



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 9th June 2022 at Tower Hall at 6.45pm

CHAIRMAN: Mr R Whiting

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr B Ward, Mr P Richings, Mr K Driver, Mr D Noske, Mr M Newton, Mr R Whiting, Mr D Francis, Mr Wright, Miss A Cracknell, Mr R Nunn

OTHER ATTENDEES: Mr C Hedgley
Members of the public = 0

APOLOGIES: Mrs B Richardson-Todd (family commitment), Ms C Evans (family commitment)

CLERK: Mrs S Stannard

1. ELECTION OF CHAIRMAN OF THE PLANNING AND DEVELOPMENT COMMITTEE

Mr P Richings asked for nominations for Chairman of the Planning and Development Committee for the forthcoming year.

Mr Wright nominated Mr Whiting and this was seconded by Mr Westrup. There were no other nominations. Resolved: Carried with ALL in favour. Mr Whiting was duly elected unopposed as Chairman.

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

The Chairman reminded of 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 Wright proposed acceptance of the apologies, seconded by Mr Richings. Resolved with ALL in favour.

3. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 12th May 2022

Mr Wright proposed acceptance of the minutes of 12th May 2022 without any amendments. This was seconded by Mr Richings. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

4. 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 Wright declared a non-pecuniary interest in application DC/22/1916/FUL. He has worked with the Oak Tree Low Carbon farm.

Mr Whiting declared a pecuniary interest in application DC/22/1746/FUL. He lives in close proximity to the site.

Mr Ward declared a non-pecuniary interest in application DC/22/1746/FUL.

No other declarations were made.

5. PUBLIC PARTICIPATION

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

None

The Chair moved item 7. DC/22/1746/FUL forward on the agenda. This was agreed.

7. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/22/1746/FUL	Ipswich Town FC Training Ground, Playford Road, Rushmere St Andrew	IP4 5RG	Proposed 3no new camera towers and retention of existing camera towers for Ipswich Town Football Club Training Ground, existing towers previously approved under now expired application ref C/01/1883
<p><i>[Mr Whiting left the room]. It was agreed that Mr Richings will chair the meeting in Mr Whiting's absence.</i></p> <p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – C/01/1883 – Erection /retention of four 6.2m high camera towers; retention of 5.5m high catch netting behind goal lines on several pitches; retention of 2.5m high plywood rebound wall – application approved 14/05/02. The only document available to view on the website now is the decision letter. Whilst the application description refers to 4 towers, the approval letter only refers to 2 with the condition “in respect of the two camera towers hereby approved this permission shall expire on 31/5/2003, by which date the camera towers hereby permitted shall have been removed from the site unless prior to that date planning permission is renewed”, with reason “the structures are unsuitable for permanent consent by virtue of their character / impact upon the locality”. Whilst there have been many other applications for the site over the years this is the only one identified as referring to camera towers.</p> <p>Consultation List – Over 60 properties in the locality plus East Suffolk Landscape Team.</p> <p>Application form – No pre-application advice sought.</p> <p>Plans – A covering letter is included which states the application follows recent enforcement action (ENF/21/0533/DEV). The proposals cover both ITFC sites located north and south of Playford Road. On the northern side, 1 new tower is to be erected between pitches 9 & 10. It is also proposed to retain 5 existing ones adjacent to pitches 4, 5, 6, 7 & 8. On the southern site, 2 new towers are proposed adjacent to pitches 2 & 3. Adjacent to pitch 1, 1 tower is to be retained and another relocated a short distance. Base dimensions, materials & mode of construction are provided. Whilst not quoted, it is estimated that the towers will be around 6 metres high.</p> <p>Latest Consultation Expiry Date – 17/06/22 (Expiry</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Wright proposed refusal of the application. This was seconded by Mr Newton. Resolved with MAJORITY in favour. The reasons are that the Parish Council is concerned about overlooking of neighbouring properties, loss of privacy and disturbance to neighbouring properties particularly in Playford Road and Bent Lane. The structures are out of keeping with the character of the locality and it would have a detrimental impact on the character of the area and neighbouring properties.</p> <p>Rushmere St Andrew Parish Council recommends REFUSAL.</p> <p><i>[Mr Whiting joined the meeting].</i></p>			

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

Miss Cracknell expressed her disappointment about the number of trees that are being removed in The Street and the number of infilling in The Street. Mr Wright responded to this by saying there has been several planning approvals recently for new development and subsequently the removal of trees as part of the application process.

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

DC/22/1771/FUL	713 Foxhall Road, Rushmere St Andrew	IP4 5TH	Change the use of the first floor from the current use of E(B) to E(G – office space ancillary to the main function). A new internal opening is to be formed on the ground floor.
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Mr Whiting and Mr Richings gave a situation report following his examination of the proposal documentation.

History –

- C/94/0627 - Change of use of 1st floor store rooms to Japanese restaurant – application approved 05/07/94.
- C/04/0164 - Variation of condition 02 and 03 of planning permission C94/0627 to allow takeaway service between 6.00pm and 10.00pm and extend opening hours until 11.00pm – application approved 17/03/04
- DC/21/2252/FUL - Retrospective Application - Cladding of the building – application approved 12/10/21
- *No 713 encompasses the majority of the site & is currently used as Lings motorcycle dealerships. No 713A has a ground floor entrance facing Bixley Drive with stairs leading up to a restaurant known as Pizza Loft. There have been many other applications over the years relating to the known as no 713.*

Consultation List – 711, 713A, 719, 750, 752 & Golf Hotel Foxhall Road, 1A & 2 Bixley Drive.

Application form – No pre-application advice sought.

Plans – Plans are provided which show that the existing visual exterior of the building remains unchanged. DC/21/2252/FUL covered the building with cladding which covers its previous exterior which incorporated 4 first floor windows which remain hidden but in-situ. It is proposed that these windows are blocked up. The remainder of the changes involve the internal layout being revised to provide an office, training room & staff kitchen, retaining the existing toilet facilities.

Consideration – The changes are fairly modest involving realignment of the existing internal facilities, with no visible (due to the cladding) external changes proposed. This sort of change would potentially fall into the “permitted development” classification. However, the current planning application is necessitated by a proposed change of use from that granted in 1994 – as a result part of the building was allocated a separate address of no 713A.

Its use as a Pizza restaurant / take-away, albeit very small, is very popular & held in high esteem by the community & even continued to provide a facility during the Covid lockdown period. The existing tenant has been there 19 years & is apparently looking for new premises to continue his business. The emerging Rushmere St Andrew Neighbourhood Plan includes the following policy (partial extract quoted below):

POLICY RSA 10 - PARISH SERVICES AND FACILITIES

Proposals that would result in the loss of the following services and facilities, as identified on the Policies Map, will be determined in accordance with Policy SCLP8.1 of the Local Plan. *List of specific locations quoted.* Individual retail premises not identified on the Policies Map are also covered by the provision of the policy, in circumstances where planning consent would be required that would result in the loss of the facility.”
East Suffolk Council (Suffolk Coastal Local Plan) - Policy SCLP8.1: Community Facilities and Assets
Proposals for new community facilities and assets will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value, will not be permitted.

Proposals to change the use, or redevelop for a different use, a community facility which is not registered as an asset of community value, will only be permitted if:

a) It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;

b) It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance;

Or

c) Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.

In consequence, the current application would definitely result in the loss of a restaurant / take-away facility to the community and cannot be overlooked.

Delegated Response – Rushmere St Andrew Parish Council recommends refusal of this application.

We are concerned that the proposal will result in the loss of a respected restaurant / take-away business from the community. Restaurant facilities have been provided for around 28 years with the current business in operation for around 20 years. As a result of this application, we believe this business is looking for replacement premises to carry on their trade which points to the current business being a viable entity.

In consequence, the application does not accord with “East Suffolk Council (Suffolk Coastal Local Plan) - Policy SCLP8.1: Community Facilities and Assets” regarding a community facility which is not registered as an asset of community value.

It is also contrary to the spirit contained within Policy RSA10 of the emerging Rushmere St Andrew Neighbourhood Plan.

Latest Consultation Expiry Date – 06/06/22 (Expiry) – subsequently changed to 21/06/22

Councillors noted this.

7. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/22/1916/FUL	The Oak Tree Low Carbon Farm, Playford Lane, Rushmere St Andrew	IP5 1DW	Construction of building to contain compost toilet and handwashing facilities
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Mr Whiting gave a situation report following his examination of the proposal documentation.

History –

- C09/1940 - Erection of two timber buildings to store tools and other materials associated with the small holding and stationing of 6 water tanks – application approved 22/02/10
- C10/2825 - Erection of three polytunnels and one chicken shed – application approved 30/12/10
- DC/20/5003/FUL - The erection of a 3-bay polytunnel – application approved 09/02/21

Consultation List – 33, 35, 37, 39, Brodgar, The Oaks & Jusalda in Playford Lane

Application form – No pre-application advice sought. Materials (Walls - Shiplap timber, natural wood stain; roof - Roofing felt over timber frame). A Design and Access Statement is provided showing the rationale behind the proposal, including photos of the existing facilities. Surface water to soakaway. Waste water from sinks will drain through perforated pipes towards ditch in hedgerow to rear. *“For all the time we have had our waterless toilet we have been depositing the waste product (essentially urine-soaked sawdust which has little if any smell and used toilet paper) in bottomless IBCs in another unused corner of our site where it is allowed to degrade without disturbance. The surrounding brambles and nettles seem to thrive on it! We will continue to operate this system. ‘Output’ is not expected to significantly increase. We currently produce about 1 bucketful every 2 weeks”. “Bins will be provided for the paper towels used for drying hands. These will then be put on our compost heaps as at present.”*

Plans – Site plan provided showing location of proposed building towards the western boundary of the site.. Hand drawn elevation & layout diagrams are included.

Latest Consultation Expiry Date – 21/06/22 (Expiry

Councillors considered the application carefully.

Response: Mr Nunn proposed refusal of the application. Seconded by Mr Westrup. A minority voted for this proposal. Subsequently Mr Driver proposed approval of the application subject to an adequate solution for the discharge of the contaminated water. At present it is proposed that it will be discharged in the 'ditch' adjacent to the footpath leading to the allotments. The current discharge proposal is not considered an acceptable solution. This was seconded by Mr Whiting. Resolved with MAJORITY in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/2006/FUL	19 Ditchingham Grove, Rushmere St Andrew	IP5 1WE	Single storey rear extension and adaptations
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Mr Whiting gave a situation report following his examination of the proposal documentation.

History – None

Consultation List – 17, 21, 23 & 24 Ditchingham Grove

Application form – No pre-application advice sought. Materials to match existing with obscured glazing in new windows in flank wall elevations.

Plans – The property is located on the south side of Ditchingham Grove between no's 17 & 21 with rear elevation facing the side of no 23. To both side elevations, an additional ground floor window is proposed. The main change is to the rear where a ¾ width single storey extension is proposed with lean-to style roof with three velux-style windows incorporated. Window combination & 3 pane patio doors are proposed to the rear. Additionally, a covered porch is included above the existing rear entrance door.

Latest Consultation Expiry Date – 17/06/22 (Expiry

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

Rushmere St Andrew Parish Council recommends APPROVAL.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk advised Councillors regarding the following planning decisions since the planning meeting in March:

DC/22/0949/FUL	32 Beech Road, Rushmere St Andrew	Two storey side extension P&D recommended approval on 30 March 2022 by committee. East Suffolk Council – approved planning application on 6 May 2022 with conditions
DC/21/3082/FUL	Land And Buildings West Of (Adjacent The Stables and 6), Playford Lane, Rushmere St Andrew	Construction of a single storey dwelling. P&D recommended refusal on 17 th August 2021 East Suffolk Council – refused planning permission on 9 May 2022
DC/22/0777/FUL	Valley Grove, Broadlands Way, Rushmere St Andrew	Extension of existing domestic garage and conversion to annex for elderly relative P&D recommended refusal on 30 th March 2022 East Suffolk Council – approved planning application on 18 May 2022 with conditions
DC/22/1337/TPO	St Andrews House, St Andrews Church Close, Rushmere St Andrew	TPO ESCC/55/00029 Rear Garden T1 Oak – Crown reduce by up to 3m. Reason: Tree encroaches on neighbours' property and loss of light. P&D recommended approval on 5 th May 2022. East Suffolk Council – approved planning application on 27 May 2022
DC/22/1419/FUL	4 Broadlands Way, Rushmere St Andrew	Erection of Single Storey Rear Extension. P&D recommended approval on 5 th May 2022 East Suffolk Council – approved planning application on 30 May 2022 with conditions
DC/22/1357/FUL	73 Chatsworth Drive, Rushmere St Andrew	Proposed part two storey/ part first floor side extension and single storey front and rear extensions with alterations including a partial replacement roof structure. P&D recommended approval on 5 th May 2022 East Suffolk Council – approved planning application on 31 May 2022 with conditions

Councillors noted this.

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

No outstanding enforcements. No appeals. Councillors noted this.

10. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Consultation of nearby residents.

11. CLOSE OF MEETING

The Chairman closed the meeting at 19.31pm.