



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Transportation Committee meeting held on Thursday, 2nd November 2023 at St Andrews Church Hall at 6.30pm

CHAIRMAN: Mr R Whiting

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr B Ward, Mr K Driver, Mr Nunn, Mr R Whiting, Mr D Francis, Mr M Newton, Mr D Noske, Mr J Wright, Mrs M Odam, Miss A Cracknell

OTHER ATTENDEES: Team for Humber Doucy Lane development. K Brown, K Coleman, C Smith, J Groome, L Hindle

Members of the public. 4

APOLOGIES: None

OTHER APOLOGIES: None

CLERK: Mr P Massey (Clerk) Mrs S Stannard (Assistant Clerk)

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. No apologies were received.

2. DECLARATIONS OF COUNCILLOR INTEREST

No declarations were made.

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 7th SEPTEMBER 2023

Mr J Westrup proposed acceptance of the minutes without amendments. This was seconded by Mrs M Odam with ALL in favour.

The minutes were corrected and duly signed as a correct record.

4. PUBLIC PARTICIPATION

a. Public Forum – Members of the Public/ Parish Councillors may raise items relating to this agenda or any matter concerning the parish

Four members of the public spoke on item 7 DC/23/1598/ARM on Land at 155 The Street.

5. PUBLIC CONSULTATION ON DEVELOPMENT LAND EAST OF HUMBER DOUCY LANE

Development Consultants Conciliocomms along with Hopkins Homes and Barratt David Wilson Homes representatives presented the outlined masterplan for the Humber Doucy Lane development, talking over the initial concepts and possible timescales. Councillors then discussed in detail concerns of the Parish.

Mr D Noske proposed that the Parish Council work closely with developers each step of the way so that the Council is fully informed. Seconded by Mr Wright. Resolved with ALL in Favour. The developers confirmed that they will get back to the Parish Council about the public consultation results, the outcome of the traffic survey referred to during the presentation and involving the parish council fully during the planning process.

The Chairman thanked the developers for coming along and their openness in involving the Parish Council.

It was agreed that a Working Group be established to consider the proposals and applications in more detail and work with developers and other key role players to achieve the outcomes of the relevant policy in the Neighbourhood Plan and limit the impacts of the development on residents. A draft Terms of Reference was distributed. The Terms of Reference will be considered by the Parish Council on Thursday, 9th November 2023.

6. TO NOTE DELEGATED RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/23/2215/FUL	27 Cuckfield Avenue, Rushmere St Andrew	IP3 8RZ	Removal of existing dormer window and erection of first-floor side extension
Delegated Response: Rushmere St Andrew Parish Council recommends approval.			
East Suffolk Council Decision: Permission Granted on 04/10/2023			

DC/23/3209/FUL	25 Brookhill Way, Rushmere St Andrew	IP4 5UL	Proposed rear single storey extension
Delegated Response: Rushmere St Andrew Parish Council recommends approval.			
East Suffolk Council Decision: Permission Granted on 25/10/2023			

DC/23/3408/FUL	821 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Retrospective alterations to new rebuilt garage/ workshop
Delegated Response: Rushmere St Andrew Parish Council recommends approval but with the condition that the new garage/workshop is not to be used for commercial purposes.			
East Suffolk Council Decision: Permission Granted on 30/10/2023. Condition included that outbuilding shall not be used other than garage/workshop purposes incidental to the existing dwelling, unless otherwise agreed in writing with the LPA.			

DC/23/3317/FUL	Ipswich Golf Club, Bucklesham Road, Purdis Farm, Ipswich	IP3 8UQ	Creation of an irrigation reservoir, installation of pipeline and works to existing drainage outfall
Delegated Response: Rushmere St Andrew Parish Council has no adverse comment. Purdis Farm PC no objection.			
East Suffolk Council Decision: Awaiting decision			

Councillors noted the delegated responses.

7. TO CONSIDER PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA

DC/23/1598/ARM	Land at 155 The Street, Rushmere St Andrew		Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Outline Permission DC/19/3916/OUT - Development Comprising of 14 No. dwellings, 25 No. retirement apartments & a 75 bed care home, including surface water drainage scheme (Conditions 13 and 17).
Mr Whiting gave a situation report following examination of proposal documentation.			

Members of the public raised concerns regarding the design and layout of the development, impact on their amenity, loss of vegetation, access and parking. They were not in favour of the current plans and the Chairman reminded them that Rushmere St Andrew Parish Council are only consultees in the planning process and that they should ensure that their opinions are expressed via the East Suffolk planning portal by the closing date of the 10th November.

Councillors considered the application carefully.

Response: Mr J Wright proposed refusal of the application. Seconded by Miss A Cracknell. Resolved with ALL in favour. The reasons for refusal were as follows:

1. The layout and the design of the development proposed on the site would cause harm to the significance and interest of the Grade II* listed parish church of St Andrews. The height, mass and bulk of the buildings proposed on the west of the site would have a detrimental impact upon views across the Parish to the Listed St Andrew building. This is against Policy SCLP11.4: Listed Buildings of the Suffolk Coastal Local Plan.
2. The layout and design proposed will have a detrimental impact on the character of the area. The prevailing character of this part of The Street is large, detached houses, set back from The Street, on large plots. The very low density gives the village a strong sense of place and it contributes to the open, green character on the entrance to the village. An open green frontage is not included in the proposed development, and it will have a harmful impact on the existing streetscape. This development does not illustrate that it supports local distinctiveness nor that it enhances key features of local character. The development is against Policy SCLP11.1: Design Quality of the Suffolk Coastal Local Plan.
3. The site is overdeveloped, and the overall scale and character does not respond well to its surroundings and there is not a positive relationship between the buildings and spaces proposed and the wider streetscape. A significant amount of parking and hard surfacing is proposed further harming the sense of place. This is against Policy SCLP11.1: Design Quality of the Suffolk Coastal Local Plan.
4. The established trees and hedgerows provide important screening and contributes to the character and amenity of the area and the Special Character Area as defined in the Rushmere St Andrew Neighbourhood Plan, Policy RS8. It provides a natural habitat and corridor for wildlife. The application indicates that these would be removed and replaced. The proposed planting will leave large sections of sensitive edge exposed. This will have a detrimental impact on the character of the area. Given the topography of the locality this site is prominent across the parish including from Humber Doucy Lane and The Street. This development is against Policy SCLP11.1: Design Quality of the Suffolk Coastal Local Plan. It is also against Policy RSA 4 of the Rushmere St Andrew Neighbourhood Plan where it states that development proposals should avoid the loss of distinctive trees and hedgerows and Policy SCLP10.1 of the Suffolk Coastal Local Plan.
5. The development proposed is of poor design and layout that does not correspond to the local character, particularly since this is in close proximity to the Special Character Area defined in Policy RSA 8 of the Rushmere St Andrew Neighbourhood Plan. The policy is aimed at preserving or enhancing the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified areas. These characteristics are low density development, significant tree cover and frontage hedgerows generally disguising properties behind them. This proposal is contrary to all of these listed characteristics in the Neighbourhood Plan Policy.
6. The proposed development will have a detrimental impact on neighbouring properties, its scale and design will be overbearing, and it will overlook neighbouring properties. This development is against Policy SCLP11.2: Residential Amenity of the Suffolk Coastal Local Plan.
7. The Parish Council remains concerned about the impacts of this development on the local road network and access directly opposite 142A The Street. A public footpath is no longer proposed in the detailed application. Considering the demographic of the residents that this development will service this is considered unsustainable.

DC/23/3788/FUL	876 Foxhall Road, Rushmere St Andrew	IP4 5TP	Retrospective – Two photovoltaic arrays with 48 PV panels in total – for domestic use by the occupants and site of 876 Foxhall Road
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<p>Mr Whiting gave a situation report following examination of proposal documentation.</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr M Newton proposed approval of the application with the comment that the plans do not reflect the situation in reality, more panels have been installed and in closer proximity to the neighbouring property. Seconded by Mr D Noske. Resolved with MAJORITY in favour.</p>			
DC/23/3628/FUL	Holly Tree, 817 Foxhall Road, Rushmere St Andrew	IP4 5TJ	Erection of 2m high wicker fence and gate to driveway at front of property
<p>Mr Whiting gave a situation report following examination of proposal documentation.</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr M Newton proposed refusal of the application. The fence is out of character with the surrounding area. Seconded by Mr D Francis. Resolved with MAJORITY in favour.</p>			
DC/23/2528/FUL	8 Bent Lane, Rushmere St Andrew	IP4 5RB	Proposed single storey rear extension, two storey side extension, single storey side extension and new detached garage following the demolition of the existing garage
<p>Mr Whiting gave a situation report following examination of proposal documentation.</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr M Newton proposed refusal of the outbuilding cannot be implemented as per the plans as there are no dimensions. Seconded by Mr J Wright. Resolved with MAJORITY in favour.</p>			
DC/23/3962/TPO	132A The Street, Rushmere St Andrew	IP5 1DH	A1 of TPO No. 29/1955 1no Silver Leaf Maple (T1 on plan) – Crown reduction by up to 3 metres and crown lift to 5 metres above ground
<p>Mr Whiting gave a situation report following examination of proposal documentation.</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr J Wright proposed approval of the application. Seconded by Mr M Newton. Resolved with ALL in favour.</p>			

7. TO CONSIDER CONSULTATION ON THE LOCAL TRANSPORT NETWORK IN IPSWICH, FELIXSTOWE AND BURY ST EDMUNDS

The Clerk informed the Councillors of the online survey which is available to fill out with feedback for the local transport network. The deadline for the surveys to be completed is the 23rd November.

Councillors noted this.

8. DETERMINATION OF ITEMS FOR FUTURE AGENDA

The Assistant Clerk advised Councillors that two additional planning applications have been received to comment on, this will be dealt with under the normal delegated process.

9. CLOSE OF MEETING

The Chairman closed the meeting at 09:05pm.