



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 2nd July 2020 via a virtual meeting at 7.00pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr D Francis, 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), Mr Newton (another commitment), Ms Evans (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 Mr Nunn, Miss Cracknell, Mr Newton and Ms Evans. Mr Whiting 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 20th March 2020

Mr Ward proposed acceptance of the minutes with the following amendments:

Add 'Mr Ward' to committee members present

Correct Typo Item 11

This was seconded by Mr Francis. 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.

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

None

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

DC/20/2031/CLP	39 Cuckfield Avenue, Rushmere St Andrew	IP3 8SA	Certificate of Lawful Use (Proposed) – Conversion of a garage to form ‘One Chair’ hairdressing salon. Conversion would involve blocking up of garage door/ insertion of window/ improved insulation/ washing facilities.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. “Grounds for application” show “existing use” to be “established residential use” and “proposed use” to be “Class A1” and “proposed use” to be “permanent”. The proposal is for “conversion of garage to form one chair hairdressing salon. Conversion would include blocking up garage door / insertion of window / improved insulation / washing facilities”. The salon would be “operated by the applicant”, & clients would be by “appointment only”, generating “no additional traffic, noise, smell or any other nuisance injurious to neighbours”.</p> <p>Plans – None provided.</p> <p>Latest Consultation Expiry Date – 30/06/20 (Expiry)</p> <p>Business Use Class A1 – Reference to the Planning Portal quotes “A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafés”.</p> <p>Consideration – It is assumed that this application is for feasibility purposes. Should the CLP be granted, one would expect subsequent planning & building regulation applications to be forthcoming? Cuckfield Avenue is a residential area, with the application premise located on the east side of this “horseshoe” road, backing onto Ipswich Golf Course.</p> <p>Response – Using delegated powers, response made was “Rushmere St Andrew Parish Council are concerned that business use A1 covers too many potential business categories, some of which would be totally inappropriate in this wholly residential area. In consequence we would recommend refusal of this application unless a specific restriction for “hairdressers only” is applied to any grant of certificate”.</p> <p>Councillors noted this.</p>			
DC/20/2048/FUL	Hill Farm House, Lamberts Lane, Rushmere St Andrew	IP5 1DS	Erection of timber summerhouse in garden
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – DC/20/0781/FUL (Erection of timber summer house in garden) was granted permission on 14/04/2020. In their considerations, the Parish Council had recommended approval.</p> <p>The Officer report includes the following “The summerhouse would have a very limited visual impact from the outside the site from footpaths/the highway. The proposed dark colour is recessive and will help mitigate the visual impact of the summerhouse. Given the location of the summerhouse is within an already fairly utilitarian area alongside a greenhouse, sheds, and chicken coop, it is considered the design of the summerhouse is acceptable. The mono pitched roof of the summerhouse will be read in context of the woodshed and neighbours shed, which both have sloping roofs. It has a lower profile overall than a pitched roof, to be somewhat screened by hedging. The use of decking around the summerhouse is acceptable. In summary, it is not considered the proposed summerhouse would adversely impact the Listed Building or its setting. The design and materials of the proposed</p>			

summerhouse are considered acceptable and will are not considered to cause material harm to the Listed Building. Given the large size of the plot and the nature of the proposal, there will be no impact on the amenities of the neighbouring properties regarding loss of light, privacy, or overlooking. As such, the proposal is considered to comply with policies DM21 and DM23."

Application form – Materials quoted to be timber, tongue & groove, with felt roof, glazing styrene or glass.

Plans – The block plan shows the proposed location to be broadly similar to that of the previously approved plans, but with 90-degree rotation so as to face west, rather than north. Photographs of the proposed summerhouse show it to be similar in style (rectangular with flat sloping roof) to that of the previous application, but dimensions differing:

	DC/20/0781/FUL	DC/20/2048/FUL
Width	4.15m	3.064m
Depth	2.44m	3.66m
Height (front)	2.06m	2.22m
Height (rear)	1.72m	1.894m

Latest Consultation Expiry Date – 09/07/20 (Expiry)

Consideration – The relationship of the summerhouse to the listed building is similar to the previous application, albeit with the summerhouse rotated 90 degrees. Its footprint is slightly bigger (11.124 sq. m. versus 10.126 sq. m.) & roof is slightly higher. None of these factors seem to be of major significance, relative to the already approved application.

Response – Using delegated powers, response made was "Rushmere St Andrew Parish Council recommends approval".

Councillors noted this.

DC/20/2073/TPO	2 Brendon Drive, Rushmere St Andrew	IP5 1NJ	T1 Oak 25% Reduction because of encroachment over applicant's and neighbour's garden. T2 Oak on adjacent footpath; crown lift over garden and reduce back to reduce garden overhang.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – Decision Letter 20/08/2007 - SCDC/TPO/07/00109 (T1 Oak: Removal of the lowest 9 primary branches and the removal of 3 secondary branches that grow towards the house. Reason for consent: The pruning will improve clearance over the garden and from the house) – "The Council have no objection to you carrying out the work as specified above"

Application form – A simple sketch is included showing the position of the 2 trees in question. T1 is located within the western boundary of the application site, near to the eastern boundary of 2 Barnham Place. T2 is located on the footpath land immediately to the south of the application site. The applicant refers to the tree as "Council Owned" and "on Council Land". The "condition of tree (e.g. it is diseased, or you have fears it might break of fall)" box is ticked but the requisite "arboriculture advice or other diagnostic information" is not provided. "Alleged damage to property" box is not ticked.

Plans – No other plans provided.

Latest Consultation Expiry Date – 06/07/20 (Expiry)

Consideration – T1 maintenance was approved nearly 13 years ago and periodic maintenance is probably necessary. No historic records found for T2. The tree & land on which T2 is located is almost certainly part of the Rushmere Commoners Committee portfolio, and not "on Council Land / Owned". Perusal of East Suffolk Council GIS system shows no land ownership.

Response – Using delegated powers, response made was "Subject to acceptance by East Suffolk's arboriculture team, Rushmere St Andrew Parish Council has no objection to these periodic maintenance actions. However, we would draw attention to our understanding that tree T2 is not on Council land, nor Council owned. We believe this is

part of Rushmere Commoners Committee portfolio, and, in consequence, we feel it important that they are advised and included in the consultation exercise”.

Councillors noted this.

DC/20/2173/TPO	124 The Street, Rushmere St Andrew	IP5 1DQ	TPO ESCC 1955:0029 T1 Lime on roadside front boundary – 30% crown reduction to address deadwood and decayed activities in main stem, also crown lift by 2m..
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – The “condition of tree (e.g. it is diseased or you have fears it might break or fall)” box is ticked. “Alleged damage to property” box is not ticked.

Plans – A simple location sketch plan & two photographs are provided. The first photograph shows the tree, the second an example of cavity, with fungal growth exuding.

Latest Consultation Expiry Date – 08/07/20 (Expiry)

Consideration – A previous application (DC/13/2886/TPO – T1 Lime remove epicormic growth to 7m plus works to other trees) was granted permission. As such, this appears to be a cyclic maintenance application. The photographs show clear evidence regarding the sheer size of the tree plus cavity / fungal damage to justify works being carried out.

Response – Using delegated powers, response made was “Subject to acceptance by East Suffolk’s arboriculture team, Rushmere St Andrew Parish Council has no objection to this periodic maintenance action”.

Councillors noted this.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/20/2140/FUL	4 Sandling Crescent, Rushmere St Andrew	IP4 5TW	Construction of single storey side and rear extensions in association with conversion of attached garage to facilitate DFG work.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Glossary – (extracted from www.Gov.uk) – DFG - Disabled Facilities Grants

Overview: -

You could get a grant from your council if you’re disabled and need to make changes to your home, for example to:

- widen doors and install ramps
- improve access to rooms and facilities - eg stairlifts or a downstairs bathroom
- provide a heating system suitable for your needs
- adapt heating or lighting controls to make them easier to use

Application form – None provided on website

Plans – The plans show a proposed single storey extension to the south of the existing property. The proposal also includes conversion of the existing garage into living accommodation. Two windows are included to the front elevation, a small window to the rear elevation, with none to the side elevation (in close proximity to the boundary with the adjacent property, located to the south of the application site. Additionally, the proposal included a ramp access system across the front of the property. 3 proposed parking spaces (one wheelchair accessible) are also shown to the front of the dwelling.

Latest Consultation Expiry Date – 06/07/20 (Expiry)

Councillors considered the application carefully.

Mr Whiting proposed approval of the application. The proposal was seconded by Mr Ward. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/2254/FUL	8 Beech Grove, Rushmere St Andrew	IP5 1AD	Proposed single storey rear 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. Materials to match existing.

Plans – The plans show a proposed single storey extension, with gable roof of slightly lower profile than existing, to the north of the existing bungalow. The extension will provide a garden room with high level windows & roof lights on the eastern elevation, windows to the western elevation, & cathedral style doors/windows combination to the northern elevation.

Latest Consultation Expiry Date – 14/07/20 (Expiry)

Councillors considered the application carefully.

Mr Ward proposed approval of the application. The proposal was seconded by Mr Richings. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/2181/FUL	5 Quantock Close, Rushmere St Andrew	IP5 1AS	Demolition of existing garage and construction of two storey 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. Materials - Bricks & tiles to match existing; existing wooden cladding replaced by modern insulated cladding; existing mix of wood & PVC windows, wooden ones replaced by matching PVC; PVC doors replaced by composite.

Plans – On a bend in Quantock Close, this is a triangular plot, with existing garage located to the side/rear abutting the western boundary (adj. no 4). The semi-detached property abuts no 6 on the eastern boundary. The proposal is to demolish the garage to allow for the construction of a two-storey extension to the west of the existing property. The alignment of the rear elevation to match that of existing single-storey part of the property. For the front elevation, the alignment is set back from existing property line. The roof line of extension will be lower than existing roof line. Windows are proposed to front and rear on both floors, with door and windows proposed at ground floor level only (facing towards no 4).

Latest Consultation Expiry Date – 20/07/20 (Expiry)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/2283/VOC	65 Beech Road, Rushmere St Andrew	IP5 1AP	Variation of condition 5 of DC/17/0480/FUL – Change of use office (A2) to takeaway food shop (A5)
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –
DC/17/0480/FUL - Change of use office (A2) to takeaway food shop (A5) - Application Permitted (Condition 5. The use hereby permitted shall not be open to customers outside of the following times: Mon-Friday 9.30am to 10.00pm Saturday 9.30am to 11.00pm Sun and Bank Holiday 11.00am to 6.00pm. Reason: In the interests of amenity and protection of the local environment.)
DC/19/2401/VOC - Variation of Conditions 2, 3, 4 of DC/17/0480/FUL - Change of Use office (A2) to takeaway food shop (A5). Revised extract and odour control system & variation to signage - drawing 3698 02 A to be replaced with 3698 02 and 3698 01 B to be replaced with 3698 01 A - Application Permitted (Condition 5. The use hereby permitted shall not be open to customers outside of the following times: Mon-Friday 9.30am to 10.00pm Saturday 9.30am to 11.00pm Sun and Bank Holiday 11.00am to 6.00pm. Reason: In the interests of amenity and protection of the local environment.)
Observation – Planning Permissions Condition 6 “No deliveries shall be taken at or despatched from the site outside the hours of: Monday to Friday: 08:00 to 17:00 Saturday: 08:00 to 13:00; nor at any time on Sundays, Bank Holidays or Public Holidays. Reason: in the interests of amenity and protection of the local environment.” The company website offers deliveries to customers outside these hours.

Application form – No pre-application advice sought.

Plans – Within the planning statement, the proposed change to condition 5 is to change the Sunday & Bank Holiday permitted period from “11.00 a.m. - 6.00 p.m.” to “11.00 a.m. to 9.30 p.m.”. It advises that the business has never opened on these days. It notes that customer demand for the product served is significantly “evening-based”, with customer requests being made for opening on these closed days. Due to preparation time overheads, it is not considered worthwhile opening on these days due to the very limited permitted “evening” time opening hours as detailed in condition 5.

Latest Consultation Expiry Date – 20/07/20 (Expiry)
Councillors considered the application carefully.

Mr Whiting proposed refusal of the application due to the impact on the amenity of neighbouring properties. The proposal was seconded by Mr Ward. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/20/0491/FUL	Broke Hall Community Primary School, Chatsworth Drive, Rushmere St Andrew	Change of use from caretakers' house to office/meeting/training space P&D recommended approval on 04/03/2020 East Suffolk Council – Planning permission approved on 08/06/2020
DC/20/1579/FUL	21 Ditchingham Grove, Rushmere St Andrew	Proposed two storey rear extension P&D recommended approval on 20/05/2020 East Suffolk Council – Planning permission granted on 11/06/2020
DC/20/1579/FUL	21 Ditchingham Grove, Rushmere St Andrew	Proposed two storey rear extension P&D recommended approval on 20/05/2020 East Suffolk Council – Planning permission granted on 11/06/2020
DC/20/1291/FUL	57 Chatsworth Drive, Rushmere St Andrew	Single storey rear extension P&D recommended approval on 20/05/2020 East Suffolk Council – Planning permission granted on 08/06/2020

DC/20/1716/TPO	64A Yewtree Grove, Rushmere St Andrew	TPO 1998-0113 T1 Pine Tree to the rear of the rear garden, causing substantial damage to the drains, patio and fence, see supporting photos. Fell P&D recommended approval on 20/05/2020 East Suffolk Council – Planning permission granted on 26/06/2020
DC/20/1736/OUT	138A The Street, Rushmere St Andrew	Severance of side garden and erection of a detached one and a half storey dwelling. Formation of a new vehicular access onto 'The Street'. P&D recommended refusal on 09/06/2020 East Suffolk Council – Planning permission granted on 23/06/2020

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

Fence at Nr 6 Butterfly Gardens were reported and received feedback from East Suffolk Council.

9. OTHER MATTERS & CORRESPONDENCE

The Clerk informed Councillors that Suffolk County Council is proposing to expand and improve Foxhall Recycling Centre. The site had temporary planning permission. The County are planning some improvements to the site and the entrance. In summary they will be:

- Remove the need for queuing on the highway
- Provide an improved space and layout for easier access
- Improve accessibility and increase capacity by eliminating the need for site users to climb steps to access containers
- Improve the Re-use Centre space
- Introduce greater separation between public vehicles and larger vehicles

The County anticipates that a planning application for this proposed development will be submitted by end of July 2020. In advance of this the County is placing information on their website to allow the public to view the plan for the proposed redevelopment and provide the public with an opportunity to comment on this.

It was agreed that if any Councillor has any comments that this will be forwarded to the Clerk and that these will be collated in a Parish Council response.

The Clerk reported that a Neighbourhood Plan Working Group Meeting was held on Tuesday, 30th June 2020. Mr Whiting was elected the Chairman of the Working Group and Mr Derk Noske as Vice-Chairman. Mr Ian Poole from Places4People, the consultant that will support the development of the Neighbourhood Plan attended the meeting and was introduced to the working group. The next meeting will be held in the beginning of August and Mr Poole has been tasked to draw up a communication strategy for the group. The minutes of the working group will be distributed to all councillors.

10. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Neighbourhood Plan to be added as agenda item.

11. CLOSE OF MEETING

The Chairman closed the meeting at 19.48 pm.