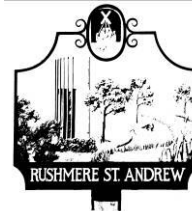




Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 30th January 2020 at Village Hall at 7.30pm

CHAIRMAN:	Mr P Richings
COMMITTEE MEMBERS PRESENT:	Ms Evans, Mr D Francis, Mr R Nunn, Mrs B Richardson-Todd, Mr P Richings, Mr B Ward, Mr J Westrup, Mr R Whiting
OTHER ATTENDEES:	Members of the public = 1
APOLOGIES:	Miss A Cracknell (another commitment), Mr M 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 Miss Cracknell and Mr Newton. Ms Evans proposed that the apologies be accepted, seconded by Mr Ward. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 4th December 2019

Mr Nunn proposed acceptance of the minutes with no amendments and seconded by Mr Ward. 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.

Mrs Richardson-Todd declared a non-pecuniary interest in item 6 DC/20/0110/FUL, 59 Playford Road, Rushmere St Andrew. Mrs Richardson-Todd lives at nr 57 Playford Road.

No other declarations were made.

4. PUBLIC PARTICIPATION

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

One member of the public attended and indicated that he wished to speak about item 6 DC/20/0033/FUL Linden Cottage, 3 Lamberts Lane.

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

Mr Nunn informed Councillors that Anglian Water has allocated money to upgrade the pumping station at Euston Avenue to stop the discharge into the Mill Stream. Anglian Water is in the process of applying for the necessary permits to upgrade the pumping station. The Chairman thanked Mr Nunn for the update.

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

DC/19/4723/FUL	132A The Street, Rushmere St Andrew	IP5 1DH	Proposed one and a half storey side extension, raising of roof and walls to existing one and a half storey front element. Inclusion of velux roof windows and all associated works.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. Reference is made to tree “T1” as shown on site plan. Materials to match existing.

Plans – Site is within blanket 1955 TPO area – nearby tree “T1” is noted on site plan. Two storey extension (8.6m*4.675m) proposed at north-east side of existing dwelling. Dormer plus “velux” window added to rear elevation; windows & doors added to side (similar to existing elevation) & windows to front part of extension. In south-west corner of building, existing roof is raised to match that proposed for the new extension.

Delegated Response – 10/01/2020 Rushmere St Andrew Parish Council recommends APPROVAL

Latest Consultation Expiry Date – 16/01/20 (Site Notice)

Councillors noted this.

DC/19/4757/FUL	9A Bixley Drive, Rushmere St Andrew	IP4 5TX	Proposed replacement garage
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Pre-application advice sought – “Application would be likely to be considered positively... because the proposal would be in keeping with the character of the host dwelling and wider residential area. It would also reflect the materials of the existing property and its scale, height and form would not appear overbearing or represent an overdevelopment of the site. The officer also considers the proposal is unlikely to have a detrimental impact on the amenity of neighbouring residents, given its single storey nature and proximity to the nearest adjacent property”.

Full details of proposed materials provided.

“Will the proposed works affect existing car parking arrangements?” question answered – “Garage to be replaced with larger garage which will be large enough to house a modern vehicle, the current garage is very small, so this will improve car parking.”

Plans – Existing flat-roof garage (5.986m*2.803m), located in close proximity to boundary with no. 9, replaced with pitched roof garage/workshop (9m*4.330m), located 0.45m from said boundary. Solar panels are incorporated on south side of roof, two “velux” style windows on north side. Windows incorporated in north & west elevations, entrance door to north elevation, with garage door across eastern elevation. Within the building, a cloakroom is incorporated in south-west corner of building.

Delegated Response – 02/01/2020 Rushmere St Andrew Parish Council recommends APPROVAL subject to the garage not being used for business purposes or for additional accommodation.

Latest Consultation Expiry Date – 06/01/20 (Site Notice)

Councillors noted this.

DC/19/4844/FUL	1 Brookhill Way, Rushmere St Andrew	IP4 5UL	Construction of porch
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Materials to match existing.</p> <p>Plans – Porch (2.965m*2.050m) added to front elevation.</p> <p>Delegated Response – 07/01/2020 Rushmere St Andrew Parish Council recommends APPROVAL.</p> <p>Latest Consultation Expiry Date – 16/01/20 (Site Notice)</p> <p>Councillors noted this.</p>			
DC/19/4867/FUL	Plot 21 Broadlands Way, Rushmere St Andrew	IP4 5SU	A single storey orangery extension of 3.9 metres x 9 metres to the side of the existing property.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – DC/19/4619/AME – Non-Material Amendment on planning permission C/12/0237 (Erection of 63 new dwellings with associated car parking, to consist of 23 bungalows (phase 6), 24 detached houses (phase 7) and 16 affordable dwellings (site A)) – Application Refused.</p> <p>“East Suffolk Council as Local Planning Authority hereby refuse to permit the development proposed in your application and plan(s) attached thereto.</p> <p>The reason for the decision to refuse permission is:</p> <p>With reference to your application received 26th November 2019, I would advise you that from a planning point of view the District Council as local planning authority raises an objection to the following, therefore not amending the original:</p> <ul style="list-style-type: none"> - Non Material Amendment of C/12/0237 - Erection of 63 new dwellings with associated car parking, to consist of 23 bungalows (phase 6), 24 detached houses (phase 7) and 16 affordable dwellings (site A). <p>This proposal is to create an orangery to plot 21. Drawing 9102 101 D00 shows the orangery that is to be location on the flank of the host dwelling. The extension is to protrude from the dwelling by 3.9m and is 9 m long, it is to be single storey in height.</p> <p>As this application will be creating additional bulk and form to the dwelling through an extension therefore this is not considered to be a minor amendment and has been refused.”</p> <p>Current application now being made is a “Full” one with no apparent changes made from previously submitted DC/19/4619/AME.</p> <p>Application form – Development work started on 01/10/2019 & was completed on 13/12/2019. Pre-application advice sought via telephone communication.</p> <p>Plans – Design & access statement quotes “The proposed single storey orangery extension at Plot 21 is a side extension of 28.75sqm GEA/26sqm GIA to appeal to a particular purchaser”. The proposed single-storey orangery is located mainly to the west of this new-build property & extends slightly outwards from the southern side of the host building.</p> <p>Delegated Response – 07/01/2020 Rushmere St Andrew Parish Council recommends APPROVAL.</p> <p>Latest Consultation Expiry Date – 17/01/20 (Neighbour & Standard Consultation)</p> <p>Councillors noted this.</p> <p>Mr Nunn proposed that the delegated decisions under item 5 be approved, seconded by Mr Whiting. Resolved with ALL in favour.</p>			

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/20/0033/FUL	Linden Cottage, 3 Lamberts Lane, Rushmere St Andrew	IP5 1DR	Construction of two residential dwellings, landscaping and associated parking
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – DC/19/3843/FUL – Erection of 2 new residential dwellings, landscaping and associated parking – Application Withdrawn

SCC Highways Comment – “Notice is hereby given that the County Council as Highway Authority make the following comments:

The proposed vehicular access illustrated within Drawing No. 19/22/03 Rev A is unacceptable as it presents an unacceptable impact on highway safety. Vehicles approaching the proposed access on Lamberts Lane from the North side will turn right on the bend with limited visibility; increasing the likelihood of a collision with oncoming traffic. The proposed access should therefore be repositioned to enable greater intervisibility between highway users.

The visibility splay associated with the access shall also be amended. The Design Manual for Roads and Bridges determines that visibility of 90 metres to the nearside edge of the carriageway in both directions (Y-Value), measured 2.4 metres from the edge of the metalled carriageway at the centre of the access (X-Value) should be achievable. No obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays and they must not encroach third party land.

Any reduction to the “Y-Value” would need to be justified via 85th percentile speeds obtained during a 7-day ATC speed survey outside the proposed access.”

Rushmere St Andrew Parish Council Comment – “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 and Policy DM21 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 will 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 will seriously detract from the character of their surroundings and have an adverse impact on the sense of place.

The proposal is against Policy DM23 of the Suffolk Coastal Local Plan. 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 development will result in a poor physical relationship with other properties; and have a detrimental impact on safety in Lamberts Lane.”

Application form – Applicant details quoted “via agent”. No pre-application advice sought. Materials – the only category described is “walls - painted weatherboarding, facing brickwork”. Changes are proposed under the “Pedestrian and Vehicle Access, Roads and Rights of Way” questions. Increase of 6 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”.

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 western (field) boundary. Significant tree removal is proposed throughout the central area of the plot & hedge removal/trimming is proposed along the eastern (Lamberts Lane) boundary (including the host “Linden Cottage) mainly for visibility splay purposes. 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 showing 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 where the existing gated entrance is located. 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. The existing access in the south-east corner of the site is removed & a new access is proposed in the north-east corner, leading to significant changes to the hedges fronting Lamberts Lane for visibility splay purposes. With regards to the two proposed detached dwellings, they are very similar to those proposed under the withdrawn application – the main change being “reverse handing” of both. An exception to this is that the ground floor kitchen area remains the “same hand” so as to retain south-facing kitchen doors. On plot 2 a north-facing kitchen window is replaced with doors.

Latest Consultation Expiry Date – 06/02/20 (Advertisement)

One member of the public spoke against the application. Concerns mentioned by the member of the public included adverse impact on neighbouring properties, detrimental impact on the character of Lamberts Lane, safety concerns with additional access on very narrow road and removal of hedgerows and trees.

Councillors considered the application carefully.

Mr Whiting proposed refusal of the application, seconded by Mr Westrup. Resolved with MAJORITY in favour. Mr Nunn voted against the proposal.

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. A significant amount of vegetation, hedgerows and trees will need to be removed to provide sufficient visibility splays required for access to the properties and this will have a detrimental impact on the street scene.

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 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/19/4851/OUT	The Oaks, Playford Lane, Rushmere St Andrew	IP5 1DW	Demolition of existing bungalow and erection of three new dwellings
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – No pre-application advice sought. “Cert B” issued. Outline planning application for 3 “market” dwellings, unknown no of bedrooms, on 0.29ha site replacing existing bungalow.

Plans – Contaminated Land assessment report provided - overall risk rating “low”. Tree survey included – to provide space for 2 of the dwellings would require proposed loss of trees in centre & towards east of plot.

A planning statement is incorporated. It includes the following extracted statements – “Some minor trees would be removed to facilitate the development but all perimeter trees and features would be retained. Individual accesses would be provided which would involve removal of part of the roadside hedge. Rushmere St Andrew village is a defined Local Centre with facilities including post office, churches and pub. There is no public transport on Playford Lane but regular buses link The Street to Ipswich town centre.”

Sections are included relating to Policy Justification (National & local) & Planning Considerations (Planning Benefits & 5-year land supply) with details of a number of appeal decision rulings in the Suffolk area.

The statement conclusion states “Government policy is to significantly boost housing and Suffolk Coastal’s housing land supply claims are undermined by the on-going uncertainty over Brightwell Lakes. The Council has not demonstrated a 5 year supply in accordance with NPPF para 74. Rushmere is a defined local centre where housing development is permitted by local policy. The proposal is for limited organic growth in accordance with SP27. The site is already developed and within the built up part of the village. Settlement boundaries as drawn are not decisive in themselves and SP27 allows development outside anyway. Playford Lane is lightly trafficked near the appeal site but Mr Wright would be willing to construct a passing place/layby on the site frontage. This would primarily benefit

allotmenters. Rushmere is a highly sustainable site with services including a bus service. Additional services are available in Ipswich nearby. The development would not, therefore, rely on the private car. The development would constitute sustainable development and in accordance with the national presumption in favour of sustainable development, planning permission should be granted. Little weight should be given to the draft Local Plan in the light of its current unresolved status.”

Latest Consultation Expiry Date – 06/02/20 (Site Notice)

Councillors considered the application carefully.

Mr Francis proposed refusal of the application, seconded by Mr Westrup. Resolved with MAJORITY in favour. Mr Nunn voted against the proposal.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The proposal is located in the countryside outside the settlement boundaries of the Rushmere St Andrew village. The development is not considered as special circumstances or well related to the village. The application is against Policy SP19, SP29 and DM3 of the Suffolk Coastal Local Plan. Playford Lane is very narrow and visibility along the lane is restricted. Increasing traffic along this very narrow lane will have a detrimental impact on safety at this location. The proposal will lead to the removal of established hedgerows along the property frontage which will have a detrimental impact on the character of the area and the countryside. The proposal for the development of three dwellings in this location in the countryside is an overdevelopment of the site that will have a detrimental impact on the character of the area.

DC/20/0110/FUL	59 Playford Road, Rushmere St Andrew	IP4 5RJ	Proposed alterations and extensions to existing single storey dwelling
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[Mrs Richardson-Todd left the meeting].

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

Application form – No pre-application advice sought. Full proposed materials details provided for both new & existing walls, roof, windows & doors.

Plans – The existing building sees the removal of the two chimneys plus side/rear extension in northwest corner. A single-storey elongated extension is proposed to the rear of the existing dwelling, in-line with existing on the eastern elevation, & part in-line, part recessed to the rear to side of existing garage. The south elevation (road side) remains very similar to existing. Windows and roof-lights are added to east & west elevations. Two pairs of doors are included in north elevation.

Latest Consultation Expiry Date – 05/02/20 (Neighbour & Standard Consultation)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

[Mrs Richardson-Todd joined the meeting].

DC/20/0230/FUL	12 Elm Road, Rushmere St Andrew	IP5 1AJ	Brick Annex to the rear garden of existing property
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Agent acting on behalf of the applicant. No pre-application advice sought. Full proposed materials details provided.

Plans – The proposal is for a single-storey flat roof self-contained annex building (11m*4.5m), containing bathroom, 2 bedrooms, & lounge/diner/kitchen area. The proposed property is to be located, away from host dwelling, tucked behind existing garage in rear garden area.

Latest Consultation Expiry Date – 11/02/20 (Neighbour & Standard Consultation)

Councillors considered the application carefully.

Ms Evans proposed refusal of the application, seconded by Mrs Richardson-Todd. Resolved with MAJORITY in favour. Mr Nunn voted against the proposal.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

The Parish Council is concerned that this proposal will result in a cramped form of development, out of character with the area and street scene, not well related to adjacent properties and it will have an adverse impact on the amenity of neighbouring properties. The proposal is against Policy DM 6 (a) and (b), DM7 (a), (b) and (c) and Policy DM21 (a) and Policy DM23 (a) and (e) of the Suffolk Coastal Local Plan. The extension is not capable of being incorporated into the existing dwelling when it is no longer required.

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

Mr Richings advised that the following application was received:

DC/20/0203/FUL	4 Lawford Place, Rushmere St Andrew	IP4 5QR	Relocation of fence
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Pre-application advice section left blank. Existing brick wall to be removed, relocated replacement to be timber panels with concrete posts & gravel boards.

Plans – The proposal is to replace an existing mainly brick, part fence wall, set well back from the Broadlands Way highway boundary, with a close boarded panel fence, extending directly from the side of the house towards Broadlands Way, then parallel to the Broadlands Way boundary, the intervening 400mm gap utilising paving slabs.

Geographic Information System (GIS)

The East Suffolk GIS link highlights a green area contained within the area lined in “red” on the site location plan. Unlike the area immediately to the south of the adjacent substation, it is not edged in “black” which would indicate it was “in East Suffolk Council ownership”.

Latest Consultation Expiry Date – 17/02/20 (Neighbour & Standard Consultation)

Councillors considered the application carefully.

Mr Whiting proposed refusal of the application, seconded by Mr Francis. Resolved with MAJORITY in favour. Mr Nunn voted against the proposal.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

The proposal will have an adverse impact on public amenity and detrimental impact on the character of the area. The application will have a detrimental impact on the 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.

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

The Clerk advised that the following referrals were received:

- DC/19/4429/FUL, 33 Cuckfield Avenue, Rushmere St Andrew, Part single/ part two storey rear extension
- DC/19/4553/FUL, 776 Foxhall Road, Rushmere St Andrew, Conversion of garage into an annex for family use. New pitched roof and altered fenestration

9. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/19/3005/FUL	679 Foxhall Road, Rushmere St Andrew	Proposed detached dwelling (As extant permission DC/16/3174/FUL) Planning Committee recommended approval 14/11/2019 East Suffolk Council – Planning permission granted with conditions on 14/01/2020
DC/19/4143/TPO	4 Brendon Drive, Rushmere St Andrew	TPO No. SCDC/94/00076 Rear garden. T22 Oak - Crown reduce & shape by up to 20%, remove rubbing/ crossing branches and remove deadwood Planning Committee recommended approval 14/11/2019 East Suffolk Council – Planning permission granted on 12/12/2019
DC/19/4278/FUL	24 Chestnut Close, Rushmere St Andrew	Erection of a first floor side extension over existing garage Planning Committee recommended approval 14/11/2019 East Suffolk Council – Planning permission granted with conditions on 11/12/2019
DC/19/4429/FUL	33 Cuckfield Avenue, Rushmere St Andrew	Part single/ part two storey rear extension Planning Committee recommended approval 04/12/2019 East Suffolk Council – Planning permission refused on 16/01/2020
DC/19/4553/FUL	776 Foxhall Road, Rushmere St Andrew	Conversion of garage into an annex for family use. New pitched roof and altered fenestration Planning Committee recommended refusal 04/12/2019 East Suffolk Council – Planning permission granted with conditions 14/01/2020
DC/19/4723/FUL	132A The Street, Rushmere St Andrew	Proposed one and a half storey side extension, raising of roof and walls to existing one and a half storey front element. Inclusion of velux roof windows and all associated works Planning Committee recommended approval (delegated) East Suffolk Council – Planning permission granted on 28/01/2020
DC/19/4752/FUL	9A Bixley Drive, Rushmere St Andrew	Proposed replacement garage Committee recommended approval 01/10/2019 Planning Committee recommended approval (delegated) East Suffolk Council – Planning permission granted with conditions on 29/01/2020
DC/19/4844/FUL	1 Brookhill Way, Rushmere St Andrew	Construction of a porch Planning Committee recommended approval (delegated) East Suffolk Council – Planning permission granted with conditions on 29/01/2020

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

None

11. TO CONSIDER AND COMMENT ON THE IPSWICH LOCAL PLAN REVIEW FINAL DRAFT CONSULTATION

Ipswich Borough Council is consulting on the Ipswich Core Strategy and Policies Development Plan Document Review Final Draft and Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document Review Final Draft. The consultation on Ipswich Local Plan Review Final Draft will run for six weeks from 15th January 2020 to 26th February 2020.

A Local Plan determines the amount of future development needed in the Borough for land uses such as housing, offices, industry and retail. It allocates sites for new development, identifies areas where development should be restricted and includes policies, which are used for determining planning applications. The Local Plan Review will look ahead to 2036.

Councillors considered the Ipswich final draft Core Strategy and Development Plan and the Site Allocations documents carefully.

Mr Whiting proposed that the Rushmere St Andrew Parish Council make the following presentation to Policy IPSA4: Cross Boundary Working to Deliver Sites:

The Rushmere St Andrew Parish Council is concerned about the inclusion of land at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. We are specifically concerned regarding the implications of increased traffic on the Woodbridge to Claydon corridor via Playford Road, Rushmere Street and Humber Doucy Lane.

This development should not take place until significant improvements to roads and travel has been made. Large developments are included in the Suffolk Coastal Local Plan at Brightwell Lakes, Suffolk Police Headquarters at Portal Avenue Martlesham Heath and Humber Doucy Lane (reference SCLP 12.24), Rushmere St Andrew. This together with the allocation at the northern end of Humber Doucy Lane in the Ipswich Local Plan (ISPA4.1) makes it crucial that provision is made for enhancements to roads both within Ipswich Borough and neighbouring authorities.

It is important that replacement sports facilities be provided to compensate for the loss of facilities if this allocation is implemented.

12. ANY OTHER MATTERS & CORRESPONDENCE

None

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12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Correspondence were received from a resident regarding footpaths at the village. It was agreed that the Parish Amenities and Services Committee will consider the correspondence.

The Clerk informed Councillors that a public consultation event regarding Henley Gate garden suburb is planned. Awaiting further details.

13. CLOSE OF MEETING

The Chairman closed the meeting at 9.25 pm.