



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 30th March 2022 at Village Hall at 7.30pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr D Francis, Mr B Ward, Mr P Richings, Mr K Driver, Mr Whiting, Miss A Cracknell, Mr M Newton

OTHER ATTENDEES: None

Members of the public = 0

APOLOGIES: Mr R Nunn (another commitment), Mrs B Richardson-Todd (family commitment), Ms C Evans (family commitment), Mr D Noske (family commitment)

CLERK: Mrs S Stannard

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman reminded 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. Miss Cracknell proposed acceptance of the apologies, seconded by Mr Newton. Resolved with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 10th March 2022

Miss Cracknell proposed acceptance of the minutes of 10th March 2022 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

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/ Councillors may speak on any matter

Mr Westrup reported that a truck hit the upper part of the roof of the Old Forge in The Street.

Mr Francis queried whether planning permission is required for the porch at 789 Foxhall Road. Clerk to query with East Suffolk Council, Enforcement.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/22/0777/FUL	Valley Grove, Broadlands Way, Rushmere St Andrew	IP4 5UJ	Extension of existing domestic garage and conversion to annex for elderly relative
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –

- C1297/3 – Erection of rear dining room extension to replace existing – application permitted 05/01/88.
- C/07/2318 – Erection of four single-storey detached dwellings and garages – application permitted 09/12/08.

Consultation List – 11 Properties in total – 2,4,6,8,10 Kelvedon Drive, 6A,6B,6C,6D,10 Bixley Lane, 17A Sandpit Close.

Application form – No pre-application advice sought. Materials (roof, windows, walls) to match existing. Unusually, the applicant is listed as a company and based at the same address as the agent. The applicant certifies sole ownership of the land.

Plans – The site is located on the east side of Broadlands Way, between Bixley Lane & Kelvedon Drive. Located at the north of the plot, the site access, from Broadlands Way, runs eastwards, widening out to serve a large hard-standing area, then onwards to the workshop & store, both located along the eastern side of the site. The existing domestic dwelling, located roughly in the centre of the plot, appears to be accessed to the west side of the existing double garage.

The domestic garage facility, the subject to this application, is located towards the northwest corner of the site. This is currently a twin bay garage, with south-facing “up & over” doors, plus west-facing window & east-facing pedestrian access door. Internally a set of stairs is shown. The proposal is to extend the building eastwards by 2.5m, using double-skin walling, to provide kitchen & shower facilities. A shower window and kitchen access door are provided on the east elevation. The proposal regarding the existing building is to turn it into a lounge / bedroom, including retaining both its single-skin walling and stairs to existing storage space over. The existing south-facing garage doors will be bricked up with patio doors / window included.

Site Visit Observations / History – Viewed from Broadlands Way, & confirmed via Google Earth, but not included on the plans, the north elevation includes an external air vent and the west elevation includes a drain serving two waste water pipes plus an overflow pipe.

Over many years this area has provided garage servicing facilities in the workshop. Mini plant hire has also been carried out in the recent past.

Latest Consultation Expiry Date – 01/04/22 (Expiry)

Councillors considered the application carefully.

Response: Mr Driver proposed refusal of the application. This was seconded by Mr Newton. Resolved with ALL in favour.

The proposal is against Policy SCLP5.13 Residential Annexes in the Suffolk Coastal Local Plan. The proposal is not for an extension to the main dwelling and it is not well related to the host dwelling. Car parking is proposed between the main dwelling and the annex and the access to the annex is also the access to the workshop/ commercial use to the rear of the site.

The Council would query the ownership details that has been provided and whether a Certificate B should have been served. There does not seem to be a relationship between the owner and the address.

The Council is also concerned that only one course of bricks is proposed to a large part of the proposed annex. Rushmere St Andrew Parish Council recommends REFUSAL.

DC/22/0949/FUL	32 Beech Road, Rushmere St Andrew	IP5 1AN	Two storey side extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – C/93/0192 - Erection of first floor side and single storey rear extension to dwelling – application permitted 05/04/93</p> <p>Consultation List – 5 properties in Beech Road (29, 30, 33, 34 & 35), 2 properties in Beech Grove (3 & 4).</p> <p>Application form - None published at time of report production.</p> <p>Plans – This is the right-most of a pair of two-storey semi-detached dwellings located on the west side of Beech Road. A flat roof full-width single-storey extension plus rear conservatory is located towards the boundary with the adjoining semi, no 34. Currently located along the northern boundary with no 30 are a summerhouse and garage – these are being removed to make way for the extension footprint – as is a small porch to the side. Existing & proposed front, rear & side elevation diagrams are provided (<i>on the web, an erroneous one, omitting scaling, is also published</i>). Plans are also provided showing the existing & proposed ground & first floor layouts. With the exception of the replacement of a window with a set of bi-fold doors to the rear, all the proposed changes are located to the north of the existing dwelling. The proposed extension, 3.8m wide, is two-storey at the rear (alignment starting with existing rear extension) with flat ridge initially, then sloping down towards, and passing, the existing front elevation alignment. In so doing the 1st floor footprint is smaller than the ground floor footprint. On the northern elevation, a first-floor en-suite window is included, at ground floor two doors plus a window are included. The front elevation incorporates a dormer window. The rear elevation includes window combinations at ground & 1st floor level.</p> <p>Latest Consultation Expiry Date – 07/04/22 (Expiry)</p> <p>Councillors considered this application carefully.</p> <p>Response: Miss Cracknell proposed approval of the application. This was seconded by Mr Ward. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/22/1049/FUL	23 Broke Hall Gardens, Rushmere St Andrew	IP3 8RA	Construction of single storey rear extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Consultation List – 2 properties in Broke Hall Gardens (21 & 25), 2 properties in Foxhall Road (664, 666 & 668).</p> <p>Application form – No pre-application advice sought. Materials (roof & walls to match existing; doors & windows upvc).</p> <p>Plans –. This is a detached bungalow located on the north side of Broke Hall Gardens. The property is set back from the adjacent 2 properties in Broke Hall Gardens, into what was presumably part of no 666 Foxhall Road, so the rear garden is sandwiched between no's 664 & 668. Currently, a conservatory is located to the rear of the dwelling. The proposal is to replace this with a larger sized rear extension (4.5m long * 4.25m wide) with windows to the sides, patio doors to the rear & 4 roof-light windows.</p> <p>Latest Consultation Expiry Date – 12/04/22 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Newton proposed approval of the application. This was seconded by Mr Ward. Resolved with ALL in favour.</p>			

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 last meeting.

DC/22/0131/TPO	8 Mere Gardens, Rushmere St Andrew	Trees in rear garden: T1 Birch: Fell, tree has decayed base and is leaning on fence. T2-T8 Oaks remove deadwood. P&D recommended approval delegated noted on 2 March 2022 by committee. East Suffolk Council – approved planning application on 4 March 2022
DC/21/5767/FUL	8 Laburnum Gardens, Rushmere St Andrew	Proposed single storey flat roof rear extension. First floor side extension with pitched roof. P&D recommended approval on 20 January 2022 East Suffolk Council – approved planning application on 8 March 2022 with conditions
DC/22/0187/TPO	5 St Andrews Church Close, Rushmere St Andrew	Oak: Remove dead wood and trim 1-2 metres to improve shape. Please note that no routine care of this tree has been carried out for over six years. P&D recommended approval on 20 January 2022 East Suffolk Council – approved planning application on 9 March 2022
DC/22/0337/FUL	Heathlands Caravan Park, Heathlands Park, Rushmere St Andrew	The siting of 2no. new mobile homes and a new 20 space car parking area. P&D recommended approval on 2 March 2022. East Suffolk Council – approved planning application on 15 March 2022 with planning conditions
DC/21/5183/FUL	10 Haughley Drive, Rushmere St Andrew	Remove existing fence along west boundary. Erect new fence one metre from path leaving a space for the replanting of hedges and vegetation. P&D recommended refusal on 6 January 2022 East Suffolk Council – approved planning application on 23 March 2022 with conditions
DC/22/0239/TPO	30 The Limes, Rushmere St Andrew	T1 Oak of MWA Arboricultural Report. Works: Remove (fell) to near ground level and treat stump to inhibit regrowth. T2 Oak of MWA Arboricultural Report. Works: Remove (fell) to near ground level and treat stump to inhibit regrowth. P&D recommended delegated refusal noted on 2 March 2022 East Suffolk Council approved planning permission on 23 March 2022

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

15 The Pastures – Sites visits took place on 20th January 2022 and 17 February 2022. The enforcement officer was unable to gain access to the rear garden to take the required measurements. It appears the extension may fall within the limits of permitted development within The Town and Country Planning (General Permitted Development) (England) order 2015. A further site visit was completed to take measurements and the extension falls within permitted development.

Building compound at Gwendoline Close/ Bladen Drive – The enforcement officer spoke to the owner of the land in January 2022 and 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. The owner has asked for a short extension of time to complete the required application. The enforcement officer agreed to an extension until 14th March. Awaiting update.

Councillors noted this.

9. NEIGHBOURHOOD PLAN

a. Update on Submission of Neighbourhood Plan

The Clerk advised that the Rushmere St Andrew Neighbourhood Plan was submitted to East Suffolk District Council on 15th February 2022. Regulation 16 consultation - Awaiting confirmation from East Suffolk District Council when consultation will start.

Councillors noted this.

10. OTHER MATTERS & CORRESPONDENCE

None

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 20.28pm.