



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 6th January 2022 held at Tower Hall at 7.30pm

CHAIRMAN: Mr K Driver

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr K Driver, Mr Francis, Mr D Noske, Mr R Nunn, Mr Ward, Mr Whiting

OTHER ATTENDEES: None

Members of the public = 0

APOLOGIES: Mr M Newton (unable to attend with covid situation), Miss A Cracknell (another commitment), Mrs B Richardson-Todd (another commitment), Ms C Evans (unwell), Mr P Richings (unwell)

CLERK: Mrs S Stannard

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 and the protocol for face-to-face meetings. Mr Noske proposed acceptance of the apologies, seconded by Mr Francis resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 25th November 2021

Mr Noske proposed acceptance of the minutes of 25th November 2021 without any amendments. This was seconded by Mr Ward. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

3. DECLARATIONS OF COUNCILLOR INTEREST

None

4. PUBLIC PARTICIPATION

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

None

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

Mr Francis asked about the enforcement of the compound site in Bladen Drive. Clerk to follow this up with Enforcement.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/21/5380/FUL	6 Bladen Drive, Rushmere St Andrew	IP4 5UG	Erection of single storey rear extension and reconstruction of garage roof (lowering height of ridge/ raising height of rear fascia).
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – None.

Consultation List – 5 neighbouring properties (3 in Bladen Drive, 2 in The Pastures) plus 2 other ESC Consultees (Building Control & Environmental Protection at ESC).

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

Plans – This is a semi-detached 2-storey property with attached set-back garage to side, located on the north side of Bladen Drive. The proposal is to erect a single storey extension across the majority of the property & garage, leaving 200mm gap adjacent to the adjoining no 8. The rear alignment will match that of the existing garage which has 3 courses of brick added at the rear. The existing ridge of the garage will be lowered to accommodate these changes. Part of the garage will incorporate a utility room. The rear elevation will incorporate door & 2-pane window to rear of garage & 3-pane window & double doors to rear of dwelling. The extension roof includes 3 velux windows. To the rear of the new extension a low level landing, with associated ramp, is proposed. Internally, revisions to the living areas are proposed via wall removal.

Latest Consultation Expiry Date – 07/01/22 (Expiry)

Councillors considered the application carefully.

Response: Mr Noske proposed approval of the application. This was seconded by Mr Whiting. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/5444/FUL	121 The Street Rushmere St Andrew	IP5 1DG	Upgrade to existing driveway, including entrance leading on to the highway
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – Nothing of note.

Consultation List – 6 neighbouring properties (3 same side of road, 3 opposite) plus SCC Highways.

Application form – No pre-application advice sought (although application made after reference to SCC Highways). Materials – existing “loose stone / shingle”; proposed “marshal tegular block paving to drive way, asphalt to entrance apron connected to highway”

Plans – This is a detached property located on the south side of The Street. Currently, the existing highway entrance, driveway & large hard-standing area is laid to loose stone on hard-core with no drainage provision. The proposal is to replace this with standard ‘Tegula’ type (non-permeable) block laid on hardcore. Channel drainage to the site entrance gate (boundary line) and the line of the property leading into soakaways will be provided. The proposed highway entrance will be to SCC “Rural General Layout (without footway) standard (ref GL VA 3).

Latest Consultation Expiry Date – 11/01/22 (Expiry)

Councillors considered the application carefully.

Response: Mr Whiting proposed approval of the application. This was seconded by Mr Westrup. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/5453/FUL	778 Foxhall Road, Rushmere St Andrew	IP4 5TR	Proposed two storey rear extension
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – None.

Consultation List – 3 neighbouring properties (2 adjacent, 1 to rear in Brookhill Way).

Application form – No pre-application advice sought. Materials (walls, roof, windows & doors) to match existing with neutral colour feather-edge board cladding to rear elevation.

Plans – This is a detached 2-storey property located on the south side of Foxhall Road. Comprehensive planning statement included. The proposal is to extend the property a 4.3m at the rear – same alignment & profile as existing main body of dwelling – but encompassing an existing full-width, approx. 2m depth, single-storey extension. The existing east elevation has a 1st floor obscure glaze window incorporated, the extended portion includes a door in revised position to existing. The existing west elevation has ground & 1st floor (obscure glaze) windows incorporated. To the rear, the proposed south elevation is fully cladded with window / door profiles similar to existing.

Latest Consultation Expiry Date – 07/01/22 (Expiry)

Councillors considered the application carefully.

Response: Mr Francis proposed approval of the application. This was seconded by Mr Ward. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/5570/TPO	Willoways 1A Lamberts Lane, Rushmere St Andrew	IP5 1DR	TPO ESCC55/0029 Reduce Oak tree by up to 4m. The tree has significant dieback in the top part of the crown, most likely linked to the bleeding canker on the trunk
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – Nothing.

Consultation List – None reported.

Application form – Description of works as per heading.

Plans – Simple sketch showing location of relevant tree adjacent to Lamberts Lane.

Latest Consultation Expiry Date – 12/01/22 (Expiry)

Councillors considered the application carefully.

Response: Mr Noske proposed approval of the application. This was seconded by Mr Whiting. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

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

DC/21/5648/TPO	Willow House, 124 The Street, Rushmere St Andrew	IP5 1DQ	TPO ESCC 55/0029 T1 Ash tree reduction of the limbs overhanging the drive way, excessive shading of the house, birds soiling cars, a better balance of the tree as its now got a heavy lean; proposed 2-3 metres reduction
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – DC/13/2886/TPO - T1 Lime remove epicormic growth to 7m, T2 Ash Crown lift to 7m, T3 Lime remove epicormic growth to 6m, T4 Oak reduce laterals over 130 The Street by 3m, T5 Ash remove laterals to 4m over 130 The Street. All to increase light levels to property, Limes Lodge, 130 The Street, Rushmere St Andrew. Application permitted.

Consultation List – None reported.

Application form – Description of works as per heading.

Plans – Simple sketch showing location of relevant tree

Latest Consultation Expiry Date – 17/01/22 (Expiry)

Comments from Tree Warden, Cllr J Wright - The large tree over their property appears to be sited in no 126. However, I would recommend approval for a crown reduction as proposed. Councillors considered the application carefully.

Response: Mr Ward proposed approval of the application. This was seconded by Mr Westrup. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL. Note: The Rushmere St Andrew Parish Council would question whether the information on the application form regarding land ownership is correct.

DC/21/5183/FUL	10 Haughley Drive, Rushmere St Andrew	IP4 5QU	Remove existing fence along the west boundary. Erect new fence one metre from path leaving a space for the replanting of hedges and vegetation
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Mr Driver gave a situation report following his examination of the proposal documentation.

History – Nothing to note.

Consultation List – 5 neighbouring properties in Haughley Drive (numbers 8,9,11,12,15); SCC Highways (not available yet).

Application form – Pre-application advice sought in Sept 2021. Motivation provided on application form – “10 Haughley Dries is a two-storey, detached residential dwelling located within the settlement boundary of Rushmere St Andrew. The curtilage forms a corner plot where the road splits into two cul-de-sacs protruding east and west. Along the side of the curtilage, next to the path, is a strip of land containing a number of hedges separated from the garden by a brick wall and wooden fence. The proposal seeks to remove the existing fence along the west boundary and reposition it closer to the path, one metre away from the path leaving a space for the replanting of hedges and vegetation. The planned new fence will be approx. 20 metres in length and a total finished height of six feet. It will be heavy duty 5.5 foot feather edge slot in panels resting on concrete 6" gravel boards between concrete H posts, set in a strong post mix solution. The 1 metre gap between fence and public footpath will be planted with evergreen and variegated foilage hedging. If our application is successful, we intend to create a wildlife area with pond and, now that we can no longer put vegetable and kitchen waste in the green bin, we would like to install a compost bin(s)”. Materials – Existing “ 4.85m wooden fence”. Proposed “Approx 20 metres in length and a total finished height of six feet. Heavy duty 5.5ft feather edge slot in panels on concrete 6" gravel boards between concrete H posts all set in a strong post mix solution”.

Plans – This is a detached property located on the east side of Haughley Drive. The proposal is to demolish the existing fence and erect a new boundary fence closer to the road leaving a 1m gap between the new fence and the public footpath for planting of a new hedgerow.

Latest Consultation Expiry Date – 25 January 2022

Councillors considered the application carefully.

Response: Mr Whiting proposed refusal of the application. This was seconded by Mr Francis. Resolved with ALL in favour. The reason for the refusal is that at present this site provides a pleasant green border to the developed area as was envisaged as part of the original planning application. The application would harden the soft landscaping of this area and the proposal would have a detrimental impact on the amenity of the area and the open character of the area.

Rushmere St Andrew Parish Council recommends REFUSAL. Note: The Parish Council would question whether the information regarding landownership on the application form is correct.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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

DC/21/4686/TPO	The Chimes, 138 The Street, Rushmere St Andrew	TPO ESCC 1995 0029 Pollard Beech tree to 6m. Base of tree is rotten and unsafe. Photos to follow. Reduce Sweet Chestnut by up to 3m. Tree has become lopsided and needs reshaping and will be more visible when Beech is pollarded. Reduce Oak by up to 4m. To let light into garden and reduce back from planned development next door. P&D recommended approval on 25/11/2021 East Suffolk Council – approved planning application on 02/12/2021
DC/21/4688/TPO	144 The Street, Rushmere St Andrew	Reduce Oak tree by up to 4m and crown lift to 6m to let light into property. P&D recommended approval on 25/11/2021 East Suffolk Council – approved planning application on 02/12/2021
DC/21/2923/FUL	12 Elm Road, Rushmere St Andrew	Use of former garage space as single chair barbers with change to working hours P&D recommended refusal – delegated, noted at P&D 25/11/2021 East Suffolk Council – approved planning application on 03/12/2021 with planning conditions
DC/21/4774/TPO	St Andrews House, St Andrews Church Close, Rushmere St Andrew	TPO ESCC 55 0029 Fell Oak tree, due to proximity to property, to let light into property, falling debris. P&D recommended refusal – delegated, noted at P&D 25/11/2021 East Suffolk Council – refused planning permission on 09/12/2021
DC/21/4783/TPO	31 Brookhill Way, Rushmere St Andrew	TPO SCDC 97 0100 Fell Pine tree, it has become very tall and several limbs have failed and damaged the fence underneath. P&D recommended refusal – delegated, noted at P&D 25/11/2021 East Suffolk Council approved planning application on
DC/21/3540/FUL	20 Foxwood Crescent, Rushmere St Andrew	Retrospective Application – Erection of single storey garden room and pergola P&D recommended approval on 17/08/21 East Suffolk Council approved planning application 16/12/2021 with conditions

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

No new information regarding the site at Bladen Drive/ Gwendoline Close.

Enforcement has been made aware of the dog grooming business in Linksfield.

10. NEIGHBOURHOOD PLAN

a. To Note the Minutes of the Neighbourhood Plan Working Group – 30/11/21 & 22/12/21

The Clerk reported that the last meetings of the Neighbourhood Plan Working Group had been held on 30th November and 22nd December 2021. Copies of the APPROVED and UNAPPROVED minutes were distributed with the agenda for the meeting/at the meeting. Councillors noted this.

b. Update and Queries from Councillors

Mr Whiting and the Clerk advised that the consultation on the draft Neighbourhood Plan ended on 1st of November 2021. The Neighbourhood Working Group considered the comments received at the meeting held on 30th November 2021 and subsequently approved the table of modifications as a result of the comments received during the consultation on 22nd December 2021. The table of modifications will be considered by the Parish Council on 13th January 2022 to submit the final Neighbourhood Plan to East Suffolk Council. If the modifications are approved by Parish Council, we will aim to submit the final Neighbourhood Plan to East Suffolk by the end of January 2022.

11. OTHER MATTERS & CORRESPONDENCE

None

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 8.01pm.