



Rushmere St. Andrew Parish Council

www.rushmerestandrew.onesuffolk.net

"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Tuesday, 9th June 2020 via a virtual meeting at 6.30pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Ms Evans, Mr D Francis, Mr M Newton, Mrs B Richardson-Todd, Mr P Richings, Mr J Westrup, Mr R Whiting, Mr B Ward

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Miss A Cracknell (unable to join virtual meeting), Mr R Nunn (unable to join virtual meeting)

CLERK: Mrs S Stannard

ASSISTANT CLERK: Mrs S Jenkins. Minutes taken by 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.

[Mrs Richardson-Todd and Mr Ward joined the meeting]

Apologies were received from Mr Nunn and Miss Cracknell. Mr Westrup proposed that the apologies be accepted, seconded by Mr Francis. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 20th March 2020

Mr Whiting proposed acceptance of the minutes without any amendments. This was seconded by Mr Newton. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

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

None

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

This item was deferred to the Parish Council meeting (09/06/2020 at 7pm).

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

DC/20/1840/TPO	122 The Street, Rushmere St Andrew	IP5 1DQ	Lime Tree (T1) at the front of the property; 30% reduction and a deadwood clearout. Also, a 4-meter crown lift to give better visibility when pulling away in car from the drive. Also, a 4-meter crown lift to give better visibility when pulling away in car from the drive. The 30% reduction would mean that if the tree was to fall, it would fall short of the property.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No concerns raised in answer to questions relating to disease, fears of break or fall, alleged damage to property.</p> <p>Plans – A simple sketch to identify the tree in question.</p> <p>Latest Consultation Expiry Date – 12/06/20 (Expiry)</p> <p>Consideration – Perusal of Google Earth shows this is the first, heading west, of an alignment of similar trees, the first 3 with similar growth, located to the north of The Street. The alignment continues with the 4th & 5th ones clearly shown to have had pollard work undertaken. A similar recent application for works at no 130 (DC/20/1133/TPO) were approved by ESC – with RSAPC also recommending approval</p> <p>Response – Using delegated powers, response made was “Rushmere St Andrew Parish Council recommend approval provided that the work is carried out from September onwards because of nesting birds”.</p> <p>Councillors noted this.</p>			
DC/20/1802/ARM	Land North West of Mill Farm, Westerfield Road, Ipswich	IP6 9AA	Approval of Reserved Matters of DC/16/2592/OUT - Mixed use development comprising up to 1,100 residential dwellings (C3); a local centre inc. up to 250sqm (net) of convenience floor space (A1), up to 300sqm of comparison floorspace (A1), up to 250sqm in use classes A1-A5; and up to 500sqm community centre (D1); provision of land for a primary school (D1); provision of sports facilities, Country Park (including visitor centre D1) and open space (including amenity space/childrens play areas and allotments) and sustainable urban drainage systems; associated landscaping, infrastructure and engineering/earthworks; and the creation of 2No. new vehicular accesses from Henley Road, 1No. vehicular access from Westerfield Road (to serve Country Park only), pedestrian/cycle bridge over railway and vehicular bridge over railway (access only).
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Consideration – This application is part of a major Ipswich Borough Council development. A tiny portion, in Lower Road, Westerfield, overlaps into the domain of East Suffolk Council. As such, applications are being dealt with in tandem by both Councils. This application details the physical layout of an allocation of land for a “Country Park”. On the basis this application deals with layout design (paths, ponds, bridges, seats....) for an already approved</p>			

outline planning permission site, there is probably little interest, from the Parish Council perspective, in the physical layout & content of the site.

Response – Using delegated powers, decision is to note receipt of consultation from ESC with no formal response being made from the Parish Council.

Councillors noted this.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/20/1736/OUT	138A The Street, Rushmere St Andrew	IP5 1DH	Outline Application (Some Matters Reserved) - Severance of side garden and erection of a detached one and a half storey dwelling. Formation of a new vehicular access onto 'The Street'.
----------------	--	---------	--

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

History – DC/19/4038/OUT (Severance of side garden and erection of a detached single storey dwelling. New vehicular access onto the street – 138A The Street Rushmere St Andrew Ipswich Suffolk IP5 1DH) was granted permission by ESC on 02/03/2020 with a significant list of conditions – albeit nothing out of the ordinary. The application dealt solely with the reserved matter “access”. The Parish Council recommended refusal but ESC allowed the application, whence the broad principle of construction of a single-storey dwelling, and associated access, has been given the “green light”.

Application form – This is an outline application. No pre-application advice sought. This application deals with 4 reserved matters (access, appearance, layout & scale). 3 car spaces to be provided (previous application stated 2)

Plans – A block plan is provided to indicate the siting of the proposed dwelling, and associated access – the latter with no obvious changes made from the original application. A planning statement is provided which advises that the plans are indicative with the final location & design of the dwelling determined by a further reserved matters application. It also confirms the access is identical to that previously approved. An elevation & floor plans document shows the relationship of the proposed dwelling with that of neighbouring properties facing The Street. A contaminated land questionnaire refers back to the assessment provided with the first application & remains part of this application. A tree survey is provided.

Latest Consultation Expiry Date – 10/06/20 (Expiry)

Councillors considered the application carefully.

Mr Francis proposed refusal of the application due to the following reasons:

The Parish Council is concerned that the proposed access is opposite 155 The Street where outline planning permission exist for a large residential development. The Parish Council would strongly encourage a shared access with No 138a The Street and this would enable the retention of hedge as access can be provided behind the existing hedgerow. The Parish Council notes that this land and access at No 138 is also in the ownership of the application.

This development would be against Policy DM23 of the Suffolk Coastal Local Plan where the impact of the proposed development would have a detrimental impact on safety at this location particularly as a bigger dwelling is proposed on site than previously and this will intensify the use of the site and traffic movements to and from the site.

The Parish Council consider that this is an overdevelopment of the site and contrary to Policy DM21 of the Suffolk Coastal Local Plan.

The Parish Council would recommend that the larger trees and those that contribute toward the amenity value of the area be retained on site.

The proposal was seconded by Mr Whiting. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

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

Mr Richings advised that the following application was received:

DC/20/1940/FUL	28 Haughley Drive, Rushmere St Andrew	IP4 5QU	Proposal to 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) 600 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
----------------	--	---------	--

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

History – DC/19/2048/FUL (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) – was granted permission by ESC on 28/08/2019 with typical conditions plus the following specifics: -

- The western site boundary (adjacent the hereby approved new fence) shall be planted as a *Griselinia littoralis* not later than the first planting season following the commencement of the development; and any plants which die during the first three years shall be replaced in the next planting season. Reason: In the interests of amenity and the appearance of the locality.

- Within 3 months of the fence being erected, the timber sections of the hereby approved fence shall be stained in a dark colour, and be retained in that colour thereafter. Reason: In the interest of visual amenity.

The following comment had been submitted following consideration of this application: -

Rushmere St Andrew Parish Council recommends REFUSAL, 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 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.

The determination of the application was made at Committee level due to: -

- Planning permission is sought for the extension to the curtilage of a residential dwelling through the purchase of a piece of open space currently owned by East Suffolk Council.

- The item has come before Members today due to the land being owned by the Council and thus triggering the need of the application to be decided by Members.

- The land has not been purchased yet and the applicant is waiting for planning permission before attempting to purchase the plot. It is proposed that the enlarged garden would have a fence built along the western side of the public footpath with a 0.8 metre gap between the fence and the path for the planting of a new hedgerow to retain the green corridor.

The Officer Report, presented to Committee, includes the following planning considerations, amongst others: -

- The extension of the curtilage would remove some depth of the vegetation separating the path with the new fence however this would be offset by the new *Griselinia littoralis* planted between the fence and path. This particular plant will be conditioned to the application to ensure a strong screening of the fence as it grows quickly, is easy to maintain and looks good all year round. It can grow up to three to four metres tall completely screening the fence from the footpath and ensuring a natural sense is maintained within the area.

- The proposed planting would replace the current vegetation that includes weeds and brambles that have grown over the path and reduced manoeuvrability and space within the corridor. The replacement of this will ensure a safer route that has a uniform planting schedule that creates a cleaner more sustainable corridor.

& concludes: -

- In conclusion, the adoption of this parcel of land into the curtilage of the adjacent residential dwelling would not cause significant harm to the amenity of the area nor would it drastically alter the character of the locality.

- As such, it meets the requirements of the National Planning Policy Framework (2019), and Policies SP15, DM21 and DM23 of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document (2013).

Application form – Pre-application advice sought – no details. With regards to materials, existing quoted as “wall”, proposed “Fence with concrete fence posts and gravel board”. Nothing is mentioned regarding proposed fence colour, nor planting. “Cert A” (...nobody except myself/the applicant was the owner”) is declared.

Plans – A block plan is provided to indicate the siting, and alignment, of the proposed fence. This appears to be very similar to that approved in August 2019, save for change to distance from footway now being 60cm.

Observation – The East Suffolk Council GIS System shows the land in question to be in East Suffolk Council ownership. As such there is a potential discrepancy as to whether a “Cert B” (land not in ownership of applicant) procedure should have been enacted with this application.

Latest Consultation Expiry Date – 26/06/20 (Expiry)

Councillors considered the application carefully.

Mr Francis proposed refusal of the application due to the following reasons:

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.

The proposal was seconded by Mr Whiting. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

DC/20/2024/TPO	15 The Limes, Rushmere St Andrew	IP5 1EA	T1 Sycamore Tree is located on western boundary of the property next to gate on Lamberts Lane. To fell the tree due to extensive heartwood decay. A cavity is visible at 6 m. on the east side of the trunk. The cavity has an opening of 50cm by 20cm. An aerial inspection of the tree has been carried out which shows that due to heart wood decay only 40% of the overall diameter of trunk remains. The trunk is hollow for at least 80cm above the cavity, but the level of discharge coming from the cavity would indicate that the decay is linking to other cavities higher up on the truck. The tree is now considered hazardous and is in close proximity to both a road and properties, removal is the only option to mitigate potential liability for the land owner.
----------------	-------------------------------------	---------	---

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

Application form – None provided on website

Plans – A simple sketch to identify the tree in question. It is located across the northern boundary of no 15 / southern boundary of no 17, close to the eastern side of Lamberts Lane.

Latest Consultation Expiry Date – None quoted on website

Councillors considered the application carefully.

Mr Richings proposed approval of the application, with the condition that the work are carried out after the bird nesting season (from September) seconded by Mr Ward. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL provided the work are not carried out during the bird nesting season.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/20/0942/CLP	131 The Street, Rushmere St Andrew	Certificate of Lawful Use (Proposed) – Stationing a mobile home at this property Delegated response – noted and made ESC aware that site outside settlement boundary and policy DM6 & DM18 adhered to. P&D noted response on 20/05/2020 East Suffolk Council – Planning permission refused on 29 May 2020.
DC/20/1640/FUL	37 Beech Road, Rushmere St Andrew	Single storey rear extension Delegated recommendation of approval. P&D noted response on 20/05/2020 East Suffolk Council – Planning permission with conditions approved on 04/06/2020

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

Mr Richings advised that an appeal has been made to the Secretary of State by Mr John Wright against the decision of East Suffolk Council to refuse planning permission for Demolition of existing bungalow and erection of three new dwellings at The Oaks, Playford Lane, Rushmere St Andrew. The East Suffolk Council planning reference is DC/19/4851/OUT. The appeal reference is AP/20/0042/REFUSE. Councillors noted this.

10. TO CONSIDER THE SERVICE LEVEL AGREEMENT WITH EAST SUFFOLK COUNCIL REGARDING THE RUSHMERE ST ANDREW NEIGHBOURHOOD PLAN

The Clerk advised that East Suffolk Council has forwarded a Service Level Agreement to be signed by the Parish Council and returned to East Suffolk Council. The purpose of this Agreement is to facilitate efficient and effective working arrangements between the East Suffolk Council and Rushmere St Andrew Parish Council to enable the Parish Council to progress our neighbourhood plan in a timely fashion and for East Suffolk Council to provide such support as necessary to give the neighbourhood plan its best chance to succeed at independent examination and referendum. It is a technical document based on past experience and legal requirements with regards to Neighbourhood Planning. It was agreed that delegated authority be given to the Chairman, Vice- Chairman, Mr Whiting and the Clerk to finalise the Service Level Agreement with East Suffolk Council.

11. OTHER MATTERS & CORRESPONDENCE

None

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 7.05 pm.