October 2019 at Tower Hall at 8.00pm

CHAIRMAN: P Richings

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

OTHER ATTENDEES: Members of the public = 3

APOLOGIES: Mrs B Richardson-Todd (another 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 was received from Mrs Richardson-Todd. Miss Cracknell proposed acceptance of the apologies, seconded by Mr Nunn. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1st October 2019

[Mr Newton joined the meeting].

Mr Francis proposed acceptance of the minutes and seconded by Mr Westrup. 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.

Mr Newton declared a 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.

4. PUBLIC PARTICIPATION

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

Planning Application DC/19/3843/FUL and DC/19/3922/FUL

The Chairman moved planning applications DC/19/3843/FUL and DC/19/3922/FUL forward to be considered first under item 5 on the agenda.

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

Mr Nunn reported that there is a wall in Penzance along the footpath that is bulging and is looks dangerous. The Clerk stated that this is within the Kesgrave boundary and that she will report it to the Rights of Way team.

Mr Nunn reported that the pumping station at Brendon Drive overflows on occasion and there seems to be a delay before Anglian Water responds to issues at the pumping station. Clerk to contact Anglian Water regarding this.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

6. DC/19/3843/FUL	Linden Cottage, 3 Lamberts Lane, Rushmere St Andrew	IP5 1DR	Erection of two new residential dwellings, landscaping and associated parking
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Applicant details quoted “via agent”. No pre-application advice sought. Materials – the only category described is “walls - painted weatherboarding, facing brickwork”. No changes are proposed under the “Pedestrian and Vehicle Access, Roads and Rights of Way” questions. Increase of 4 vehicle parking spaces proposed. “Any Trees and Hedges on site answered “yes”. No details provided regarding “surface water disposal”; “foul sewage disposal” answered “unknown”. 2 4+ bedroom “market houses” proposed. “Cert B” has been served on the property without any details quoted for “Name of Owner/Agricultural Tenant”.
CIL Form – provided with “no exemption” claimed.

Design & Access Statement – Series of “existing” photographs provided for site & Lamberts Lane. Photographs of materials are provided. Proposed “street scene” is included.

Tree Survey – The plan shows proposed retention of trees/hedges along the eastern (Lamberts Lane) & western (fields) boundaries. Tree/hedge removal is proposed in the south east (gated entrance) area & throughout the central area of the plot. Full details of individual trees, and proposed works thereof, are provided in an associated “impact assessment” report (see appendices B through E). This report provides full details of the applicant (not included in application form) & also that the area is contained within the “blanket” TPO area 29 declared in 1955 (see appendix F).

Contaminated Land Assessment – Provided with status “Pass”.

Plans – Site plan shows proposed positioning of dwellings and access. A small amount of planting is proposed – hedging in south east corner, cherry tree in north east corner. No proposed bin presentation areas are noted. Proposed street scene is provided showing relationship to existing Linden Cottage. Individual elevation & floor plans are provided for both proposed dwellings.

Latest Consultation Expiry Date – 01/11/19 (Site Notice)

Councillors considered the application carefully.

Miss Cracknell proposed refusal of the application, seconded by Mr Whiting. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The Council is strongly opposed to the proposed development. The proposal is against Policy DM 7a, b and c of the Suffolk Coastal Local Plan, it would be an overdevelopment of the site and not in keeping with the street scene. Large dwellings are proposed that will dominate its surroundings and have an adverse effect on the rural character of the area. This development would lead to the felling of a significant number of trees on the application site and it will have an adverse impact on the amenity of the area. The proposal is poorly related to adjacent properties and has been designed in isolation. It would result in development that would reduce residential amenity of neighbouring properties.

The proposal is against Policy DM 21 of the Suffolk Coastal Local Plan. It will seriously detract from the character of their surroundings and have an adverse impact on the sense of place.

The application site is located along a single track lane with no passing places or footpaths. The lane is often used by pedestrians, horse riders, etc. The Parish Council is concerned about the impact of this application on safety along Lamberts Lane with increasing number of vehicles that will be using the lane if approved. The access is proposed on a

blind bend of this single track lane which is of significant concern. The proposal is against Policy DM 23 of the Suffolk Coastal Local Plan. The development will result in a poor physical relationship with other properties; and have a detrimental impact on safety in Lamberts Lane.

DC/19/4034/FUL	Willoways, 1A, Lamberts Lane, Rushmere St Andrew	IP5 1DR	Proposed cart-lodge and replacement access gate
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. With regards to the cart-lodge, proposed roof & windows materials to match existing; with regards to the access gates, timber posts & 5 bar gate are replaced with matching red brick piers & timber gates.

Plans – A cart lodge is attached to the north of the existing dwelling / garage accommodation which remains unchanged. The existing 5-bar access gates are replaced with larger electric automatically operated timber gates plus separate pedestrian gate. The three proposed brick piers incorporate LED up/downlights.

Latest Consultation Expiry Date – 14/11/19 (Advertisement)

Councillors considered the application carefully.

Mr Nunn proposed approval of the application, seconded by Mr Westrup. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/19/3821/FUL	21 Chatsworth Drive, Rushmere St Andrew	IP4 5XA	Front extension to create downstairs toilet and shower room
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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 to match existing, existing front door to be re-utilised by bringing forward.

Plans – An “infill” flat roof ground floor extension, to the front of the dwelling, which continues the alignment of the existing front elevation.

Latest Consultation Expiry Date – 29/10/19 (Site Notice)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/19/3866/FUL	1 Playford Lane, Rushmere St Andrew	IP5 1DW	Two storey side extension (following demolition of existing single storey outbuilding)
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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 roof, windows & doors materials as existing; smooth render proposed for walls whereas existing is brickwork.

Plans – A “set back” two-storey extension is proposed to the west side of the property. To the rear of the existing property a ground floor window is replaced with a set of French doors.

Latest Consultation Expiry Date – 31/10/19 (Standard & Neighbour Consultation)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/19/3783/ FUL	Hill Farm, Lamberts Lane, Rushmere St Andrew	IP5 1DS	Full planning permission for the retrospective consent for the development of a general purpose agricultural building at Hill Farm, Lamberts Lane, Rushmere St Andrew, IP5 1DS
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Works were carried out in December 2014. Existing use question answered “The building is required for the secure storage of agricultural machinery, equipment and tools which are required for the applicant’s farming business.”. As for materials, the questions are answered thus :-

- Walls “The building is constructed of timber. Externally the building is clad with six inch timber boards and painted in black.”
- Roof “The roof is comprised of metal sheeting.”
- Flooring “The floor is constructed of concrete.”
- Doors “There are double outward opening wooden doors.”

Industrial or Commercial Processes and Machinery question answered “The building is used for the secure storage of agricultural machinery, equipment and tools.”

History – No pertinent planning application history (specifically prior approval) identified on ESC website.

Plans – A Design & Access Statement is provided which highlights the applicants farm 210 Hectares (518 Acres) of land split between locations at Rushmere St Andrew & Bucklesham. Reference is made to NPPF paragraph 83 & SCDC Adopted Core and Strategy & Development Management Policies SP7 & DM15. Reference is also made to the need for safe storage, with CCTV, of agricultural equipment. Simple plan of the elevations is provided, together with location.

Observation regarding permitted development rights

The following extracted information may be of interest.

“Permitted development on units of 5ha (12 acres) or more of agricultural land is known as Class A development. This allows you to erect, extend or alter a building, including excavation or engineering operations, all of which must be reasonably necessary for the purposes of agriculture within the unit.

You must apply (on the correct form) to the local planning authority for a decision on whether so-called prior approval is needed from the authority for the siting, design and external appearance of a building, work or excavation. The local authority will then write to confirm whether prior approval is needed. Where it isn’t needed, work can go ahead as long as it’s in line with the proposal submitted.

If you start work without enquiring whether prior notification or approval is needed enforcement action may be taken or retrospective planning permission may be required. Or both. The authority can also insist that the work goes through the full planning permission process, even though it may have been allowed under permitted development if you had followed the correct procedure.”

Latest Consultation Expiry Date – 01/11/19 (Site Notice)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/19/3922/FUL	776 Foxhall Road, Rushmere St Andrew	IP4 5TR	Conversion of garage into rentable unit also for overflow family use. New roof and fenestration.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Waste storage & Collection – “Existing House Bins”. Walls & Roof materials “to match house”; windows & doors “white UPVC”; Boundary treatments “1.8m timber”. Foul sewage disposal to main sewer; surface water to soakaway. “No gain” of residential units.

Plans – An existing flat-roof garage, located abutting west side of plot & to rear (south) of existing house alignment, the proposal is to add a pitched roof & convert to self-contained dwelling. The existing front elevation garage door (north side) is replaced with entrance door & window. The west side elevation incorporates a single roof light in the new roof. The rear elevation has “lean to” removed & insertion of patio doors & pair of full length windows. The east side elevation includes two roof lights in the new roof plus two “door size” screens fixed closed & a two-pane escape window – all opaque glazed. To the rear is situated an area of decking leading to a courtyard. Internally, the existing single-depth exterior walls are doubled in size. Accommodation comprises an access way, running north to south on the eastern side of building, an enclosed shower room then areas of sleeping & living space separated by a 2-metre high dividing wall.

Latest Consultation Expiry Date – 07/11/19 (Standard & Neighbour Consultation)

Councillors considered the application carefully.

Mr Richings proposed refusal of the application, seconded by Mr Nunn. Resolved with ALL in favour.

Response: 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 and street scene and that is not well related to adjacent properties. It will have very little amenity space. The proposal is against Policy DM7 (a), (c) and (d), and Policy DM21 (a) and Policy DM23 (a) and (e) of the Suffolk Coastal Local Plan.

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

None

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

9. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

None

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

None

11. ANY OTHER MATTERS & CORRESPONDENCE

Mr Richings provided Councillors with feedback regarding the meeting with Mr Guy Chater from Chater Land Holdings Ltd.

The Clerk reported that she received correspondence from resident regarding public participation at council meetings and the Playford road traffic calming scheme and publication of email addresses for councillors. Councillors noted this correspondence.

The Clerk advised councillors that the Annual Remembrance Service will be held on Monday, 11 November 2019 at 11.45am at the St Andrews churchyard. The service will be led by Reverend Susan Foster from St Andrews Church and the Royal British Legions.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 9.25 pm.