



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



**Minutes of the Planning & Development Committee meeting held on Wednesday, 22nd September 2021
held at Village Hall at 7.30pm**

CHAIRMAN: Mr R Whiting

COMMITTEE MEMBERS PRESENT: Ms Evans, Mr J Westrup, Mr Whiting, Mr R Nunn, Miss A Cracknell, Mr M Newton

OTHER ATTENDEES: None

Members of the public = 0

APOLOGIES: Mr P Richings (family commitment), Mr D Francis (family commitment), Mrs B Richardson-Todd (family commitment), Mr Driver (family commitment), Mr B Ward (another commitment)

CLERK: Mrs S Stannard

The Clerk informed Councillors that the Chairman of the Planning and Development Committee, Mr Richings was unable to attend the meeting. A chair for the particular meeting will therefore need to be elected. Mr Newton proposed that Mr Whiting be elected as chairman for the meeting, seconded by Miss Cracknell. Resolved with ALL in favour.

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 and the protocol for face-to-face meetings. Apologies received as detailed above. Mr Nunn proposed approval of apologies, seconded by Mr Westrup. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 17th August 2021

Mr Westrup proposed acceptance of the minutes of 17th August 2021 without any amendments. 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 local 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.

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 Nunn reported that the event at Foxhall Stadium went well over the weekend and that they clear-up around the Stadium after the event. Councillors noted this.

Mr Whiting reported the footpath between Playford Road and The Street that is dangerous. The Clerk confirmed that this has been reported numerous times and that it has been escalated to Councillor Stuart Lawson.

Mr Westrup reported that the issue with the gate at the stables has been resolved.

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

DC/21/3839/FUL	17 Broke Hall Gardens, Rushmere St Andrew	IP3 8RA	First floor extension over garage to provide fourth bedroom and ground floor extension to create new porch and extended garage.
<p>Mr Whiting gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Consultation List – 5 neighbouring properties (3 in Broke Hall Gardens, 2 in Foxhall Road).</p> <p>Application form – Pre-application advice sought – DC/21/1542/PREAPP - “<i>The preapp was to build above the garage, a first floor extension to provide a bedroom and ensuite. It did not include the porch and garage extension. Subject to altering the roofline and using the same materials this was deemed to be likely to have a positive result. We have addressed the issues in the preapp and also decided to include the porch and garage extension with the above</i>”. Materials - walls, roof & windows to match existing.</p> <p>Plans – Pre & post block/layout plans are provided which show the changes (bringing forward the frontage in the south-east corner) relative to the neighbouring properties. Currently, this is mainly a two storey dwelling with entrance hall, & single-storey garage /wet room / utility to side, set back along the frontage. It would appear the original garage has been shortened at some time to provide a wet room at the rear. The proposal is to build a second floor above the existing garage / wet room / utility with a single-storey frontage extension to provide an entrance porch & full size garage. At second floor level, windows are provided to front and rear within the extension. To the eastern side elevation, a small window is included – the current elevation has a similar one, albeit further away from the adjoining no 19.</p> <p>Consideration – Any impact on the proposal would solely be associated with the amenity of no 19, located to the east of the proposed changes. The adjacent elevation of this property is solid brick, with the exception of a first floor window (probably bathroom). The proposed first floor part of the proposed extension appears to be set back from this window so is unlikely to have any significant impact. Similarly, the single-storey part of the extension would face the solid wall of no 19 (this property is already set forward of no 17). To the rear, the proposed first-floor window would be closer, than hitherto, to the boundary with no 19. This property has a small single-storey extension, adjacent no 17, which would mitigate any loss of privacy.</p> <p>Delegated Response – <i>Rushmere St Andrew Parish Council recommends APPROVAL.</i></p> <p>Latest Consultation Expiry Date – 14/09/21 (Expiry)</p> <p>Councillors noted this.</p>			

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/21/3914/FUL	Land adjacent to 138A The Street, Rushmere St Andrew	IP5 1DH	Construction of a one and a half storey detached dwelling, detached double garage/ cartlodge and new vehicular access onto the street
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Mr Whiting gave a situation report following his examination of the proposal documentation.

History –

- DC/19/4038/OUT “Severance of side garden and erection of a detached single storey dwelling. New vehicular access onto the street”. Application Permitted 02/03/2020
- 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'”. Application Permitted 23/06/2020

Consultation List – 7 neighbouring properties (138A, 140, 140A, 142, 146, 153, 155 The Street) plus 6 consultees.

Application form – No pre-application advice sought. “New or altered vehicle & pedestrian access proposed to or from the public highway”, “trees or hedges on site or on adjacent land” questions answered “yes”. Materials – refer to associated plans. Vehicular parking for 3 cars. 1 4+ bedroom “market” house proposed. Foul sewage to mains sewer. Surface water disposed to sustainable drainage system & soakaway.

Plans – The proposed “in-fill” property is located to the north of The Street to the west of 138A The Street. A tree survey is provided which shows details of tree/hedge removal / protection / retention / proposed planting. Contaminated land assessment questionnaire plus “pass” certificate is provided. A planning statement (covering planning history, highway considerations, flood risk, foul drainage, land contamination, trees & hedgerows, ecology, Design & access, CIL) is provided. Within this, reference is made to CIL liability forms provision but none available to review. A topographical survey is also provided.

A site location / block plan shows the application site boundary plus positioning of the proposed dwelling relative to neighbouring properties.

A plan is provided for the elevation, layout & positioning of the proposed garage / carport cartlodge, located to the front of the proposed dwelling. This includes details of driveway / turning & parking space provision.

The dwelling plan contains elevations & layout details. The building is broadly of a 2-storey “cross” shape with an “infill” sunroom in the north-east corner. At first floor level, 3 dormer windows plus one window combination are provided to the front (south) elevation. One first floor window combination is provided to the north elevation. “Velux” style windows are proposed to the west, south & east elevations. Ground floor window combinations are proposed for all elevations, with entrance porch to the front elevation.

Latest Consultation Expiry Date – 23/09/21 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/3965/FUL	77 Chatsworth Drive, Rushmere St Andrew	IP4 5XD	Proposed single storey part rear/ side extension
<p>Mr Whiting gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Consultation List – 4 neighbouring properties (14, 16 Claverton Way & 75, 79 Chatsworth Drive) plus RSAPC.</p> <p>Application form – No pre-application advice sought. Materials – walls and roof to match existing, doors & window upvc.</p> <p>Plans – The semi-detached property is located on the south side of Chatsworth Drive directly opposite Broke Hall School. Existing & proposed elevation & layout plans are provided. The proposal is for a “wrap-around” single-storey extension located at the south-east corner of the existing dwelling & behind its garage. On the east elevation, 2 high-level windows are provided. “Velux” style windows are provided on north & south elevations. The south elevation includes a window & set of patio doors. The nature of the proposed extension sees an existing south elevation window replaced / reduced in size.</p> <p>Latest Consultation Expiry Date – 24/09/21 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Westrup proposed approval of the application. This was seconded by Mr Nunn. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/21/3968/FUL	21 Brookhill Way, Rushmere St Andrew	IP4 5UL	Ground floor rear extension
<p>Mr Whiting gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Consultation List – 2 neighbouring properties (19, 23 Brookhill Drive) plus RSAPC & East Suffolk Landscape Team.</p> <p>Application form – No pre-application advice sought. Materials (walls to match existing; roof grey felt flat roof to single storey extension with grey roof lantern; windows white to existing house, grey to new extension; doors grey aluminium bi-folds to rear elevation).</p> <p>Plans – The detached property is located in a cul-de-sac off the south side of Brookhill Way & backs onto Ipswich Golf Club course. The existing dwelling gains a ground floor window on the west elevation. The main proposal is for a single-storey rear extension, extending approximately across 2/3 of existing dwelling. The flat roof incorporates a lantern window. To the south elevation, a set of bi-fold doors are provided plus a full height window in south-west corner. The west elevation includes a full height window.</p> <p>Latest Consultation Expiry Date – 23/09/21 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Miss Cracknell proposed approval of the application. This was seconded by Ms Evans. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			

DC/21/3991/FUL	667 Foxhall Road, Rushmere St Andrew	IP3 8NF	Proposed replacement roof structure, single storey rear extensions and alterations
<p>Mr Whiting gave a situation report following his examination of the proposal documentation.</p> <p>History – DC/21/1820/FUL Proposed replacement roof structure, single storey rear extension and alterations - Application Permitted 01/06/2021. RSAPC recommended approval. That assessment is as follows: - <i>The existing property is a chalet-style bungalow with flat roof dormers to front & rear, first floor windows to both side elevations, located on north side of Foxhall Road, a short distance from Ipswich Borough boundary. The proposed changes are two-fold – a major revamp of the existing dwelling plus a rear full-width single-storey extension. Looking at the existing dwelling, the ridge height of the building is raised from about 6m to 7.5m, with existing footprint retained. To the front, a pair of ridge style dormers are proposed, plus two roof lights between. No first floor window is proposed on the west elevation; one is proposed on the east elevation. Three roof lights are proposed to rear.</i> <i>The full-width single-storey rear extension has depth of around 5m, is of double ridge style with four roof lights included. No side windows are proposed. To the rear two “cathedral” style windows are proposed.</i></p> <p>Consultation List – 7 neighbouring properties (678, 680, 682,684, 665, 669 Foxhall Road & 63 Claverton Way) plus RSAPC.</p> <p>Application form – No pre-application advice sought. Materials – walls (render); roof (Marley modern roof tiles); windows & doors (upvc/powder coated aluminium).</p> <p>Plans – This application appears to be a scaled back version of the fairly recent approved application. The front elevation is virtually identical, albeit the two roof-lights are changed from being adjacent to having space between them. The rear elevation sees the largest change. The approved application had 3 “velux” style windows – there are now 2 plus a dormer window in north-east corner. At ground floor level, a previously double ridge extension is reduced to single ridge extension, this time with no roof lights included – but this time with window combinations on each side elevation replacing blank wall. A set of bi-fold doors is included, previously a pair a cathedral style windows were proposed. The main building east & west elevations sees adjustments to the window & door positioning, relative to the existing building elevations (see dotted lines on plan).</p> <p>Latest Consultation Expiry Date – 24/09/21 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Westrup proposed approval of the application. This was seconded by Mr Nunn. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/21/4053/TPO	17 The Limes, Rushmere St Andrew	IP5 1EA	TPO No. ESCC/55/00029 T1 Lawson cypress – Fell to ground level T2 Holly – Fell to ground level T3 – Pine – Fell to ground level Reason: All 3x trees are over-encroaching onto 2x mature English Oak tree canopy rubbing onto limbs & taking out light into garden
<p>Mr Whiting gave a situation report following his examination of the proposal documentation.</p> <p>History –</p> <ul style="list-style-type: none"> - C/93/0950 - Erection of house and garage and construction of vehicular access - application refused 29/09/1993. - C/94/1604 - Erection of house and garage and construction of vehicular access (revised scheme) - application refused 08/02/1995. 			

- C/96/0056 - Erection of two-storey house with integral garage and construction of vehicular access (second revised scheme) application refused 22/04/1996. This application then went to planning inspectorate appeal T/APP/J3530/A/96/266843/P4 which was dismissed on 15/05/1997.

Consultation List – Nothing published.

Application form – Nothing published on web. However, when queried, ESC sent an email to RSAPC with application form attached. Condition of trees (e.g. diseased, fear of break or fall), alleged damage to property questions answered “no”.

Plans – Two photographs of trees submitted but no site plan. In aforementioned email response, no site plan had been submitted “It seems the applicant was assuming I would work it out from the photos”. Subsequently, ESC sent an aerial photograph with the locations of 3 trees circled.

Observation – Perusal of the site has identified that a large single-storey building (possibly garage / workshop) is under construction in the area bounded by the trees in question.

Latest Consultation Expiry Date – 22/09/21 (Expiry)

Councillors considered the application carefully.

Response: Mr Westrup proposed refusal of the application. This was seconded by Miss Cracknell. Resolved with ALL in favour. The reason for this was that there is a lack of information that supports the application and justification for felling the trees rather than pruning the trees.

Rushmere St Andrew Parish Council recommends REFUSAL.

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

None

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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

DC/21/2496/FUL	75 Claverton Way, Rushmere St Andrew	Garage conversion incorporating single storey front extension and first floor extension over existing ground floor. P&D recommended refusal on refusal on 1 June 2021 East Suffolk Council – granted planning permission with conditions on 20 September 2021
DC/21/3409/TPO	Linden Cottage, 3 Lamberts Lane, Rushmere St Andrew	T1 Cherry – remove tree to improve visibility from drive especially following recent nearby new build properties. Tree is in poor condition. T2 Sycamore – crown lift to 3-4m T3 Hornbeam – crown lift to 2m T4 Sycamore – cluster of sycamore trees, to be removed at allow better use of garden and to allow more light to garden. To be replaced with more appropriate species for garden position. Delegated approval, P&D noted on 17 August 2021 East Suffolk Council – granted planning permission on 7 September 2021
DC/21/2235/FUL	19 Glemham Drive, Rushmere St Andrew	Proposed single storey rear extension P&D recommended approval on 1 June 2021 East Suffolk Council – granted planning permission with conditions on 2 September 2021

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

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. The enforcement officer is due to review some other areas of the development and will then review the need for further enforcement action if the land is not cleared or an application submitted for the storage.

The Parish Council queried whether planning permission is needed for works currently in hand at 15 The Pastures, Rushmere St Andrew. Awaiting response.

10. TO CONSIDER AND COMMENT ON THE IPSWICH LOCAL PLAN REVIEW – MAIN MODIFICATIONS

The Ipswich Local Plan was submitted for examination in June 2020. The examination took place in November/ December 2020. The Parish Council objected to Policy IPS4A in the Ipswich Local Plan Review and Cllr J Wright represent the Parish Council at the examination. The objection that the Parish Council submitted was as follows:

The Rushmere St Andrew Parish Council is concerned about the inclusion of land at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. We are specifically concerned regarding the implications of increased traffic on the Woodbridge to Claydon corridor via Playford Road, Rushmere Street and Humber Doucy Lane and visa versa.

The development should not take place until significant improvements to roads and travel has been made. Large developments are included in the Suffolk Coastal Local Plan at Brightwell Lakes, Suffolk Police Headquarters at Portal Avenue Martlesham Heath and Humber Doucy Lane (reference SCLP 12.24). Rushmere St Andrew. This together with the allocation at the northern end of Humber Doucy Lane in the Ipswich Local Plan (ISPA4.1) makes it crucial that provision is made for enhancements to roads both within Ipswich Borough and neighbouring authorities.

It is important that replacement sports facilities be provided to compensate for the loss of facilities if this allocation is implemented.

During the examination Mr Wright also added the following to the initial comment:

Any development must include a protected buffer from Tuddenham Lane, Lamberts Lane and Severn Cottage Lane. Indeed to have the development sealed off in that direction to all but pedestrian traffic. The mentioned lanes have been registered as potential Quiet Lanes with Suffolk County Council that are currently looking at allocating funding towards establishing these lanes as Quiet Lanes.

The southern end of Humber Doucy Lane is a narrow road with speed bumps along this stretch of road and unsuitable for large volumes of traffic. At present Suffolk Highways is implementing a traffic calming scheme along Playford Road which will include speed bumps and again this road would be unsuitable for large volumes of traffic. We submit that Humber Doucy Lane is wholly unsuitable for the level of traffic likely associated with the proposed development. The development should not proceed until there is a significant upgrade of Tuddenham Road on its junction with Humber Doucy Lane at the roundabout where it joins the A1214.

The Inspectors wrote to Ipswich Borough Council confirming that the examination can proceed to public consultation on the main modifications. Currently the Council is consulting on proposed Main Modifications on the plan and the Parish Council received a notification of the consultation. The consultation ends on 23rd September 2021. A list of main modifications has been published on the Ipswich Borough Council website, including modifications to Policy IPS4A. In summary it is proposed to reduce the number of dwellings from 496 to 449 and criteria relating to the following have been added to the policy:

Reference to high-quality design;

Maintenance of separation between Ipswich and surrounding settlements which is important to the character of the area;

Settings of listed buildings must be preserved – more details has been added regarding this;

Site Specific Flood Assessment;

Preservation of row of TPOs along the boundary with Westerfield House;

Current infrastructure requirements: - early years setting has been added;

More detail has been added regarding replacement sports facilities;

Habitat Regulations Assessment and Suitable Alternative Natural Greenspace;

Addition of reference to linking the site not just to town centre but to local services and facilities; and

Appropriate transport mitigation measures that arise from demand created by the development.

Councillors considered this carefully.

Miss Cracknell proposed that the following comments be made:

Reference be included to maintain separation/ tree belt/ public open space between the development and Severn Cottages Lane and Tuddenham Lane.

A footpath/ sidewalk be provided from Tuddenham Road to Humber Doucy Lane.

The proposal was seconded by Mr Newton. Resolved with ALL in favour.

11. NEIGHBOURHOOD PLAN

a. Update and queries from Councillors

Mr Whiting reported that the first drop-in session for the consultation on the Neighbourhood Plan was held on Saturday, 18th September at 2.30 – 6.30pm at the Village Hall. A number of residents attended the drop-in session. The event went well.

The next drop in session will be held on Tuesday, 28th September at 2.30 – 6.30pm at Tower Hall. Councillors are welcome to attend. Councillors noted this.

12. OTHER MATTERS & CORRESPONDENCE

The Clerk made Councillors aware of a survey for over 55+ in the parish. Councillors noted this.

The Clerk asked if any of the Councillors present would like a paper copy of the Suffolk Coastal Local Plan. Mr Whiting indicated that he would prefer a paper copy.

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

14. CLOSE OF MEETING

The Chairman closed the meeting at 8.35pm.