



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Tuesday, 29th June 2021 held at Tower Hall at 7.30pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr P Richings, Mr B Ward, Ms Evans, Mr J Westrup, Mr K Driver, Mr Francis, Mr Whiting

OTHER ATTENDEES: None

Members of the public = 0

APOLOGIES: Mr R Nunn (another commitment), Mr Newton (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 were received from Mr Nunn, Miss Cracknell and Mr Newton. Mr Westrup proposed acceptance of the apologies and Mr Driver seconded. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1st June 2021

Mr Ward proposed acceptance of the minutes of 5th May 2021 without any amendments. This was seconded by Mr Driver. Resolved with ALL 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 reported the overgrown footpath between Broadlands Way and Clovelly Close. Clerk to report to SCC.

Mr Francis reported that the grass underneath the seats in the Tower Ward should be strimmed. Clerk to ask Parish Caretaker to strim.

Mr Whiting asked that the County Councillor be contacted regarding the overgrown hedge along Playford Road and the fence along the footpath that leads from Playford Road to The Street.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/21/2263/FUL	Heathlands Caravan Park, Heathlands Park, Rushmere St Andrew	IP4 5TG	Siting of 1 additional mobile park home and relocation of 1 home together with minor extension of northern boundary
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History– Many applications going back to the 1950's this site. The most recent approval (14/05/2015) concerning caravan numbers (for revised total amended from 112 to 118) & layout was DC/15/1988/VOC which incorporated the conditions: -</p> <ul style="list-style-type: none"> - No more than 117 caravans shall be stationed on the site, unless otherwise agreed in writing with the Local Planning Authority - The caravans shall be sited in accordance with drawing Plan 4 (Layout Plan) received 15 July 2015 with the trees retained as per that plan. No development shall commence or any materials, plant or machinery be brought on to the site until fencing to protect the retained trees has been erected 1 metre beyond the canopy of the tree(s). The protective fencing shall comply with BS.5837 and be retained throughout the period of construction unless otherwise agreed in writing by the local planning authority. All hard surface areas shall be constructed from permeable materials, unless otherwise agreed in writing by the Local Planning Authority. <p>The Parish Council had recommended refusal citing "The extra 6 static caravans will occupy the amenity space in the centre of the development leaving no open space. In addition, this Parish Council understands there are frequent problems with drainage of surface water from the site which allows water to collect and flood towards the Brookhill Way boundary of the site. Provision of the additional dwellings will likely only add to the water run-off problems."</p> <p>Application form – No pre-application advice sought. Additional 2 car parking spaces proposed. Concrete hard standing containing essential services. Foul sewage & surface water disposal to sewer. Trees and hedges" on development site question answered "no".</p> <p>Plans – Provided are a design & access statement, existing & proposed site layouts, aerial photos, and home brochure and layout. The existing site layout appears to match that approved in 2015. Whereas the previously approved plans show a number of trees to be retained, the proposed plans show none. The revised site plan clearly shows proposed siting of 2 additional mobile homes. The first one is located in the centre of park & the design & access statement makes mention of this as "not used as intended" recreation land. The second one is on land formerly within curtilage of 750 Foxhall Road. The design & access statement mentions this is "has been used for storage". Not so obvious is the removal of one unnumbered mobile home located to the south of the site entrance & surrounded by no's 90, 94, 92 & 96.</p> <p>Latest Consultation Expiry Date – 30/06/21)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Francis proposed refusal of the application, seconded by Mr Whiting. Resolved with ALL in favour. The mobile park homes will occupy the amenity space in the centre of the development leaving no open space in the park and establish a precedent for backland development along this part of Foxhall Road.</p> <p>Rushmere St Andrew Parish Council recommends REFUSAL.</p>			

DC/21/2225/FUL	31 Beech Road, Rushmere St Andrew	IP5 1AN	Construction of a one and a half storey dwelling and detached garage (bungalow approved under DC/19/2379/FUL currently under construction)
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –

DC/19/2379/FUL - Demolition of existing bungalow and Construction of replacement bungalow and detached garage – application permitted 25/09/19. RSAPC had recommended approval. The application plans were annotated with “possible future staircase” & “attic trusses for possible use of first floor”

Application form – No application form available at time of notes.

Plans – Relative to the approved 2019 plans, “velux” windows are added to north & south (side) elevations, first floor window to west (front) elevation & Juliette balcony to east (rear) elevation. The ground floor layout is broadly unchanged, save for the staircase now formally included. First floor sees attic turned into bedroom /en-suite accommodation. Contamination Land Assessments from 2019 are resubmitted.

Latest Consultation Expiry Date – 08/07/21 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/2714/FUL	35 Salehurst Road, Rushmere St Andrew	IP3 8RY	Two storey rear extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – DC/20/0795/FUL – Single storey rear extension, 1st floor side extension, conversion of garage to living accommodation – application permitted 17/04/20. RSAPC had recommended approval.

Application form – No pre-application advice sought. Wall & roof materials to match existing in colour, although roof quotes existing plain tiles, proposed pan tiles.

Plans – The “existing” plan is the same version as provided in the 2020 application. The proposal is to add a full-width two-storey rear extension to the main body of the existing dwelling – i.e. excluding existing north side single-storey garage/utility. Window & door combinations are included to west (rear) elevation to ground & first floor. Ground floor window included to north elevation. Two first floor windows are added to south elevation of existing dwelling.

Latest Consultation Expiry Date – 02/07/21 (Expiry).

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

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

None

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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

DC/21/1829/FUL	667 Foxhall Road, Rushmere St Andrew	Proposed replacement roof structure single storey rear extension and alterations P&D recommended approval on 5 th May 2021 East Suffolk Council – approved planning permission with conditions on 1 June 2021
DC/21/1932/FUL	6 Seckford Close, Rushmere St Andrew	Erection of single storey side extension Planning and Development recommended approval on 5 th May 2021 East Suffolk Council – approved planning permission with conditions 17 June 2021

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 this issue with Enforcement. Awaiting response. Enforcement has responded regarding the large hardstanding driveway that was not included in the planning application – it was determined that there is currently no breach of control. The Enforcement officer is investigating whether the garage is in accordance with the approved drawings. The Enforcement Officer visited the site on 13th May 2021. He viewed and measured the garage and have compared it with the approved plans of DC/19/3053/FUL. It has been found the garage has been constructed bigger than the approved plans. For this reason the owner/occupier has been given a period of time to reduce the size of the garage to match the approved plans of DC/19/3053/FUL or to submit a planning application to retain the garage as built. Planning application for a Non-Material Amendment currently under consideration. DC/19.3053/FUL – Construction of a single storey extension and double storey garage

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.

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.

9. NEIGHBOURHOOD PLAN

a. To Note the Minutes of the Neighbourhood Plan Working Group – 11/05/21

A Neighbourhood Plan Working Group meeting was held on 11th May 2021. At the meeting the group discussed key issues raised by respondents to the householder surveys and open spaces/ locally important buildings survey and possible solutions to the key issues raised. The minutes were made available with the agenda. Councillors noted the minutes. A meeting was also held on 22 June 2021. Some of the draft content of the plan were discussed at the meeting. The minutes are not available yet.

Matters arising – None.

10. OTHER MATTERS & CORRESPONDENCE

The Clerk made Councillors aware of a pre-consultation regarding a telecommunications application for a proposed pole and antenna replacement at Cornerstone 116611 Brook Hill – Ipswich SF, Foxhall Road/ Bladen Drive. Councillors agreed not to comment on the pre-consultation and will consider the application when this is validated.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 20.20pm.