



# Rushmere St. Andrew Parish Council

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*"Seek The Common Good"*



**Minutes of the Planning & Development Committee meeting held on Thursday, 14<sup>th</sup> January 2021 via a virtual meeting at 5.30pm**

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CHAIRMAN: Mr P Richings

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

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Miss A Cracknell (unable to join virtual meeting), Mr M Newton (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 Miss Cracknell and Mr Newton. Mr Westrup proposed that the apologies be accepted, seconded by Mr Nunn. Resolved with ALL in favour.

## **2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 17<sup>th</sup> December 2020**

Mr Nunn proposed acceptance of the minutes without any amendments. This was seconded by Mr Westrup. 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.

Ms Evans declared a non-pecuniary interest in planning application DC/20/5118/FUL. She knows the owner of the property.

Mr Francis declared a non-pecuniary interest in planning application DC/21/0041/FUL.

#### 4. PUBLIC PARTICIPATION

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

None

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

None

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

DC/20/5003/FUL	Oak Tree Low Carbon Farm, Rushmere St Andrew		The erection of a 3-bay polytunnel
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><b>History –</b></p> <ul style="list-style-type: none"><li>- C/09/1940 – Erection of two timber buildings to store tools and other materials associated with the small holding and stationing of 6 water tanks – permission granted 19/02/10</li><li>- C/10/2825 – Erection of three poly-tunnels and one chicken shed – permission granted 30/12/10</li><li>- DC/16/5291/FUL – Farm Community Cafe and Training Centre – application withdrawn</li></ul> <p><b>Application form –</b> No pre-application advice sought. The proposal is to erect a 3 bay poly-tunnel on a community farm growing vegetables for its members on a site with area 1.85 hectares. Cert B served, albeit with applicant details included, rather than a 3rd party.</p> <p><b>Plans –</b> The supporting documents advise that the applicant wishes to erect a 3 bay poly-tunnel with each bay 24 m long * 6.55m wide * 3.5m maximum height. The previous application was for 3 14m*4m poly-tunnels. As such the latest ones would cover an area roughly 3 times as big. The proposed location is situated towards the south-west corner of the site. The documents make mention of the fact the land is leased from a 3rd party.</p> <p><b>Consideration –</b> Permitted development rights for erection of such an agricultural structure would appear to only apply on land over 5 hectares - more than this application site. The proposed location is remote from any habitation, the site being mainly bounded by fields and allotments and shielded by bushes &amp; trees. Whilst larger than the 2010 approved poly-tunnels, the latest ones would not prove overbearing on this site, nor overly visible from any habitation or highway.</p> <p><b>Delegated Response –</b> We would draw attention to the fact that the applicant appears to be a tenant of an agricultural site &amp; question whether a Certificate B has been served on the owner whose details are mentioned in the Supporting Statement. Subject to this query being resolved, Rushmere St Andrew Parish Council recommends approval.</p> <p><b>Latest Consultation Expiry Date –</b> 15/01/21 (Expiry)</p> <p>Councillors noted this.</p>			

## 6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/20/5118/FUL	12 Beech Road, Rushmere St Andrew	IP5 1AN	Single storey White UPVC Edwardian style conservatory to the rear of the property
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><b>History –</b></p> <ul style="list-style-type: none"><li>- C/3425 – Erection of extension – permission granted 28/11/77</li><li>- C/3425/1 – Erection of garage and wc block – permission granted 29/11/77</li><li>- C/96/2825 – Replacement of existing flat roof to rear of dwelling with pitched – permission granted 11/02/97</li></ul> <p><b>Application form –</b> No pre-application advice sought. Materials (Walls - Bricks to match house as closely as possible and plastered internally; Roof - White UPVC Edwardian style roof with 24mm argon gas filled sealed units; Windows &amp; Doors - White UPVC glazed with 28mm argon gas filled sealed units; Light - Light to be installed to the ridge by a qualified electrician)</p> <p><b>Plans –</b> A semi-detached bungalow, extended over the years, adjoining no 10, the proposal is to erect a rear conservatory (w 3.7m, d 3.4m, h 3.365m located towards the common boundary. Existing &amp; proposed elevations provided.</p> <p><b>Latest Consultation Expiry Date –</b> 28/01/21 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Mr Francis proposed approval of the application, seconded by Mr Westrup. Resolved with ALL in favour.</p> <p><b>Response:</b> Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/20/5273/FUL	26 Elm Road, Rushmere St Andrew	IP5 1AJ	Alterations and Rear Extension to Existing Single Storey Dwelling
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><b>History –</b> None</p> <p><b>Application form –</b> No pre-application advice sought. Materials (Walls – Grey Horizontal Mock Weatherboarding Including Applying Same To Existing Walls; Roof - Pantiles to be retained, Dark Grey Felt To Flat Roof; Windows - Grey PVCU including replacing existing units; Doors Selected double glazed units; Boundary treatments - Timber fencing to match existing where small section of hedge is being removed)</p> <p><b>Plans –</b> A semi-detached bungalow with existing flat roof extension, adjoining no 24, the proposal is to erect a single storey flat-roof, with lantern-style light, rear extension containing living/dining/kitchen/cloaks &amp; utility areas. The extension will entail the removal of an existing flat-roof extension &amp; a shed (located along boundary with no 28) &amp; is positioned offset from the existing dwelling, away from no 24 and across the existing side driveway alignment towards no 28. Some hedging along boundary with no 28 will be replaced with new fence. Site plan &amp; existing &amp; proposed elevations provided.</p> <p><b>Latest Consultation Expiry Date –</b> 25/01/21 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p><b>Response:</b> Mr Nunn proposed approval of the application, seconded by Mr Ward. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			

DC/20/5285/FUL	718 Foxhall Road, Rushmere St Andrew	IP4 5TD	Construction of new single storey rear & side extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><b>History – None</b></p> <p><b>Application form –</b> No pre-application advice sought. Materials (Walls – existing facing brickwork / roughcast render to side and rear, proposed painted render over nominal brick plinth line; Roof – existing concrete profiled tiles, proposed grey flat roof membrane; Windows – existing white upvc, proposed upvc / aluminium; Doors existing upvc / timber, proposed upvc / aluminium)</p> <p><b>Plans –</b> A full design &amp; access statement is provided. The property is located on the south side of Foxhall Road, just west of the Arundel Way junction. As built, this was the right-hand house of the second in a series of four pairs of semi-detached houses. Over time, the first two pairs (724/722 &amp; 720/718) were connected at first floor level so no 718 is now the western most property of 4 properties. The proposal entails the relocation of the existing garage (quoted as too-small for a modern car) further down the rear garden to facilitate the development of a flat-roof extension to the rear. This will extend from close to the boundary with no 720 &amp; partially across the alignment of the side driveway. Viewed from the road, this would be mainly hidden from sight by existing gates &amp; car port. No openings are proposed on eastern &amp; western elevations, a narrow window is provided on north elevation, patio doors &amp; window to south elevation. The proposal includes provision of roof lantern style opening – however there is an anomaly in the plans with just the ground floor plan drawing showing two, rather than one for the other drawings.</p> <p><b>Latest Consultation Expiry Date – 25/01/21 (Expiry)</b></p> <p>Councillors considered the application carefully.</p> <p><b>Response:</b> Mr Whiting proposed approval of the application, seconded by Ms Evans. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/20/5016/FUL	125 The Street, Rushmere St Andrew	IP5 1DG	Proposed replacement dwelling including outdoor swimming pool, pool house and new garaging
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><b>History – E3299 – Erect a house and garage – application permitted 15/10/54</b></p> <p>Application form – Pre-application advice given (DC/20/1072/PREAPP 16/03/20 – Danielle Miller – “Agree in Principle”). No changes are proposed regarding Pedestrian &amp; Vehicle Access, Roads &amp; Rights of Way. No details included regarding Waste Storage &amp; Collection. Materials (Walls – white render, vertical cedar cladding; Roof – grey plain tiles; Windows – aluminium dark grey; Doors – unknown). Foul sewage to main sewer, surface water to soakaway. Trees and hedges on site box ticked “yes”, &amp; answered “no” regarding influence of development / importance to local landscape.</p> <p><b>Plans –</b> The existing property is a two-storey chalet-style dwelling with attached garage located between no 123 (bungalow) &amp; no 127 (two-storey house). No Tree Preservation Order would appear to cover the site. The plot is L-shaped (extending behind no 123 to rear). The proposal is to replace this dwelling &amp; garage in its entirety with a rather larger L-shaped two-storey (5-bedroom / 5 en-suite plus bathroom) dwelling, with detached garage, swimming pool &amp; pool house. Relative to existing dwelling, the proposed dwelling is generally moved backwards &amp; towards no 127. The new garage will be located towards the front of the site &amp; the pool house to the rear of the dwelling – both running parallel to the boundary with no 123. The swimming pool will be located behind to proposed dwelling, roughly within the middle of the plot. Window-wise, most are located to the front &amp; rear of the proposed dwelling with a pair on the western elevation and some on the eastern elevation, albeit facing but distant from no 123. A topographical survey is provided which explicitly shows proposed removal of a bush within the front driveway area, however it would appear there is tree canopy encroachment on the western elevation of the proposed dwelling. No specific tree survey is included within the plans.</p> <p><b>Latest Consultation Expiry Date – 27/01/21 (Expiry)</b></p>			

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/0041/FUL	789 Foxhall, 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.

**History –**

- DC/13/2870/FUL – Demolition of existing detached garage and the erection of a single storey rear extension and construction of a new detached garage – application permitted 30/12/13
- 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 (revised scheme to DC/13/2870/FUL) – application permitted 17/06/14
- DC/17/2412/FUL – Extension to existing dropped kerb – application approved 21/01/17
- DC/20/4183/FUL – Installation of 2 no. dormer windows to existing garage – application refused 18/12/20

(Rushmere St Andrew Parish Council recommends REFUSAL “The reason for this is that the application will have a detrimental impact on the privacy and amenity of the neighbouring property, no 791 Foxhall Road contrary to Policy SCLP11.2 a) of the Suffolk Local Plan (policy DM23 in the superseded plan”; ESC East Suffolk Council (Suffolk Coastal) Local Plan Policy SCLP11.2 (Residential Amenity) requires, amongst other things, that developments respond to the relationship between buildings and protect the amenity of the wider environment, including neighbouring amenity space. The proposed dormer windows on the east facing roof slope would enable views down into the rear garden of no.791 Foxhall Road. This would create a perception of increased overlooking and the loss of privacy to this neighbour. The proposal therefore fails to comply with Local Plan Policy SCLP11.2)

Application form – No pre-application advice sought. Materials (Roof - red pantiles to match existing; Windows – white upvc to match existing; Walls cement board cladding to dormer)

Plans – The application request the replacement of a pair of existing roof-light windows with a pair of dormer windows. The plans would appear to match those submitted via DC/20/4183/FUL. However, the current application includes a submission: -

1. Application no. DC/13/2870/FUL was made in 2013 and granted full approval with the exact same dormer windows to application DC/20/4183/FUL, the scheme was then revised due to having some cost restraints with the dormers being amended to roof lights on application 14/1381/FUL.
  2. It is therefore not unreasonable for this to be reconsidered and this point may have been over looked at the time of the decision making.
  3. The first floor of the garage is used for a gym and the addition of the dormers gives a feeling of open space for wellbeing.
  4. The applicant would be happy for a condition that obscure glass is fitted to all glazing aspects of the windows so not to effect privacy for neighbouring gardens.
- Latest Consultation Expiry Date – 28/01/21 (Expiry)

**Application form** – No pre-application advice sought. Materials (Roof - red pantiles to match existing; Windows – white upvc to match existing; Walls cement board cladding to dormer)

**Plans** – The application request the replacement of a pair of existing roof-light windows with a pair of dormer windows. The plans would appear to match those submitted via DC/20/4183/FUL. However, the current application includes a submission: -

1. Application no. DC/13/2870/FUL was made in 2013 and granted full approval with the exact same dormer windows to application DC/20/4183/FUL, the scheme was then revised due to having some cost restraints with the dormers being amended to roof lights on application 14/1381/FUL.
2. It is therefore not unreasonable for this to be reconsidered and this point may have been over looked at the time of the decision making.
3. The first floor of the garage is used for a gym and the addition of the dormers gives a feeling of open space for wellbeing.
4. The applicant would be happy for a condition that obscure glass is fitted to all glazing aspects of the windows so not to effect privacy for neighbouring gardens.

**Latest Consultation Expiry Date – 28/01/21 (Expiry)**

Councillors considered the application carefully.

**Response:** Mr Whiting proposed refusal of the application, seconded by Mr Ward. Resolved with MAJORITY in favour. The reasons for this are:

Local Plan Policy SCLP11.2 (Residential Amenity) requires, amongst other things, that developments respond to the relationship between buildings and protect the amenity of the wider environment, including neighbouring amenity space. The proposed dormer windows on the east facing roof slope would enable views down into the rear garden of no.791 Foxhall Road and it would have an overbearing presence on Nr 16 Clovelly Close. This would create a perception of increased overlooking, loss of privacy and outlook to these neighbouring properties. The proposal therefore fails to comply with Local Plan Policy SCLP11.2)

Rushmere St Andrew Parish Council recommends REFUSAL.

DC/215292/VOC	20 Elm Road, Rushmere St Andrew	IP5 1AJ	Variation of Condition 2 of DC/19/0361/FUL – (Proposed replacement dwelling and erection of detached garage/studio)
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Mr Richings gave a situation report following his examination of the proposal documentation.

**History –**

- DC/19/0361/FUL – Proposed replacement dwelling and erection of detached garage/studio – application permitted 21/03/19 (Condition 2 - The development hereby permitted shall be completed in all respects strictly in accordance with the following plans and documents: Application Form, Land Contamination Questionnaire, Design & Access Statement, Proposed Finishes Schedule, and Drawing Nos. 6147/SURVEY, 6147/1 and 6147/2, received 25 January 2019; for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority)

**Application form** – No pre-application advice sought. The Variation of Condition requested is “Development to accord with revised drawing number 6147/3 in lieu of approved drawing number 6147/1”. Development started on 08/05/19.

**Plans** – This is a replacement dwelling comprising one half of a pair of semi-detached bungalows.

Comparison of plan 6147/3 versus the approved 6147/1 shows the following differences: -

- Internal alterations including merging of separate sitting room / kitchen areas and insertion of staircase to facilitate use of roof space as play area.
- Front elevation - porch added, two roof-lights added.
- Rear elevation - bi-fold doors with circular window above to replace two sets of patio doors.
- Side elevation – side door removed, window added at 1st floor level. This elevation faces towards no 18 but is separated by 2 garages & 3 passageways.

**Latest Consultation Expiry Date – 28/01/21 (Expiry)**

Councillors considered the application carefully.

**Response:** Mr Nunn proposed approval of the application, seconded by Mr Ms Evans. 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 December.

DC/20/4327/TPO	37 Brookhill Way, Rushmere St Andrew	1 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. P&D recommended approval on 04/11/2020 <b>East Suffolk Council – Planning permission granted on 17<sup>th</sup> December 2020</b>
DC/20/4425/TPO	29 Birchwood Drive, Rushmere St Andrew	T1 Beech – proposed crown reduction, T2 & T3 oak – proposed removal. Delegated decision recommended refusal. Noted at P&D 17/12/2020 <b>East Suffolk Council – Planning permission granted with conditions on 15<sup>th</sup> December 2020</b>
DC/20/4005/FUL	5 The Spinney, Rushmere St Andrew	Construction of a new single storey rear extension to replace existing conservatory. The extension features a pitched roof with larger dormer window serving a first-floor bedroom. The application also includes conversion of half of existing double garage and replacing the existing windows across the whole property as part of a wider thermal upgrade package. P&D recommended refusal on 14/10/2020 <b>East Suffolk Council – Planning permission granted on 23<sup>rd</sup> November 2020 with conditions</b>
DC/19/4851/OUT	The Oaks, Playford Road, Rushmere St Andrew	Demolition of existing bungalow and erection of three new dwellings P&D recommended refusal <b>East Suffolk Council – Refused planning permission on 24<sup>th</sup> February 2021</b>
DC/20/4274/FUL	Graine Cottage, 131 The Street, Rushmere St Andrew	Erection of detached garden building to provide ancillary use to principal dwellinghouse P&D recommended refusal on 12/11/2020 <b>East Suffolk Council – Planning permission granted on 7<sup>th</sup> January 2021 with conditions</b>
DC/20/3961/FUL	62 Blackdown Avenue, Rushmere St Andrew	Single storey extension to the rear. Porch extension to the front (bigger than 3 square metres). Garage roof and wall repairs. P&D recommended approval on 17/12/2020 <b>East Suffolk Council – Planning permission granted on 6<sup>th</sup> January 2021 with conditions</b>
DC/20/4705/FUL	4 Quantock Close, Rushmere St Andrew	Two storey side extension and single storey rear extension including internal alterations. P&D recommended approval on 17/12/2020 <b>East Suffolk Council – Planning permission granted on 12<sup>th</sup> January 2021 with conditions</b>

## 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.

The Parish Council queried whether the building work at 42 Woodbridge Road is being carried out in accordance with the approved drawings. Awaiting feedback from East Suffolk Council.

The Parish Council queried whether a shed at 17 The Limes, Rushmere St Andrew needs planning permission. Informed needs permission.

## **9. OTHER MATTERS & CORRESPONDENCE**

A discussion followed about correspondence received regarding an email regarding a pre-application for SEH Sports Ground, Humber Doucy Lane. It was agreed that the Parish Council cannot comment until more information is available and that the policy on pre-application process have to be followed.

Mr Richings advised that Chater Land Holdings would be positioning a temporary builder's site compound adjacent to the Parish sign at the corner of Bladen Drive / Gwendoline Close. Moving of the parish sign will be discussed at the PA&S meeting in January 2021. Mr Richings informed councillors about the press release from the Parish Council after the Clerk was contacted by Ipswich Star. 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.

## **10. DETERMINATION OF ITEMS FOR FUTURE AGENDA**

None

## **11. CLOSE OF MEETING**

Chairman closed the meeting at 18.53pm.