



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 4th November 2020 via a virtual meeting at 7.00pm

CHAIRMAN:	Mr P Richings
COMMITTEE MEMBERS PRESENT:	Mr D Francis, Mr M Newton, Mr R Nunn, Mr P Richings, Mr B Ward, Ms Evans, Mr Whiting, Miss Cracknell, Mr J Westrup
OTHER ATTENDEES:	Members of the public = 0
APOLOGIES:	None
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.

No Apologies were received.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 14th October 2020

Mr Whiting proposed acceptance of the minutes without the following amendment:

Page 4: Add "Avenue" after Blackdown

This was seconded by Miss Cracknell. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

3. DECLARATIONS OF COUNCILLOR INTEREST

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.

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.

Miss Cracknell declared a non-pecuniary interest in planning application DC/20/3928/TPO. Her property does not adjoin the site, she lives in close proximity to the application site.

Mr Francis declared a non-pecuniary interest in planning application DC/20/4183/FUL. His property does not adjoin the site, he lives in close proximity to the site.

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 MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/20/4051/TPO	31 Holly Lane, Rushmere St Andrew	IP5 1DN	5 oak trees – crown lifting/ crown reduction by 3-4m for conservation value, dead wooding, storm damaged branches, to increase light to the property and reduce path obstruction. Pruning for the set up of long term health of the trees within the pruning window.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Refers to trees being on border of 31 Holly Lane / farmer's field

Questions: -

- Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? "Yes"
- Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall? - Not answered
- Alleged damage to property - e.g. subsidence or damage to drains or drives? - Not answered

Plans – Simple diagram showing location of the 5 trees along the northern border of curtilage of 31 Holly Lane.

Latest Consultation Expiry Date – 05/11/20 (Expiry)

Councillors considered the application carefully.

Mr Nunn proposed approval of the application. The proposal was seconded by Mr Ward. Resolved with MAJORITY in favour. It was agreed to add the following informative:

The trees contribute significantly to the amenity of the Rushmere St Andrew village. The Parish Council would therefore recommend that only deadwood is removed and that an expert opinion is gained to ensure that the health of the trees is not damaged by any proposed works. The Parish Council would also recommend checking land ownership and exercising caution if any works are carried out to the trees as they are adjacent to a public footpath. Consideration should be given to closing the footpath while carrying out any work to the trees.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/4085/FUL	836 Foxhall Road, Rushmere St Andrew	IP4 5TP	Rear single storey extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application History –

- DC/17/0831/FUL – Extension to the existing dropped kerb/alteration or enlargement – application permitted 27/04/2017
- DC/17/5199/FUL – Proposed rear single storey extension – application permitted 05/01/2018

Observation – Looking at the "existing" plans for approved DC/17/5199/FUL & the current application show no changes to the main building footprint. Looking at the "proposed" plans there is significant similarity in the design

style, albeit this time larger in footprint, with side elevations now aligned with existing elevations, rather than being inset. A conservatory, located behind the living room and a detached garage, located to the rear of the dwelling, on the western boundary are no longer shown – both would have impinged upon the approved plan footprint of size 5.1m * 6.69m. As such, works approved under the 2017 application do not appear to have taken place, except perhaps some preparatory work.

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

Plans – The proposal is for a full width gable roof rear extension (7m long * 8.3m wide). 2 roof-light windows are proposed on both east & west elevations; 2 high-level windows on east elevation; 2 windows on west elevation with bi-fold doors, with 2 triangular windows above on the south elevation.

Latest Consultation Expiry Date – 05/11/20 (Expiry)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/3928/FUL	The Blossoms, 138A The Street, Rushmere St Andrew	IP5 1DH	Replacement of existing garage (which was converted into habitable accommodation DC/18/2043/PNH) with a 3 bay cart lodge having 2 open bays and 1 bay closed by doors, with overall dimensions: Length 5.5m, width 8.62m, height 3.96m. Cart lodge to be of primary timber construction, standing on dwarf brick walls and with a pitched tiled roof, with solid gates of 1.8m in height, and a fence and height upwards of 2m along the roadside boundary, the visual impact of the proposed cart lodge will be minimal. The proposed car lodge will follow the building line of nearby properties and its positioned further from the boundary than other nearby garaging.
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application History –

- DC/18/2043/PNH Extension to kitchen to form a larger kitchen/living area. Extend to bedroom for a dressing room – Prior Approval Not Required 12/06/18
- DC/18/4784/TPO To fell 1no. Pine adjacent to drive entrance - tree causing damage to drive surface. (Felling of 2no. Cedars is noted but these trees are not considered to be included in the Area designated TPO) – permitted 11/01/19
- DC/19/4038/OUT Severance of side garden and erection of a detached single storey dwelling. New vehicular access onto the street – permitted 02/03/20
- DC/20/1736/OUT 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 – permitted 23/06/20. Whilst this is a variation of DC/19/4038/OUT it is now considered to be associated by ESC as a different plot namely "Part Side Garden The Blossoms 138A The Street Rushmere St Andrew Suffolk"

Observation – DC/18/2043/PNH application refers to 2 small living accommodation additions to the rear of the host dwelling but makes no reference to the garage turning into habitable accommodation?

Application form – No pre-application advice sought. Comprehensive list of proposed materials included.

Plans – Site layout, elevations, design & access statements provided for 3 bay building - garage (1 bay), cart lodge (2 bay).

Latest Consultation Expiry Date – 12/11/20 (Expiry)

Councillors considered the application carefully.

[Mr Francis left the meeting]

Mr Richings proposed refusal of the application. The proposal was seconded by Miss Cracknell. Resolved with MAJORITY in favour.

Response: Rushmere St Andrew Parish Council recommends REFUSAL. The reasons for refusal are that the proposed cartlodge is very close to the entrance of the property and given the angle at which the cartlodge will be located vehicles would have to manoeuvre onto the highway. It was disappointing to noted that Suffolk County Council was not consulted regarding the application. The description of replacement of existing garage is misleading as the previous garage was an internal garage and this is a large and dominant separate structure very close to the boundary and entrance to the property.

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

DC/20/4183/FUL	789 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Installation of 2 no dormer windows to existing garage
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application History –

- DC/14/1381/FUL – Demolition of existing detached garage and the erection of a single-storey rear extension and construction of a new detached garage) – application permitted 17/06/2014
- DC/17/2412/FUL – Extension to existing dropped kerb – application permitted 21/07/2017

Application form – No pre-application advice taken. Materials to match existing for roof & windows; cement board cladding to dormer.

Plans – The existing plan appears to match those approved in 2014 (albeit with the words “as proposed” struck out). The proposed plan shows a pair of east-facing dormers, replacing a pair of roof-lights.

Latest Consultation Expiry Date – 19/11/20 (Expiry)

[Mr Francis joined the meeting].

Councillors considered the application carefully.

[Mr Francis left the meeting].

Mr Ward proposed refusal of the application. The proposal was seconded by Ms Evans. Resolved with MAJORITY in favour. The reason for the refusal is that it will have a detrimental impact on the privacy and amenity of the neighbouring property, no 791 Foxhall Road contrary to policy DM23 of the Suffolk Coastal Local Plan.

Response: Rushmere St Andrew Parish Council recommends REFUSAL.

DC/20/4327/TPO	37 Brookhill Way, Rushmere St Andrew	IP4 5UL	T1 Small Sycamore T2 Large Sycamore Crown lift both by 2m. by removing lowest three limbs on each tree to allow clearance and light to adjacent caravan park.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –

- C10/00035/TPO (works to T1-T5 sycamores) – split decision notice (T1/T2 refused; T3/T4/T5 some pruning agreed) issued 30/04/10

- DC/16/0588/TPO (T1 Sycamore - crown reduce by 1.5-2m; T3 Sycamore - fell, overcrowding T2; T5 Sycamore - fell, overcrowding T4) – application permitted 06/04/16

Application form – Refers to trees being on border of 37 Brookhill Way / Heathlands Caravan Park

Questions: -

- Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? “Yes”
- Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall? – “No”
- Alleged damage to property - e.g. subsidence or damage to drains or drives? – “No”

Plans – This is part of Brookhill Park Woodland TPO area W1. Simple diagram shows location of the 2 trees along the western border of curtilage of 37 Brookhill Way.

Latest Consultation Expiry Date – 19/11/20 (Expiry)

Councillors considered the application carefully.

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

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/19/3264/FUL	799 Foxhall Road, Rushmere St Andrew	Severance of part garden and erection of detached dwelling P&D recommended refusal on 16 th September 2019 East Suffolk Council refusal planning permission on 11 October 2020
DC/20/3522/FUL	24 Ditchingham Grove, Rushmere St Andrew	Front and rear extension P&D recommended approval on 21 September 2020 East Suffolk Council – Planning permission granted with conditions on 29 October 2020
DC/20/2415/FUL	Broke Hall CP School, Chatsworth Drive, Rushmere St Andrew	We are replacing 3 external doors. This will be on a ‘like for like’ basis, other than the fact we will be replacing the current wooden frames with aluminium frames P&D recommended approval on 10 August 2020 East Suffolk Council – Planning permission granted with conditions on 16th October 2020
DC/20/3276/FUL	5 Woodbridge Road, Rushmere St Andrew	Insertion of flat roof dormer window to north-west elevation in view of two velux rooflights, as an amendment to planning approval reference DC/18/3100/FUL P&D recommended approval on 21 September 2020 East Suffolk Council – Planning permission granted with conditions on 22 October 2020
DC/20/2923/FUL	The Mallows, 11A Linksfield, Rushmere St Andrew	Proposed single storey larger rear extension to replace existing conservatory to rear of existing property along with enlargement of roof over existing dwelling and new extension P&D recommended approval on 27 August 2020 East Suffolk Council – Planning permission granted with conditions on 16 October 2020
DC/20/3199/FUL	66 Broadlands Way, Rushmere St Andrew	Erection of Single Storey Front & Rear Extensions & Extensions of Existing Front Driveway P&D recommended approval on 16 September 2020 East Suffolk Council – Planning permission granted with conditions on 16 October 2020

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

Enforcements:

Fence at Nr 6 Butterfly Gardens were reported to Enforcement at East Suffolk Council and the Parish Council received feedback from East Suffolk Council. Mr Newton has queried the response from East Suffolk Council and whether permitted development rights have been removed at the property. East Suffolk Council indicated that permitted development rights have been removed and that there is a breach of control. The owner has been given a period of time to either remove the fence or submit a planning application to retain the fence.

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.

The Clerk informed Councillors that a resident contacted her about the implementation of the planning application at 42 Woodbridge Road. The Clerk contacted the Enforcement Team about 42 Woodbridge Road. No feedback received yet.

Appeals:

The Clerk reported that the appeal decision APP/X3540/W/20/3245184 for 799 Foxhall Road, Rushmere St Andrew, IP4 5TJ, severance of part garden and erection of detached dwelling was dismissed on 19th October 2020.

9. TO CONSIDER AND COMMENT ON EAST SUFFOLK CONSULTATIONS

a. Statement of Community Involvement

The draft Statement of Community Involvement sets out how East Suffolk Council will consult and engage with the community during the preparation of Local Plans and other planning policy documents and in the determination of planning applications and other consents, along with the Council's responsibilities in the determination of planning appeals. The document also outlines how East Suffolk Council will engage with Neighbourhood Planning groups as they develop Neighbourhood Plans.

Councillors briefly discussed this and noted it.

b. Cycling and Walking Strategy

East Suffolk Council is looking to improve the options for people cycling and walking in East Suffolk, making it safer and more convenient as well as encouraging more people to try cycling and walking to school, work or for leisure.

The Council's Planning Policy Team are in the early stages of producing a Cycling and Walking Strategy to help create a better environment for all those already cycling and walking, or who want to start. The team would like help from the community to identify issues with cycling and walking infrastructure and where improvements could be made. The team are also keen to hear suggestions on how people can be encouraged to cycle and walk more. An interactive map is available which will show issues and suggestions submitted by the community.

East Suffolk Council want to create a better-connected network of high quality cycling and walking routes throughout East Suffolk and take advantage of the opportunities that new development can bring in achieving this objective.

Councillors considered this and noted the consultation.

c. Document to Mitigate the impact on new housing development on Protected habitat sites

The Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (RAMS) is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Councils. Its aim is to reduce the impact of increased levels of recreational use on Habitat Sites (also often called European Sites), due to new residential development in the Suffolk Coast area, and to provide a simple, coordinated way for developers to deliver mitigation for their developments.

The draft Supplementary Planning Document summarises the requirements of Suffolk Coast RAMS, including the per-dwelling tariff, and provides a framework for implementing those provisions.

Councillors considered the consultation and noted it.

10. UPDATE ON NEIGHBOURHOOD PLAN

a. To Note the Minutes of the Neighbourhood Plan Working Group and Update

The minutes of the working group meeting held on 6th October had been distributed. A meeting was held on 3rd November 2020, the minutes had not been produced yet. Mr Whiting updated Councillors on progress with the neighbourhood plan.

11. BUDGET BUILD 2021/22 – TO RECOMMEND TO THE GP&F COMMITTEE A BUDGET FOR P&D

It was normal to set a notional annual budget amount to cover costs of any maps etc required. Amount set last year was £500 that made provision for purchasing of new East Suffolk Local Plans. Provision is not made for extra expenses in the 2021/22 financial year and £250 is proposed to cover any expenses.

Mr Whiting recommended a Planning and Development budget of £250 for 2021/22 to cover any expenses for maps or other items should be forwarded to the GP&F for building into the overall PC budget, seconded by Mr Newton. Resolved: with ALL in favour.

12. OTHER MATTERS & CORRESPONDENCE

The Clerk informed Councillors that she received correspondence from the program manager of the Ipswich Local Plan examination. A statement for Matters 6 has to be submitted on 10th January 2020. A person has to be nominated that will attend the hearing session (via zoom) on 26 January. It was agreed to contact Mr J Wright to ask if he would represent the Parish Council at the examination meeting.

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

New planning application received. Agreed to hold a Planning and Development Meeting prior to the Parish Council meeting scheduled for 12th November 2020.

13. CLOSE OF MEETING

The Chairman closed the meeting at 20.17pm.