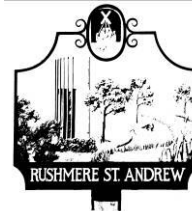




# Rushmere St. Andrew Parish Council

[www.rushmerestandrew.onesuffolk.net](http://www.rushmerestandrew.onesuffolk.net)

*"Seek The Common Good"*



Minutes of the Planning & Development Committee meeting held on Thursday, 25<sup>th</sup> November 2021 held at Village Hall at 7.30pm

---

CHAIRMAN:	Mr P Richings
COMMITTEE MEMBERS PRESENT:	Mr P Richings, Mr J Westrup, Mr K Driver, Mr Francis, Mr D Noske, Mr R Nunn, Mrs B Richardson-Todd
OTHER ATTENDEES:	None
	Members of the public = 0
APOLOGIES:	Mr M Newton (another commitment), Mr B Ward (another commitment), Mr R Whiting (another commitment), Ms C Evans (another commitment), Miss A Cracknell (another commitment)
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. Apologies as above. Mrs Richardson-Todd proposed acceptance of the apologies, seconded by Mr Noske. Resolved with ALL in favour.

## 2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 22<sup>nd</sup> September 2021

Mr Westrup proposed acceptance of the minutes of 22<sup>nd</sup> September 2021 without any amendments. This was seconded by Mr Nunn. Resolved with MAJORITY 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 status of the building compound at the corner of Bladen Drive and Gwendoline Close. The Clerk advised that this was referred to East Suffolk Council Enforcement and queried whether planning permission is required or not. The Enforcement Officer advised that he has concluded his investigation and from the evidence he has gathered. It has been determined that there is breach of control. The land was visited on the 12th January & 21st September 2021 and inspected. During his first site visit the land had been cleared but no

use had been implemented. Contact was made with the occupier to advise a change of use would require planning permission prior to commencement. A planning application has not been received and during his most recent site visit fencing and a builders' yard were viewed. Therefore, a change of use has occurred and there is a breach of development control. For this reason, the occupier has been given a period of time to remove the fencing and all building materials from the land. Alternatively, it is their right to submit a retrospective planning application for the change of use.

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

DC/21/4647/LBC	St Andrews Church, The Street, Rushmere St Andrew	IP5 1DJ	Listed Building Consent – Churchyard east boundary wall stabilisation and repairs.
----------------	---	---------	--

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Nothing of note.

**Consultation List** – 7 neighbouring properties (3 in The Street, 4 in St Andrews Church Close) plus 5 other Consultees (Design & Conservation & Landscape at ESC; Rights of Way & Archaeological Unit at SCC; Historic England).

**Application form** – Applicant is agent on behalf of East Suffolk Council. Pre-application advice sought – no details. Materials - red bricks to match in lime mortar. Proposal is for churchyard east boundary wall stabilisation and repairs in curtilage of Grade II\* Listed Ecclesiastical Building.

**Plans** – Structural Engineers have provided a Heritage Statement and a Design & Access Statement. A Site & Block Plan, together with a Schedule of Works.

The north end of the wall, at the east side of the curtilage, has developed a significant lean, probably due to tree root encroachment, over the past couple of years or so, towards an adjacent footpath. There is evidence that, historically, the lean was away from the footpath and strengthening had taken place on the west side by a pair of buttresses. These are no longer attached to the wall. The latest lean has necessitated the use of temporary water-filled barriers for protection purposes.

The proposed works entails –

- Removal of the now-redundant pair of west side buttresses
- Enhanced foundations for 5 east side buttress piers (no's 3-7 of 23)
- Strengthening / enlarging of these piers with a wraparound course of bricks
- Remove & re-bed coping stones between buttress piers 11 & 20
- Other crack & coping restitution repairs
- Keeping open the adjacent footway whilst works in progress.

**Consideration** – The proposals have been provided by an independent Structural Engineer company, leading to confidence that the proposal will provide a satisfactory outcome. It is clear that works need to be carried out – RSA Councillors have been expressing concern over the last year or so. The works can be considered “necessary maintenance”, rather than “remove/rebuild” to an historic wall, thus retaining as much of the historic nature of the wall. Probably the only item of note is the enlargement (by wraparound) of piers 3-7, leading to an element of difference to the other piers. However, the structural engineers would most likely have considered this anomaly – probably the only other option would have been to take a “remove/rebuild” approach which, as mentioned above, would have lost an element of history. The proposal also promises access along the footpath, whence access to the Parish Council's Lawn Cemetery, whilst works are in progress. It is also worth noting the wide Consultee list, some of whom would be very competent in these matters.

**Delegated Response** – *Subject to access being provided at all times to the Lawn Cemetery, located to the north of the work site, Rushmere St Andrew Parish Council recommends APPROVAL.*

**Latest Consultation Expiry Date** – 11/11/21 (Expiry)

Councillors noted this.

DC/21/4686/TPO	The Chimes, 138 The Street, Rushmere St Andrew	IP5 1DH	TPO ESCC 1955 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 re shaping 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.
----------------	--	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Nothing of note.

**Consultation List** – None reported.

**Application form** – “Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall” & “Alleged damage to property - e.g. subsidence or damage to drains or drives” questions answered “no”.

**Plans** – Simple sketch showing location of relevant trees.

**Consideration** – Referred to James, our tree warden, who comments “*Work to the Beech Tree and Sweet Chestnut Tree at the front of the property is all within order and I would recommend approval. (The Beech Tree is not in good shape especially at lower trunk level - wouldn't be surprised if further work might be needed). Proposed work to Oak Tree in rear garden is also satisfactory and would recommend approval*”.

**Delegated Response** – Rushmere St Andrew Parish Council recommends APPROVAL.

**Latest Consultation Expiry Date** – 04/11/21 (Expiry)

Councillors noted this.

DC/21/4688/TPO	144 The Street, Rushmere St Andrew	IP5 1DH	TPO ESCC 1955 0029 Reduce Oak tree by up to 4m and crown lift to 6m to let light into property.
----------------	------------------------------------	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Nothing of note.

**Consultation List** – None reported.

**Application form** – “Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall” & “Alleged damage to property - e.g. subsidence or damage to drains or drives” questions answered “no”.

**Plans** – Simple sketch showing location of relevant tree.

**Consideration** – Referred to James, our tree warden, who comments “A large Oak Tree which would benefit from the proposed work. Recommend approval”.

**Delegated Response** – Rushmere St Andrew Parish Council recommends APPROVAL.

**Latest Consultation Expiry Date** – 04/11/21 (Expiry)

Councillors noted this.

DC/21/4774/TPO	St Andrews House, St Andrews Church Close, Rushmere St Andrew	IP5 1DL	TPO ESCC 55 0029 Fell Oak tree, due to proximity to property, to let light into property, falling debris.
----------------	---	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Nothing.

**Consultation List** – None reported.

**Application form** – Owner of application site is an address in Ipswich. The applicant is based at a neighbouring property at 6 St Andrews Church Close. “Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall” & “Alleged damage to property - e.g. subsidence or damage to drains or drives” questions answered “no”.

**Plans** – Simple sketch showing location of relevant tree – the easternmost of a line of 4.

**Consideration** – Referred to our tree warden who comments “The Oak Tree is in the grounds of St Andrews House a long way from that property. It is close to the boundary of no. 6 St Andrew Church Close who may be the applicants. Family name Lambert. The tree poses no threat to any buildings. It doesn’t shade the garden because the sun moves across the garden in a different direction. I would recommend we refuse. It’s not part of the application however if we could add a comment I would suggest we might accept a reduction in height and lifting some lower branches.”

**Delegated Response** – *Rushmere St Andrew Parish Council recommends REFUSAL. This tree forms a significant part of the tree-scape skyline & its removal would therefore be detrimental to the local landscape amenity. Additionally, there appears to be no valid justification for its removal. An alternative consideration may be the possibility of a reduction in height and the lifting of some lower branches.*

**Latest Consultation Expiry Date** – 10/11/21 (Expiry)

Councillors noted this.

DC/21/4783/TPO	31 Brookhill Way, Rushmere St Andrew	IP4 5UL	TPO SCDC 97 0100 Fell Pine tree, it has become very tall and several large limbs have failed and damaged the fence underneath.
----------------	--------------------------------------	---------	--

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – DC/15/0336/TPO To fell Pine in rear garden – Refused 19/03/2015 “*The application to fell the Pine tree in the rear garden of the above address is refused on the grounds that: A. - No justification for its removal was submitted with the application. B. - Its removal would be detrimental to the local landscape amenity*”

**Consultation List** – None reported.

**Application form** – “Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall” & “Alleged damage to property - e.g. subsidence or damage to drains or drives” questions answered “no”.

**Plans** – Simple sketch showing location of relevant tree.

**Consideration** – Referred to our tree warden who comments “The conifer is indeed pretty big. Moving further back the tree forms a significant part of the tree-scape skyline. I would suggest a reduction in height but I don’t think that tree would benefit so it would be all or nothing. I would recommend we refuse”.

**Delegated Response** – *Rushmere St Andrew Parish Council recommends REFUSAL. This tree forms a significant part of the tree-scape skyline & its removal would therefore be detrimental to the local landscape amenity. Additionally, there appears to be no valid justification for its removal.*

**Latest Consultation Expiry Date** – 10/11/21 (Expiry)

Councillors noted this.

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.
----------------	--	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Application previously reviewed & PC recommended approval on 8<sup>th</sup> September. Revised plan submitted by applicant & consultation re-opened for a brief period.

**Consultation List** – 3 properties in Broke Hall Gardens, 2 in Foxhall Road.

**Application form** – Unchanged from original submission.

**Plans** – No changes are proposed to the exterior building footprint. The revised plan proposes bedroom no 4 is split to incorporate an en-suite facility located to the rear of the dwelling in the northeast corner.

**Consideration** – A minor change which would have not been considered material when reviewed originally.

**Delegated Response** – None made. Original recommendation unchanged

**Latest Consultation Expiry Date** – 27/10/21 (Expiry)

Councillors noted this.

DC/21/2923/FUL	12 Elm Road, Rushmere St Andrew	IP5 1AJ	Use of former garage space as single chair barbers with a change to working hours.
----------------	------------------------------------	---------	--

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Revised plan have been submitted by applicant & consultation re-opened for a brief period. Two documents have been submitted – opening hours & parking area allocation. The notes from the original review are:

-

**History** –

- DC/20/0230/FUL - Brick Annex to rear garden of existing property - Application Permitted 09/03/20

- DC/20/3946/FUL - Retrospective change, converting a 3rd of our garage into a Barbershop - Application Permitted 27/01/21

With regards to DC/20/3946/FUL, the Parish Council made the following response “Rushmere St Andrew Parish Council recommends REFUSAL. The reasons for refusal are: This is a narrow site near the top of Elm Road. There are already issues with cars parking along the road and insufficient car parking is available/ proposed on site. The Parish Council would also like to draw attention to the fact that online appointments are currently advertised for day times but in the application form it is stated that there would not be appointments available during day times.”

Five letters of objection raising the following material planning considerations were mentioned in the ESC Officer report: • Parking • Highway Safety • Loss of privacy • Noise and disruption.

The Officer report also includes “The town council have recommended refusal to the application, and therefore given the contrary officer recommendation the application was presented to the referral panel on the 15/12/2020 whereby it was decided to bring the application to the Planning Committee”.

Following ESC Committee review, this application was approved with the following 5 conditions: -

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission. Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.
2. The development hereby permitted shall be completed in all respects strictly in accordance with Site Plan, Block Plan, Floor Plan & Proposed Info. received 05/10/20 and Elevation received 09/10/2020, 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. Reason: For the avoidance of doubt as to what has been considered and approved.

3. The development hereby permitted shall not be used by members of the public outside the following hours: 16:00 - 20:00 Monday to Friday 09:00 - 12:30 Sunday No works shall take place on Bank Holiday's Reason: To ensure the amenities of adjacent residents are not adversely affected.

4. The Barbers unit hereby approved shall only be operated and used by one professional barber with one client at a time. It shall not be leased out or used independently from the host dwelling (12 Elm Road). Reason: To ensure the building is used by the applicant only, or any successive owner of the building in the interests of safeguarding residential amenity.

5. A parking space shown on the Block Plan showing possible parking received 05/10/2020 shall be retained during business hours for clients of the barbers unit only and for no other purpose. Outside of these hours it can be used in conjunction with the normal domestic purposes of the dwelling. Reason: To ensure that off-road client parking is provided during business hours.

**Consultation List** – None published at time of consideration.

**Application form** – No pre-application advice sought (DC/20/3946/FUL did seek advice). The only other variation noted on the two application form is related to hours of opening, the first application as per above approval, this application is for Mon-Fri 1000-1900, Sun & BH 0900-1300).

**Plans** – The plans submitted are similar to the earlier application. A couple of more recent exterior photos are included this time. The main change spotted is the removal of the phrase “We currently see around 12 clients a week (though this will increase as the business grows) the hours offered are Mon-Friday 16:00-20:00 and Sunday 9:00 – 12:30pm”

**Consideration** – The description advertised by ESC is rather misleading. This application is clearly requesting approval for change in hours of opening.

As approved, opening is limited to 23.5 hours per week – 5 days (Mon-Fri) early evening plus Sunday morning. This application is requesting this is increased to 49 hours – 5 day-time (Mon-Fri) plus slightly extended Sunday morning. Based on RSAPC & local residents concerns regarding the first application, this application would simply exacerbate these issues over a more than doubled time-period. In consequence, RSAPC's comments would clearly remain broadly valid.

Perusal of the applicant's booking system shows availability later than permitted on Sunday's (e.g. 13:10). No anomalies noted for weekdays.

**Delegated Response** – Rushmere St Andrew Parish Council recommends REFUSAL. We consider the application description, as published by East Suffolk Council, is extremely misleading and does not convey the “change of opening hours” intent of the application – we recommend this is changed to clarify this anomaly. The reasons for refusal are: This is a narrow site near the top of Elm Road. There are already issues with cars parking along the road and insufficient car parking is available / proposed on site. The hours requested more than double the total currently permitted which will significantly exacerbate our previous concern, especially with regard to noise nuisance to local residents from additional vehicular traffic & customers visiting the premises. The Parish Council would also like to draw attention to the fact that online appointments are currently advertised for Sundays later than the currently granted permission.

**Latest Consultation Expiry Date** – 26/07/21 (Expiry).

**Consultation List** – None published

**Application form** – Unchanged from original submission. However, the published application title has been changed.

**Plans** – The original documents remain unchanged. The recently submitted proposed working hour document requests opening times of Tuesday & Wednesday 11am-6pm, Thursday & Friday 11am-8pm, Saturday 9am-2pm. The parking space document gives specific dimensions for household & client parking allocations.

**Consideration** – As approved, opening is limited to 23.5 hours per week – 5 days (Mon-Fri) early evening plus Sunday morning. This application, as originally submitted requested a change to 49 hours – 5 day-time (Mon-Fri) plus slightly extended Sunday morning. The latest document significantly revises the days & hours proposed albeit reduced to a total of 37 hours per week – however this is an increase of about 57% from that currently permitted. There is also a shift from off-peak hours to peak hours when delivery / refuse collection vehicles etc. are more likely to be needing unobstructed access to the area.

With regards to the parking spaces, the originally submitted plans showed an indicative allocation of 3 household spaces to the north (side elevation of dwelling) & 2 client spaces to the east (front of dwelling). The new document gives detailed measurements – 3.4m wide \* 13.4m long for household use & 5m wide \* 6.7m wide for client use. However, the areas about to form an “L” shape so that if the 13.4m household length was fully utilised, there would be no access to the client area. Typical modern day household fall into a range of around 4.1m\*1.8m to 5m\*1.9m although widths for people carrier vans are up to around 2.3m. As such, whilst careful “tight up” parking would allow for 3 household vehicles & 2 (blocked in) client vehicles, realistically only 2 household & 1 client vehicle would be



possible. At changeover appointment time, there are likely to be 2 client vehicles in attendance leading to 1 being left of the very narrow highway/footway corridor. It is noted that the original consultation elicited concerned comment, including photographs, regarding the impact the on the loss of amenity for the neighbouring properties.

**Delegated Response** – Rushmere St Andrew Parish Council recommends REFUSAL. The reasons for refusal are:

- This is a narrow site near the top of Elm Road. There are already issues with cars parking along the road and insufficient car parking is available / proposed on site. Whilst noting it might be possible to tightly park 5 vehicles on site, in reality only 3 vehicles would be possible to allow unimpeded access to 1 client space, when 2 would be required at changeover time.
- The hours requested significantly increase the total currently permitted which will significantly exacerbate our previous concern, especially with regard to noise & amenity nuisance to local residents from additional vehicular traffic & customers visiting the premises. There is also a shift from evening/Sunday hours to daytime hours when delivery / refuse collection vehicles etc. are more likely to be in the area & needing unobstructed access along Elm Road.

**Latest Consultation Expiry Date** – 16/11/21 (Expiry)

Councillors noted this.

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

DC/21/4799/FUL	St Andrews Church, The Street, Rushmere St Andrew	IP5 1DJ	Works to additionally buttress a leaning section of the east boundary wall of St Andrews Churchyard, Rushmere St Andrew and to undertake localised crack & coping repairs
----------------	---	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Please see above for Listed Building Consent application DC/21/4647/LBC.

**Consultation List** – Relative to DC/21/4647/LBC, consultation list has been expanded. 16 neighbouring properties (4 in The Street, 12 in St Andrews Church Close) plus 6 other Consultees (Design & Conservation & Landscape at ESC; Rights of Way & Archaeological Unit at SCC; Historic England; Suffolk Wildlife Trust & East Suffolk Ecology).

**Application form** – Applicant is East Suffolk Council. Pre-application advice sought – “planning permission required, as well as listed building consent, as addition of buttresses with own footings constitutes a form of development”. “Cert B” served on Diocese of ST Edmundsbury & Ipswich.

**Plans** – Please see details as per above-mentioned notes for DC/21/4647/LBC. This application is simply a retrospective realisation that a FUL application is required.

**Latest Consultation Expiry Date** – 16/12/21 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/4914/AME	Land South of Ditchingham Grove and Land South of Magingley Crescent and Land to South of Shrublands Drive and Adjacent, Broadlands Way, Rushmere St Andrew		Variation of Condition 2 of 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) – Phase 6 bungalows: separate plots 2 and 4 from a semi-detached into 2no. detached properties.
----------------	---	--	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – Part of the ongoing development at Bixley Farm whereby application C12/0237 granted permission for 3 areas of land. The current application deals with a revision to the Phase 6 area abutting the District Centre Retail area.

**Consultation List** – None provided on web

**Application form** – This is an amendment to approve plans and encompasses the request for “Phase 6 Bungalows: to separate plots 2 and 4 from a semi-detached into 2no. detached properties to meet market demand.”

**Plans** – No pre-application advice sought. Full elevation, layout & site plans are provided for the affected area. The revised plans give full details of the affected bungalows – located in a line facing Brendon Drive positioned to the north of the retail area. From the northern extremity, approved plans have detached plot 3 bungalow, semi-detached plot 2/4 bungalows. The proposal is to separate bungalows 2 & 4 to provide 3 detached bungalows – plots 3/2/4.

**Latest Consultation Expiry Date** – 09/12/21 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/5075/FUL	2 Hazelnut Close, Rushmere St Andrew	IP5 1BT	Proposed outbuilding for home working/recreational use in conjunction with main dwelling, constructed with pitched roof including velux windows and horizontal boarding to walls, with upvc door and windows.
----------------	--------------------------------------	---------	---

Mr Richings gave a situation report following his examination of the proposal documentation.

**History** – C/01/0190 Erection of front first-floor extension and car port – application approved 11/05/2001.

**Consultation List** – None provided on web

**Application form** – No pre-application advice sought. Materials (Walls Horizontal - hardiplank; Roof - Pitched; Windows upvc & velux; doors Upvc)

**Plans** – Existing & proposed site layout provided, together with proposed building elevations & layouts. Roof material clarified as “Onduline Grey Roof Shingles by Wickes”. The outbuilding is located to the front garden of the existing dwelling. The building is located just to the north of a garage block area located adjacent to the entrance of Hazelnut Close. Two rooms (indicatively shown as office / gym) are provided with toilet & cupboard areas. With the exception of two south facing velux style windows, the proposed door & windows (3 double pane /1 single pane obscure glass) face north into the garden of the property. (*Observation for future reference – plans show obscure glass proposed very well when viewed online on PC, hardly no obscurity on I-pad – be warned!*)



**Latest Consultation Expiry Date** – 06/12/21 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL subject to the use of the building being incidental to the use of the main dwelling and the building not be used for commercial/ business purposes.

**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 June.

DC/21/3615/FUL	774 Foxhall Road, Rushmere St Andrew	First floor rear extension, single storey front, side and rear extensions and alterations P&D recommended approval on 17 August 2021 <b>East Suffolk Council – approved planning permission with conditions on 29 September 2021</b>
DC/21/3222/FUL	2 Brookhill Way, Rushmere St Andrew	Proposed alterations & single storey rear extension Delegated approval P&D noted on 17 August 2021 <b>East Suffolk Council – approved planning permission on 4 October 2021</b>
DC/21/3273/FUL	Sports Ground, 2 Playford Road, Rushmere St Andrew	Siting of temporary cabins on grass area behind existing buildings Delegated approval P&D noted on 17 August 2021 <b>East Suffolk Council – approved planning permission on 6 October 2021</b>
DC/21/2252/FUL	713 Foxhall Road, Rushmere St Andrew	Retrospective Application - Cladding of the building P&D recommended refusal on 1 June 2021 <b>East Suffolk Council – approved planning permission on 12 October 2021</b>
DC/21/3965/FUL	77 Chatsworth Drive, Rushmere St Andrew	Proposed single storey part rear/part side extension P&D recommended approval on 22 September 2021 <b>East Suffolk Council – approved planning permission on 12 October 2021</b>
DC/21/3311/FUL	20 Foxwood Crescent, Rushmere St Andrew	Construction of single storey extension to rear/side elevation Delegated approval P&D noted on 17 August 2021 <b>East Suffolk Council – approved planning permission on 13 October 2021</b>
DC/21/3991/FUL	667 Foxhall Road, Rushmere St Andrew	Proposed replacement roof structure, single storey rear extension P&D recommended approval on 22 September 2021 <b>East Suffolk Council – approved planning permission on 15 October 2021</b>
DC/21/3968/FUL	21 Brookhill Way, Rushmere St Andrew	Ground floor extension P&D recommended approval on 22 September 2021 <b>East Suffolk Council – approved planning permission on 15 October 2021</b>
DC/21/4053/TPO	17 The Limes, Rushmere St Andrew	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&D recommended refusal on refusal on 22 September 2021 <b>East Suffolk Council – approved planning permission 20 October 2021</b>
DC/21/3839/FUL	17 Broke Hall Gardens, Rushmere St Andrew	First floor extension over garage to provide fourth bedroom and ground floor extension to create new porch and extended garage

		Delegated approval P&D noted on 22 September 2021 <b>East Suffolk Council – approved planning permission on 10 November 2021</b>
--	--	---

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

The Parish Council queried whether a shed at 17 The Limes, Rushmere St Andrew needs planning permission. Following the enforcement officer's initial site visit the owner stated they would be building within permitted development. Therefore, the enforcement officer was awaiting confirmation of completion of the works. This was recently received so the officer will be returning to confirm if the building falls within the limits of Town and Country Planning (General Permitted Development) (England) order 2015 or if planning permission is required. Possible Breach of Control: Large outbuilding. The officer concluded his investigation into the above alleged breach. The property was visited on 13<sup>th</sup> May 2021 to view and measure the new outbuilding, which was 408cm at its highest point. It was also noted during his site visit that ground level has not been completed and is still due to be levelled by approximately 5cm.

The height of the new outbuilding marginally exceeds the allowable limit under permitted development. The Town and Country Planning (General Permitted Development) (England) order 2015 states development is not permitted if;

*(e) the height of the building, enclosure or container would exceed—*

*(i) 4 metres in the case of a building with a dual-pitched roof,*

*(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or*

*(iii) 3 metres in any other case;*

(Schedule 2, Part 1, Class E, E.1, e)

Due to the outbuilding being over permitted development by 8cm currently and is due to be reduced further when the works are completed, it has been deemed non expedient to pursue this matter. This decision has been made in line with East Suffolk Council Suffolk Local Planning Enforcement Plan which states; *We may decide not to pursue an enforcement investigation, even if there is a clear breach of planning control, because it is 'not expedient' to take action. This might be because although the breach is more than just a minor or technical breach, the harm it causes is not significant, and in our opinion formal action would not be in the public interest. In reaching such a decision we must balance the harm being caused against the likely success of any formal action, the availability of resources, and other cases that might be causing a greater level of harm but whose progress might be delayed as a result. In both these circumstances we will close the case file and notify in writing everyone who has been involved in the investigation.*

An update on the site at Bladen Drive/ Gwendoline Close were provided under Item 4b.

Mr Driver will send details to the Clerk regarding a dog grooming business in Linksfield and the Clerk will contact Enforcement regarding this. The Clerk to check on the status of the planning application of The Stables.

## 10. TO CONSIDER AND COMMENT ON THE FOLLOWING DOCUMENTS:

### a. Draft Sustainable Construction Supplementary Planning Document

Sustainable Construction Supplementary Planning Document, consultation period: Monday 1st November to 5pm on Monday 13th December 2021. The Sustainable Construction SPD will provide guidance on the implementation of the Council's Sustainable Construction planning policies and other planning policies related to mitigating the impact of climate change. The draft SPD addresses a range

of topics including energy efficiency, renewable energy, water conservation, waste and use of materials.

The SPD has been drafted following an initial consultation on the proposed scope and content held in March and April 2021. A Consultation Statement has been published alongside the draft SPD which explains how the comments received have been taken into account in drafting the SPD.

Upon adoption the SPD will replace the following existing guidance document:

Renewable Energy and Sustainable Construction SPD (September 2013, which relates to the former Waveney area).

Councillors considered this consultation and agreed to note the consultation.

#### **b. Draft Affordable Housing Supplementary Planning Document**

The Affordable Housing Supplementary Planning Document (SPD) will provide guidance on the implementation of the Council's planning policies related to affordable housing. The draft SPD covers a range of matters including types of affordable housing, identifying an appropriate mix of affordable housing, the design of affordable housing, legal agreements and carrying out local housing needs assessments.

The SPD has been drafted following an initial consultation that was held in November and December 2020 under which views were sought on the scope and content of the SPD. A Consultation Statement has been published alongside the draft SPD which explains how the comments received have been taken into account in drafting the SPD.

Upon adoption the SPD will replace the following existing guidance documents:

- Supplementary Planning Guidance 2 Affordable Housing (July 2004) – this relates to the former Suffolk Coastal area, and;
- Affordable Housing Supplementary Planning Document (May 2012) – this relates to the former Waveney local planning authority area.

Councillors considered this consultation and agreed to note the consultation.

#### **c. Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule and Draft East Suffolk CIL Instalment Policy**

East Suffolk Council is inviting representations on the Draft East Suffolk Community Infrastructure Levy (CIL) Charging Schedule and Draft East Suffolk CIL Instalment Policy from Thursday 11<sup>th</sup> November to 5pm Thursday 23<sup>rd</sup> December 2021.

The Council has prepared a Draft East Suffolk CIL Charging Schedule (which will, when 'adopted', replace the existing two separate CIL Charging Schedules for the former Suffolk Coastal and former Waveney areas). As part of the process, an East Suffolk CIL Instalments Policy has also been prepared, which allows the payment of CIL in instalments (as with the CIL Charging Schedules, there are currently two separate Instalment Policies, one for the former Waveney area, and one for the former Suffolk Coastal area).

CIL is "a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area" (Planning Practice Guidance on CIL). CIL works alongside planning obligations (made under Section 106 of the Town and Country Planning Act 1990), which are used to secure on-site infrastructure and some other elements, the most significant of which is often affordable housing.

Part of the objective is to provide a composite East Suffolk Council CIL charging schedule in place of the former Waveney & East Suffolk District Council schedules.

The proposed rates are as follows: -

Residential Charging Zone Rate of CIL per sqm

- Zone 1 Higher Value Zone £300 (areas around Southwold, Aldeburgh, Orford & inland area bounded by Cretingham, Ufford, Playford & Witnesham)
- Zone 2 Mid Higher Value Zone £200 (majority of old East Suffolk area plus Oulton Broad)
- Zone 3 Mid Value Zone £100 (majority of old Waveney area & Leiston area)
- Zone 4 Mid Lower Zone £0 (Outer Lowestoft area)
- Zone 5 Lower Zone £0 (Lowestoft / Gorleston area)

Strategic Sites Charging Zone Rate of CIL per sqm

- Policy SCLP12.29: South Saxmundham Garden Neighbourhood £90
- Policy SCLP12.3: North Felixstowe Garden Neighbourhood £100
- Policy SCLP12.64: Land off Howlett Way, Trimley St Martin £160
- Policy SCLP12.19: Brightwell Lakes/Adastral Park, Martlesham £0
- Policy WLP2.16: Land south of The Street, Carlton Colville/Gisleham £70
- Policy WLP3.1: Beccles and Worlingham Garden Neighbourhood £40
- Policy WLP2.13: North of Lowestoft Garden Village £60
- Policy WLP2.4: Kirkley Waterfront and Sustainable Urban Neighbourhood £0

Sheltered Housing £0

Extra Care Housing £0

Residential Care Homes £0

Holiday Lodges not complying with the Caravan Act – in defined coastal areas £210

Holiday Lodges not complying with the Caravan Act – in all other areas £0

Convenience Retail £70

Comparison Retail £0

Employment (offices, industrial, warehouses) £0

All other development £0

The other part of the consultation regards a proposed instalment payment schedule based on liability amount ranges from 2 50% instalments within 6 months (<£10K liability) to 5 20% instalments within 24 months (>£500K liability)

Councillors considered this consultation and agreed to note the consultation.

#### **d. Draft Cycling and Walking Strategy**

East Suffolk Council is preparing guidance on the Cycling and Walking Strategy, which identifies potential cycling and walking infrastructure opportunities across the district. It provides context and information to support detailed infrastructure proposals. The draft Strategy has been informed by an initial consultation that was held October- December 2020, and includes:

- **Key Corridors** - Key routes between, and through, settlements;
- **Local Plan Site Allocation Recommendations** - Recommendations for Local Plan site allocations;
- **Community Recommendations** - Recommendations submitted to the Council as part of the initial consultation.
- 

Once adopted, the Strategy will replace the Waveney Cycle Strategy (2016). Relevant to the parish:

IM2 Woodbridge Road (Continues onwards via IM5 with similar style enhancements in Kesgrave)

Categorisation – High

Description - Main east-west vehicle and cycling and walking route along Kesgrave, as evidenced by Strava Metro data, connecting to Kesgrave High School. For these reasons the route is of high priority.

Recommendation - Introduce segregated cycling and walking track along Woodbridge Road. This may require road space and junction reconfiguration between Bent Lane and Holly Road. If track introduced along northern side of Woodbridge Road, introduce cycling and walking crossing points at Footpath 57 and at Beech Road junction.

IM4 Long Strops Bridleway (Not in Parish but “dead ends” at Parish Boundary leading on to IM1)

Categorisation – Very High

Description - Long Strops Bridleway runs along the southern edge of Kesgrave, linking to Rushmere St Andrew in the west and Martlesham in the east. Long Strops is a dirt track and therefore not as desirable a route as it could be, especially when wet. However, Strava Metro data shows the route to be well used. If the route were to be upgraded it could become a highly desirable off-road route all year round, making it a very high priority route.

Recommendation - Widen and resurface Bridleways 8, 11, and 49 to accommodate bidirectional cycling and walking. Introduce cycling and walking crossing point on Bell Lane. Upgrade Footpaths 43, 23, and 3 to bridleways and widen and resurface accordingly. Introduce a cycling and walking crossing point where Footpath 3 meets Dobbs Lane.

IM1 PROW59/66

Categorisation – Very High

Description - Existing Footpaths through Rushmere Heath provide safe and desirable off-road walking route to Ipswich Hospital and Ipswich beyond, making it our very high priority route

Recommendation - Upgrade Footpaths 59 and 66 to bridleways, widen and resurface accordingly. ESC/IBC boundary crosses the Heath before reaching Heath Road. No PROW on IBC side of Rushmere Heath. Introduce Bridleway from Footpath 59 to Heath Road.

IM3 PROW57

Categorisation – High

Description - Existing Footpath through Rushmere Heath provides a safe and desirable walking route between Main Road and PROW network to the south of Kesgrave. This route is high priority, but would be a higher priority if PROW59/66 can't be delivered.

Recommendation - Upgrade Footpath 57 to a bridleway, widen and resurface accordingly. Connect into cycling and walking infrastructure along Woodbridge Road.

It was agreed to make the following comment on the consultation:

The Parish Council objects to proposals IM1 PROW59/66 and IM3 PROW57.

The reasons for this are that it will lead to disturbance, damage and deteriorate of the Rushmere Commons, which is safeguarded and is an important ecological asset and an open space to residents in the parish. It would create public safety issues with the golf club and create conflict between cyclists and pedestrians.



The Parish Council also objects to proposal IM2. The Parish Council is concerned that these proposals would mean that the road would need to be widened and that this would result in incursions into the land adjacent to Woodbridge Road that has been identified in the Rushmere St Andrew Neighbourhood Plan as an important gateway into the parish and a rewilding project are currently being implemented on this area of land. The southern side of Woodbridge Road has long stretches of well developed cycle and pedestrian routes and it is considered that this side of the road would be a far better option to develop a cycle route. Cycle routes should be separated from the road to work efficiently and safely.

## **11. NEIGHBOURHOOD PLAN**

### **a. To Note the Minutes of the Neighbourhood Plan Working Group – 21/07/21**

The Clerk reported that the last meeting of the Neighbourhood Plan Working Group had been held on 21st July 2021. Copies of the UNAPPROVED minutes were noted on 17 August by the P&D Committee.

### **b. Update and Queries from Councillors**

The Clerk advised that the next Neighbourhood Plan Working Group Meeting will be held on Tuesday, 30<sup>th</sup> November at 7pm via Zoom. The consultation on the draft Neighbourhood Plan closed on 1<sup>st</sup> November 2021. At the next meeting the working group will discuss the responses received and subsequent changes required.

## **12. BUDGET BUILD 2022/23 - TO RECOMMEND TO THE GP&F COMMITTEE A BUDGET FOR P&D**

It was normal to set a notional annual budget amount to cover costs of any maps etc required. Amount set last year was £500. It is unlikely that the Parish Council will need to purchase plans, etc like the previous year and therefore a lower budget of £250 to cover any general planning expenses is proposed for the 2022/23 financial year.

Mr Francis recommended a Planning and Development budget of £250 for 2022/23 should be forwarded to the GP&F for building into the overall PC budget, seconded by Mr Driver. Resolved: with ALL in favour.

## **13. OTHER MATTERS & CORRESPONDENCE**

None

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

None

## **15. CLOSE OF MEETING**

The Chairman closed the meeting at 20.56pm.