



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 3rd March 2021 via a virtual meeting at 7.00pm

CHAIRMAN: Mr P Richings

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

OTHER ATTENDEES: Members of the public = 2

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

CLERK: Mrs S Stannard, Mrs S Jenkins. Mrs Stannard clerked the meeting.

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman reminded out the Code of Conduct, protocol for debate and statutory rights to film, record, photograph or otherwise report on the proceedings of the meeting.

[Mr Ward joined the meeting].

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

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 14th January and 9th February 2021

Mr Westrup proposed acceptance of the minutes of 14th January 2021 without any amendments. This was seconded by Ms Evans. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

Mr Nunn proposed acceptance of the minutes of 9th February 2021 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.

4. PUBLIC PARTICIPATION

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

A member of the public wished to participate on item 5 – DC/21/0651/FUL. The other member of the public wished to participate on item 4b. It was agreed that item DC/21/0651/FUL will be moved forward on the item and to be considered first under item 5.

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

A member of the public had a complaint about the refurbishments at the Pizza Loft in Foxhall Road/ Bixley Drive and considered that the extent of the refurbishments required planning permission. The Clerk to query this with Planning/ Enforcement at East Suffolk Council.

Mr Ward informed Councillors that the footpath along The Street at St Andrews Church has been widened and cleared up. It looks remarkably improved. Councillors noted this.

Mr Driver informed Councillors that Greenways/ East Suffolk Council has been working on the Sandlings/ Mill Stream to improve the state of the footpaths that was so muddy. The Commoners Committee is looking at any additional issues on the Commons.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/21/0615/FUL	Water Tower Tuddenham Lane, Rushmere St Andrew		Change of Use from former water tower to dwelling and extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – None – described as “a disused water tower” on ESC database.</p> <p>Application form – Pre-application advice sought on 01/06/20 – see planning statement. Site area 0.1 ha. Existing use of land “former water tower”. The following questions are answered “yes” –</p> <ul style="list-style-type: none">- A proposed use that would be particularly vulnerable to the presence of contamination- Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?- Are there trees or hedges on the proposed development site? <p>Materials – see supporting documents. Disposal of surface water to “soakaway”, foul sewage to “unknown”. Proposed “market housing” 2 bed dwelling with 2 car parking spaces.</p> <p>Plans – The application site is located at the western end of Tuddenham Lane, within a small hamlet containing a small no of properties. Whilst not included in the area, the site is immediately adjacent to an area allocated for development – ESC Local Plan Policy SCLP12.24 “Land at Humber Doucy Lane” applies. A contaminated land questionnaire has been provided, but no assessment documentation. Design & Access, heritage Impact Assessment, arboricultural, bat & ecology statements are provided. The site plan shows a proposed vehicular parking / turning area adjacent to the site entrance at the north of the site. The existing water tower is located towards the south of the site and the proposal is for a 2-storey dwelling incorporating the water tower, new build heading in a north-easterly direction situated towards the western boundary of the site. Plans showing the relationship of the new build & water tower, including proposed elevations, floor plans & materials, are included. The water tower will incorporate en-suite & utility facilities, with the new build containing typical 2-bedroom domestic accommodation.</p> <p>Latest Consultation Expiry Date – 17/03/21 (Expiry).</p>			

The applicant spoke in favour of the application.

Councillors considered the application carefully.

Response: Mr Whiting proposed approval of the application, seconded by Mr Newton. Resolved with MAJORITY in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/0464/FUL	821 Foxhall Road, Rushmere St Andrew	IP4 5JT	Demolish existing Garage & rebuild new. New front elevation hip to gable for loft conversion. New roof to existing conservatory. New patio doors to rear elevation. Removal of chimney stack.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – A number of applications regarding single-storey extensions & addition of garage / car port in the period 1969-1994. Nothing since.

Application form – No pre-application advice sought. Materials to match existing.

Plans – An existing bungalow and garage located to the north of Foxhall Road, east of Broadlands Way.

The existing flat roof garage/workshop/store will be demolished & replaced with a gable roof garage/workshop/store/toilet, with south-west corner in same position as existing with footprint slightly wider & also extended to the rear. A single garage door is located within a wider brick south elevation frontage & a set of bi-fold doors are provided on eastern elevation.

The changes to the dwelling are at roof level where one of three chimneys is removed, the front hip profile is changed to gable and a flat roof side extension is changed to gable style. A first floor window is added to the front elevation with skylights added to both side elevations.

Latest Consultation Expiry Date – 08/03/21 (Expiry)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/0588/TPO	20 Brookhill Way, Rushmere St Andrew	IP4 5UL	Oak tree, fell due neighbour being worried about future damage due to proximity to property (22) and light issues when in full leaf.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – C09/00116/TPO Works to 13 trees within woodland next to 20 Brookhill Way. Includes felling of 9 trees and pruning, deadwooding to others (Woodland W1 - T384 Sycamore - dead wood to be removed, crown to be thinned. Woodland W1 - T381 Oak - dead wood to be removed, crown to be raised. Woodland W1 - T377 Silver birch - two branches to be removed. Woodland W1 - T380 Oak - fell. Woodland W1 - T379 Sycamore - fell. Woodland W1 - T378 Oak - fell. Woodland W1 - T373 Silver birch - Fell. Woodland W1 - T375 Sycamore - fell. Woodland W1 - T382 Rowan - Fell. Woodland W1 - T383 Sycamore - fell. Woodland W1 - T305 Oak - crown to be raised. Two further trees not listed on map to be felled.) - part approved and part refused 27/09/2009. In general, any tree felling which was permitted was subject to replacement planting which would "be afforded protection by the TPO Woodland"

Application form – Seeking works to tree, as per details contained to heading, subject to Tree Preservation Order within a Conservation Area.

Plans – Property located on north side, towards western end, of Brookhill Way A simple sketch showing position of oak tree close to boundary with no 22.

Latest Consultation Expiry Date – 04/03/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Whiting proposed refusal of the application, seconded by Mrs Richardson-Todd. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends REFUSAL.

The reasons for the refusal are:

The tree is very healthy with no signs of branches falling etc. The tree is no nearer the neighbour's house than many other trees on the Brookhill Way. The trees along Brookhill Way significantly contribute toward the amenity of the area and felling the tree would be detrimental to the amenity value of the area.

DC/21/0413/FUL	693 Foxhall Road, Rushmere St Andrew	IP4 5TA	Existing 1-storey bungalow – single storey extension at rear.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History

- E11708 Erect a double garage – approved 16/12/1970
- C/88/2474 Use of land for the erection of one bungalow and construction of new vehicular access – refused 13/03/1989

Application form – No pre-application advice sought. “Is a new or altered vehicle access proposed to or from the public highway?” answered “yes”. Proposed materials walls front façade (red brick plinth, cream pebbledash) to remain with other façades red brick plinth light grey board; roof brown pantiles to match existing; windows & doors grey upvc; vehicle hard-standing tarmac; fencing to be made good; lighting tba.

Plans – *Website contains a large number of superseded plans - latest versions as at 18/02/21 reviewed (01/2A/3A/4A/5A/6A/11A/12A/13A/15/16/photos).*

A detached bungalow, property is located north side of Foxhall Road, opposite Arundel Way, adjacent to open area leading to Chatsworth Drive. Currently, access from highway is via a driveway at eastern end of curtilage, proposed are two located at eastern & western ends.

The proposal is for a full-width rear extension. Looking towards the front elevation, the only differences noted are removal of a chimney & side shed on the western side. The east & west elevations are extended, and both incorporate a number of ground floor windows and roof lights. The rear elevation shows a part gable / part flat roof profile being replaced with a pair of gable profiles. A pair of “perspective” diagrams show the existing and proposed roof profiles; a set of photographs show the existing property elevations.

Latest Consultation Expiry Date – 09/03/21 (Expiry).

Councillors considered the application carefully.

Mr Richings proposed approval of the application, seconded by Mr Nunn. Resolved with ALL in favour subject to no access granted during the construction via Chatsworth Drive.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/0463/FUL	11 Bixley Drive, Rushmere St Andrew	IP4 5TX	Proposed two storey rear extension and replacement paving to driveway
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – E2498 - To erect a dwelling house – approved 16/03/53

Application form – No pre-application advice sought. Materials – full list of existing & proposed provided.

Plans – Property located on western side of Bixley Drive. Regarding the existing dwelling, no changes are proposed to the front & side (north) elevation; the side (south) elevation sees a window & door replaced with a window combination. The main change is to the rear of the property where a full width extension is proposed, approximately doubling the length of the dwelling. To the side elevations, some ground floor windows & door are included as are a number of roof lights. A solid fuel flue is also proposed on the north elevation side.

Latest Consultation Expiry Date – 09/03/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Whiting proposed refusal of the application, seconded by Mr Ward. Resolved with MAJORITY in favour.

Rushmere St Andrew Parish Council recommends REFUSAL.

The reasons for the refusal are:

The Parish Council is concerned about the proximity of the proposal to the tree in the rear garden and that the extension will have a detrimental impact on the health of the tree in the long term. Other concerns include that insufficient parking is provided on site for the number of bedrooms proposed in the plans at this particular location and that the height and structure of the roof of the extension will appear dominant to neighbouring properties, a subservient extension with a lower roof height would appear less dominant to neighbouring properties.

DC/21/0641/FUL	809 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Formation of side facing dormer window, installation of external insulation with render finish and associated internal alterations.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – C/90/0694 - erection of single storey side and one and half storey rear extensions – approved 30/05/90.

Application form – No pre-application advice sought. Materials (walls existing facing brickwork/render, proposed render).

Plans – The chalet bungalow is located to the north of Foxhall Road, opposite Brookhill Way. Note that the elevation diagrams are incorrect – the house faces south, the rear faces north etc. At ground floor level, a single double garage door replaces 2 single doors and the walls become insulated & rendered. Changes at 1st floor level sees the removal of two chimney stacks, the addition of an obscure glazed dormer window on the east elevation and an additional roof light on the west elevation. Changes are also made to the eaves & bargeboards to create overhangs.

Latest Consultation Expiry Date – 10/03/21 (Expiry).

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

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

Mr Richings advised that the following application was received:

DC/21/0815/FUL	37 Mendip Drive, Rushmere St Andrew	IP5 1AU	Creation of single storey flat roof extension to the eastern side rear of existing Bungalow, extension to extend approx. 2300mm into existing garden with a width of approx.. 5670mms.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Application form – No pre-application advice sought. Materials (bricks to match existing, EDPM roofing).</p> <p>Plans – A semi-detached bungalow, the proposal is for a flat roof extension (2.3m deep, 5.67m wide) extending from boundary with no 39 which has a similar style of extension (see provided photograph showing this plus existing rear of no 37. One rear facing window & door are proposed.</p> <p>Latest Consultation Expiry Date – 17/03/21 (Expiry).</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Nunn proposed approval of the application, seconded by Mr Newton. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/21/0820/FUL	21 Quantock Close, Rushmere St Andrew	IP5 1AS	Two storey side extension with existing lean-to and prefabricated garage removed
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – DC/16/4153/FUL - Construction of brick built porch, pitched roof, replacement of timber wall cladding and upgrading of thermal insulation – approved 25/11/16</p> <p>Application form – No pre-application advice sought. Materials (walls, roof, windows, doors to match existing; 1.7/1.8m fence replaced with 1.8m fence). Parking – existing prefabricated garage replace with integral garage.</p> <p>Plans – A semi-detached house, with a detached garage to side, the property is located forward of the adjacent no 20, towards a hammerhead in Quantock Close. The proposal is to replace an existing single-storey utility room & garage with a two-storey side extension – integral garage, utility & cloakroom at ground floor with 2 additional bedrooms at 1st floor level. First floor windows are proposed in east (front) & west (rear) elevations. A roof-light is proposed to the rear. No windows are proposed to south (facing a similarly extended no 20 – DC/14/2119/FUL applies) elevation.</p> <p>Latest Consultation Expiry Date – 17/03/21 (Expiry).</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Nunn proposed approval of the application, seconded by Mr Newton. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/21/0839/FUL	10 Bent Lane, Rushmere St Andrew	IP4 5RB	Replace existing asbestos sheet flat roof to garage with hipped, tiled roof, to match existing dwelling.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <ul style="list-style-type: none"> - History –E944 Erect one Anderson type air raid shelter – approved 12/07/49 – historians please note! - C/95/1379 Erection of rear extensions to bungalow – approved 14/12/95 			

Application form – No pre-application advice sought. Materials (roof concrete roof tiles colour & profile to match dwelling; guttering & downpipes black upvc to match dwelling). Cert B served.

Plans – A semi-detached bungalow, adjoining no 12, the garage is located to the side of no 8's garage which is of a similar style, and adjacent to, no 10's proposal whereby an asbestos flat roof and pipework is replaced with a hipped tiled roof with upvc pipework.

Latest Consultation Expiry Date – 17/03/21 (Expiry).

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk advised that the following decisions were received since the meeting in February.

DC/20/5258/FUL	718 Foxhall Road, Rushmere St Andrew	Construction of new single storey rear & side extension P&D recommended approval on 14/01/2021 East Suffolk Council – Granted planning permission with conditions on 10 February 2021.
DC/20/5003/FUL	The Oak Tree Low Carbon Farm, Playford Road, Rushmere St Andrew	The erection of a 3-bay polytunnel. P&D recommended noted delegated approval on 14/01/2021 East Suffolk Council – Granted planning permission with conditions on 9 February 2021
DC/21/0147/FUL	29 Cuckfield Avenue, Rushmere St Andrew	First floor side extension and single storey front extension to provide porch and enlarged garage P&D recommended approval on 09/02/21 East Suffolk Council – Granted planning permission with conditions on 22 February 2021
DC/20/4777/FUL	The Oaks, Playford Lane, Rushmere St Andrew	Full planning application seeking permission for a replacement dwelling and double garage at The Oaks, Playford Lane, Rushmere IP5 1DW P&D recommended approval on 17/12/20 East Suffolk Council – Granted planning permission with conditions on 22 February 2021.
DC/21/0041/FUL	789 Foxhall Road, Rushmere St Andrew	Installation of 2 no dormer windows to existing garage. P&D recommended refusal on 14/01/2021 East Suffolk Council – Granted planning permission with conditions on 24 February 2021

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

The Clerk asked to be kept up to date on progress regarding 81 The Street, raised by a resident in the parish with East Suffolk Council and a copy of the correspondence was forwarded to the Parish Council.

Mr Whiting queried the size of the garage and whether this has been raised with enforcement. Clerk raised with Enforcement. Awaiting response. Enforcement has responded regarding the large hardstanding driveway that was not included in the planning application – it was determined that there is currently no breach of control. He is investigating whether the garage is in accordance with the approved drawings.

The Parish Council queried whether the building work at 42 Woodbridge Road is being carried out in accordance with the approved drawings. Works not carried out in accordance with approved drawings. East Suffolk Council following this issue up.

The Parish Council queried whether a shed at 17 The Limes, Rushmere St Andrew needs planning permission. Informed needs permission and enforcement is following this up.

The Parish Council approached East Suffolk Council and the Environment Agency to check whether Chater Land Holdings requires permission for the intended use on the site at Bladen Drive/ Gwendoline Close. The Environment Agency indicated that permission is not required at present. Awaiting feedback from East Suffolk Council.

9. NEIGHBOURHOOD PLAN

a. To Note the Minutes of the Neighbourhood Plan Working Group – 16/02/2021

Mr Whiting provided an update regarding the meeting held on 16/02/2021.

b. To Consider and Approve Printing of Banners for Neighbourhood Plan

Three companies were asked to quote for the banners:

Suffolk Digital Print, MBE and Print4U. Quotes were received from the following companies:

Suffolk Digital Print – for banners 2m by 1m that is hemmed and eyeletted - £238 + VAT for 6 banners

MBE – for banners 2m by 1m that is hemmed and with eyelets - £357 + VAT for 6 banners.

Mr Westrup proposed to appoint Suffolk Digital Print at a cost of £238 + VAT for printing of 6 hemmed and eyeletted banners 2m by 1m as per their quote. Seconded by Mrs Richardson-Todd. Resolved with MAJORITY in favour.

10. OTHER MATTERS & CORRESPONDENCE

The Clerk reported that she received correspondence from a resident regarding public participation at Council meetings and Playford Road Traffic Calming Scheme. The Parish Council has responded to this in the past and no new issues were raised.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 20.48pm.