



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Thursday, 20th August 2020 via a virtual meeting at 6.00pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr D Francis, Mr M Newton, Mr R Nunn, Mrs Richardson-Todd, Mr P Richings, Mr J Westrup, Mr B Ward.

OTHER ATTENDEES: Members of the public = 0

APOLOGIES: Miss A Cracknell (unable to join virtual meeting), Ms Evans (unwell), Mr R Whiting (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, Ms Evans and Mr Whiting. Mr Newton proposed that the apologies be accepted, seconded by Mrs Richardson-Todd. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 2nd July 2020

Mr Westrup proposed acceptance of the minutes with the following amendments:

Amend DC/20/2515/FUL 'resolved with all in favour' to 'by majority'.

This was seconded by Mrs Richardson-Todd. 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.

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/20/2686/FUL	Land to the north of 868A Foxhall Road, Rushmere St Andrew	IP4 5TP	Erection of a detached dwelling
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p><i>[Mr Nunn left the meeting]</i></p> <p>Application Form - No pre-application advice sought. Materials - walls (part red facing brickwork part vertical timber boarding); roof (part flat, part slate, part pantiles); doors & windows (dark grey aluminium units); “new or altered vehicular access proposed to or from the public highway?” – answered “yes”; 5 car parking spaces; “foul sewage disposal” & “connection to existing drainage system” both answered “unknown”. “Self-build & custom build” box ticked. 4+ bedrooms. Cert-B served on 868A Foxhall Road.</p> <p>Plans – Environmental Search document provided with a pass categorisation. Site plan shows access from Foxhall Road via existing access to 868A between property no’s 866 & 868C, widened to 4.5m by removal of existing brick pier & wall at Foxhall Road end – a proposed access plan is provided. Proposed house is located at north end of existing 868A plot, adjacent, and side on, to the rear of property no’s 868 & 868B, with 5 parking space to front of property. Proposed elevation & floor plans are provided showing 4 (3 1st floor, 1 ground floor) bed house with all first floor apertures facing east or west, with balcony on eastern elevation.</p> <p>Latest Consultation Expiry Date – 21/08/20 (Expiry date)</p> <p>Councillors considered the application carefully.</p> <p>Mr Newton proposed refusal of the application. The proposal was seconded by Mr Francis. Resolved with ALL in favour. The proposal is contrary to Policy DM7 of the Suffolk Coastal Plan. In particular DM7a and b. It will result in a backland development that would significantly reduce residential amenity, mainly as a result of increased noise and loss of privacy and result in an erosion of the character of the surroundings.</p> <p>Response: Rushmere St Andrew Parish Council recommends REFUSAL.</p>			
DC/20/2910/FUL	708 Foxhall Road, Rushmere St Andrew	IP4 5TD	Proposed single storey rear extension and alterations
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>Application form – No pre-application advice sought. Materials – walls (facing brickwork plinth with light grey Marley cedar cladding above); roof (PVC single ply membrane); doors & windows (upvc/powder coated aluminium)</p> <p>Plans – A full width single-storey flat roof rear extension is proposed with 2 “lantern style windows in roof, bi-fold doors to rear & side window on both side elevations.</p> <p>Latest Consultation Expiry Date – 25/08/20 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Mr Westrup proposed approval of the application. The proposal was seconded by Mr Ward. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL.</p>			

DC/20/2923/FUL	The Mallows 11A Linksfeld, Rushmere St Andrew	IP5 1BA	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
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application Form – No pre-application advice sought. All materials match existing.

Plans – A detached bungalow, the proposal is to replace an existing conservatory in the north-east corner with a replacement elongated extension, alongside the boundary with no 11. No apertures are proposed along this boundary, full height “church-style” glazing to rear east elevation, glazing to southern elevation. The existing roof profile is changed, including chimney removal, to accommodate the revisions, with that to the front elevation appears unchanged.

Latest Consultation Expiry Date – 27/08/20 (Expiry date)

Councillors considered the application carefully.

Mr Ward proposed approval of the application. The proposal was seconded by Mr Newton. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL.

DC/20/3005/VOC	Land South of Ditchingham Grove and Land South of Magingley Crescent and Land to South of Shrublands Drive and Adjacent to Broadlands Way, Rushmere St Andrew		Variation of condition No 2 on planning permission C/12/0237 (Erection of 63 new dwellings with associated car parking, to consist of 23 bungalows (phase 6), 24 detached houses (phase 7) and 16 affordable dwellings (site A) – (application relates to 25 Shrublands Drive, Rushmere St Andrew (Plot 6)).
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Mr Richings gave a situation report following his examination of the proposal documentation.

History (as relevant for phase 7 containing plot 6) –

****C/12/0237 (Application Permitted) – Large scale application for 3 areas on Bixley Farm.**

Condition 2 states “The development hereby permitted shall not be carried out other than in accordance with 7030 100 D01 (phase 7 layout plan) & 7030 053 D01 (elevation & floor plans for plots 20 & 23, handed for plots 6 & 22) – *only phase 7 relevant plans listed*. There is an element of mystery regarding 7053 053 **D01** as no details for it are shown on ESC website, nor below in any applications which quote version **D00**.

****DC/20/2555/AME (Application Withdrawn) – Non-material amendment for Plots 3-7.** This entailed change style of houses on plots 5-7, minor changes to rear of plots 3-4.

****DC/20/2658/VOC (Application awaiting decision) – To amend position of rear garden boundary wall to Plot 20 by 1.4m east. Included for document version information& consideration.**

Document presented – 7030 100 D01 (existing P7 site layout); 7030 100 D02 (proposed P7 site layout)
PC Response “Rushmere St Andrew Parish Council recommends REFUSAL. The boundary site as approved respects the character of the area with a wide grass verge bordering the highway. The application to amend the rear garden boundary wall to Plot 20 by 1.4 m east will have a detrimental impact on the visual amenity of the area.”

****DC/20/2830/AME (Application withdrawn) – Amendment to plot 6.** Amendments to the internal layout and conversion of attached garage to create space and a layout suitable to allow purchasers elderly parents to reside with the family

Documents presented – 7030 100 D01 (existing P7 site layout); 9101 1000 P00 (Proposed plot 6 floor plans); 9101 1001 P00 (proposed plot 6 elevations); 7030 053 D00 (original elevation & floor plans for plots 20 & 23, handed for plots 6 & 22)

PC Response – “Rushmere St Andrew Parish Council recommends APPROVAL”

Application Form – Pre-application advice given - “Please submit a s73 application for the proposed amendments to Plot 6”.

The following Plan numbers to be added to the list of approved plans (7030 100 D03; 9101 1000 P00 Plot 6 Floor Plans; 9101 1001 P00 Plot 6 Elevations); The following plans to be replaced: (7030 100 D01 Site Layout; 7030 053 D00 (original elevation & floor plans for plots 20 & 23, handed for plots 6 & 22).

Plans - 9101 1000 P00 & 9101 1001 P00 – These are the same versions as reviewed for DC/20/2830/AME, where the PC recommended approval.

7030 100 D01 – the site layout plan as approved via C/12/0237

7030 100 D03 – This is an updated version of unapproved site layout plan 7030 100 D02, rather than 7030 100 D01 which was approved via C/12/0237. In consequence, it includes changes proposed via DC/20/2658/VOC (see above) to which the Parish Council recommended refusal.

Latest Consultation Expiry Date – 27/08/20 (Expiry)

Councillors considered the application carefully.

Mr Newton proposed approval of the application. The proposal was seconded by Mr Ward. Resolved with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL. Informative: The Parish Council would recommend that sufficient parking be provided on site in accordance with parking standards and we would like to draw attention to the fact that 7030 100 D03 is an updated version of unapproved site layout plan 7030 100 D02, rather than 7030 100 D01 which was approved via C/12/0237. In consequence, this includes changes proposed via application DC/20/2658/VOC which has not been determined to date.

[Mr Nunn joined the meeting].

6. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE THE PUBLICATION OF THIS AGENDA
None

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

DC/20/2031/CLP	Land at 39 Cuckfield Avenue, Rushmere St Andrew	Conversion of a garage to form 'one chair' hairdressing salon Delegated comment P&D noted on 02/07/2020 East Suffolk Council – Planning permission approved on 31 July 2020
DC/20/2173/TPO	124 The Street, Rushmere St Andrew	T1 Lime on roadside front boundary – 30% crown reduction to reduce deadwood and decayed cavities in main stem also crown lift by 2m. Delegated approval noted by P&D on 02/07/2020 East Suffolk Council – Planning permission approved on 5 August 2020
DC/20/2254/FUL	8 Beech Grove, Rushmere St Andrew	Proposed single storey rear extension P&D approval on 02/07/2020 East Suffolk Council – Planning permission with conditions approved on 13 August 2020
DC/20/2506/FUL	9 Quantock Close, Rushmere St Andrew	Proposed two storey side extension with new porch and store to the front

Mr Francis requested a copy of the decision notice for DC/20/2031/CLP.

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

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. Awaiting response from East Suffolk Council. No further updates

9. NEIGHBOURHOOD PLAN WORKING GROUP

The minutes of the working group meeting held on 4th August were distributed with the agenda for the planning and development committee meeting. Several items regarding the neighbourhood plan included on the Parish Council agenda to follow this Planning and Development Committee. No further updates.

10. OTHER MATTERS & CORRESPONDENCE

Received correspondence regarding an application for a Development Consent Order under the Planning Act of 2008 has been made to the Planning Inspectorate for the proposed Sizewell C New Nuclear Power Station. The Parish Council has been invited to make a representation should the wish to about the application until 30 September 2020. It was agreed that this item will be added to next planning and development committee agenda.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

Comments on Sizewell C New Nuclear Power Station, Development Consent Order.

12. CLOSE OF MEETING

The Chairman closed the meeting at 18.49 pm.