



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 5th May 2022 at Tower Hall at 7.30pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr B Ward, Mr P Richings, Mr K Driver, Mr D Noske

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 M Newton (family commitment), Miss A Cracknell (family commitment), Mr Whiting (unwell), Mr D Francis (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. Mr Driver 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 30th March 2022

Mr Driver proposed acceptance of the minutes of 30th March 2022 without any amendments. This was seconded by Mr Westrup. Resolved with MAJORITY in favour. The minutes was duly signed by the Chairman.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Noske declared a non-pecuniary interest in item 5 application DC/22/1184/Ful. Mr Noske lives in this lane.

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 Ward was disappointed about the speedbumps in Playford Road and stated that it was still very similar dimensions and the replacement does not address the issues raised. Mr Ward also informed Councillors that the Rushmere MX track near the railway seemed to be permanently closed. The Clerk will contact East Suffolk Council to request that it be returned to its original state.

5. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/22/1184/FUL	Villa Farm, Tuddenham Lane, Rushmere St Andrew	IP5 1DT	Single storey rear extension and new window openings to existing ground floor garden room
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – C/97/0996 (FUL) & C/97/0997 (LBC) - Erection of garage/store onto side elevation of existing Grade II garden store – applications permitted 21/10/97</p> <p>Consultation List – Nothing listed on ESC website.</p> <p>Application form – No pre-application advice sought. Materials (walls – existing brick and render plinth, proposed brick plinth, painted timber cladding to match barn; windows existing painted timber windows, proposed velux roof light to boot room; roof & doors the same for existing & proposed). Parking arrangements changes “Additional parking is provided to allow turning space in the drive to stop the need to reverse out onto the public highway”.</p> <p>Plans – Villa Farm is located to the north of Tuddenham Lane, at the junction with Seven Cottage Lane. A design & access statement is provided which clarifies that the grade 2 listing refers to the adjacent C16 barn, now used as a garden store, and not the later C19 house to which this application refers. The proposal includes provision of a parking / turnaround area adjacent to the driveway between the house & road. The new single-storey extension replaces a smaller extension on the north side elevation. It lies between the house & barn, and included in the proposal is a new gate & fence between the two, but not attached to the barn. Two “door size” windows are added to the west & north elevations, formerly a study, now designated a garden room.</p> <p>Latest Consultation Expiry Date – 10/05/22 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Driver proposed approval of the application. This was seconded by Mr Westrup. Resolved with ALL in favour.</p> <p>Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/22/1337/TPO	St Andrews House, St Andrews Church Close, Rushmere St Andrew		TPO ESCC/55/00029 Rear garden T1 Oak – Crown reduce by up to 3m Reason: tree encroaches on neighbours property and loss of light.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – DC/21/4774/TPO - TPO ESCC 55 0029 Fell Oak tree, due to proximity to property, to let light into property, falling debris – application refused 09/12/21 (<i>“The application to fell the Oak is refused in the grounds that it is unjustified in terms of the reasons given to justify the application. However, an application to reduce the crown and crown thin and crown clean together with management of the adjacent tree to allow the Oak to develop a balanced crown would be supported should the applicant wish to make a new application”</i>).</p> <p>Consultation List – Nothing listed on East Suffolk website</p> <p>Application form - This includes a simple diagram showing the position of the tree located in the north-east corner of the curtilage.</p> <p>Plans – No further documentation.</p> <p>Latest Consultation Expiry Date – 09/05/22 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Westrup proposed approval of the application. This was seconded by Mr Noske. Resolved with ALL in favour.</p>			

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/1357/FUL	73 Chatsworth Drive, Rushmere St Andrew	IP4 5XD	Proposed part two storey/ part first floor side extension and single storey front and rear extensions with alterations including a partial replacement roof structure
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – None

Consultation List – Nothing listed on East Suffolk website

Application form – No pre-application advice sought. Materials (roof & walls to match existing).

Plans – This is a semi-detached two-storey house located on the south side of Chatsworth Drive almost opposite Broke Hall School. Separated by an access path from the host dwelling, the property's flat roof garage sits slightly forward of the host dwelling & is linked to that of no 71, located to the east. Flat roofing currently continues as far as the front door – providing a covered open porch. The proposal is 3-fold. To the side, a two-storey extension, with 1st floor windows front & rear, is proposed, extending the length of the existing dwelling. The side access is included in the extension, which extends across approximately 2/3 of the garage width. A rear door is added to the garage to allow access from front to rear of the dwelling, to compensate for the loss of the existing side access. To the front, a small extension is proposed to provide an enclosed entrance door porch & cloakroom. The roof is changed from a flat to a ridge profile. To the rear, a single-storey sloped roof (with 2 skylights) extension is added, extending roughly ½ way across the revised dwelling.

Latest Consultation Expiry Date – 10/05/22 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/1342/FUL	11 Bixley Drive, Rushmere St Andrew	IP4 5TX	Proposed two storey rear extension and replacement paving to driveway
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – DC/21/0463/FUL - Proposed two storey rear extension and replacement paving to driveway – application refused 22/04/21.

ESC Reason for refusal - "*The proposal has been considered against key East Suffolk Council (Suffolk Coastal) Local Plan (Adopted 23rd September 2020), policies SCLP11.1 Design Quality and SCLP11.2 Residential Amenity. Whilst the depth of the extension is acceptable for the plot and in relation to the footprint of adjacent properties, it is deemed as an overdevelopment of the dwelling itself as it greatly overextends the property. The proposal would see the footprint of the dwellinghouse more than double in size and the property be converted from a three-bedroom to a six-bedroom property. With regards to this, it is also felt that the plans do not sufficiently indicate that there is adequate space for parking nor turning vehicles on site. This is of particular concern given the steep increase in potential occupancy at the property as a consequence of more bedrooms, and because there is potential for vehicles to reverse onto or park on Bixley Drive. With Bixley Road deemed as a key, busy estate road, this could be unsafe and dangerous. The hipped roof form does not relate well to the dwelling and demonstrates poor design. This is emphasised more so by the proposed roof not comprising of the same materials as the existing roof and also because it would be levelled in the centre as opposed to continuing to a natural point, which is usually seen with a hipped roof. Poor design is also considered to arise from the difference in materials between existing and proposed doors; specifically the grey bi-folding doors as these are considered to negatively contrast with the brown windows and doors seen elsewhere throughout the*

property. There is also potential for the conservatory and south facing windows to the property to the north of 11 Bixley Drive to be negatively impacted by reducing their accessibility to daylight and sunlight, or for the extension to be generally overbearing for them. This is contrary to policy SCLP11.2. The scheme is therefore contrary to key Local Plan policies in respect of design quality (SCLP11.1) and residential amenity (SCLP11.2)”

Review notes – “Property located on western side of Bixley Drive. Regarding the existing dwelling, no changes are proposed to the front & side (north) elevation; the side (south) elevation sees a window & door replaced with a window combination. The main change is to the rear of the property where a full width extension is proposed, approximately doubling the length of the dwelling. To the side elevations, some ground floor windows & door are included as are a number of roof lights. A solid fuel flue is also proposed on the north elevation side”.

RSAPC had commented to ESC – “Rushmere St Andrew Parish Council recommends refusal. The Parish Council is concerned about the proximity of the proposal to the tree in the rear garden and that the extension will have a detrimental impact on the health of the tree in the long term. Other concerns include that insufficient parking is provided on site for the number of bedrooms proposed in the plans at this particular location and that the height and structure of the roof of the extension will appear dominant to neighbouring properties, a subservient extension with a lower roof height would appear less dominant to neighbouring properties

Consultation List – Nothing listed on ESC website.

Application form – No pre-application advice sought. Materials (Walls, windows & rainwater goods to match existing; Roof red concrete tiles, velux roof windows; Doors pedestrian doors to match existing, graphite grey bi-fold doors; Vehicle access & hardstanding permeable block paving to side and front; Lighting led floodlight to side and rear). Parking - additional parking provided.

Plans –. The property is located on the west side of Bixley Drive, to the north of the junction with Chatsworth Drive. The site plan shows the positioning of the proposed extension, including existing garage removal, plus parking provision including indication of vehicle manoeuvring potential.

Regarding the existing dwelling, no changes are proposed to the front & side (north) elevation; the side (south) elevation sees a window & door replaced with a window combination. Viewed from the front, the roofline gains an element of “hipping”.

The main change is to the rear of the property where a full width extension is proposed, approximately doubling the length of the dwelling. The roofline of the extension is slightly lower than that of the existing dwelling. To the side elevations, some ground floor windows & door are included as are a number of roof lights. A solid fuel flue is also proposed on the north elevation side.

Relative to the previous application, the overall footprint of the extension remains the same – 9.69m wide, 8m long. The roof profile is now a gable style – previously sloping to a flat centre portion. In consequence, the first floor accommodation narrows to permit only cupboards to the sides whence an overall reduction from a 6-bedroom proposal to a 5-bedroom one.

Latest Consultation Expiry Date – 16/05/22 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/1419/FUL	4 Broadlands Way, Rushmere St Andrew	IP4 5SU	Erection of single storey extension
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – C/12/1001 - Erection of a proposed single-storey extension to rear of dwelling – application approved 20/06/12. <i>Looking at the existing elevations for this & current applications it would appear this was never enacted.</i></p> <p>Consultation List – Nothing listed on ESC website.</p> <p>Application form – No pre-application advice sought. Materials (walls to match existing; windows & doors Upvc or Aluminium Double Glazed; roof Single Ply Membrane or Glass Fibre Flat Roof Covering).</p> <p>Plans –. This is a link-detached 3-storey house located on the east side of Broadlands Way, just north of the Shrublands Drive western roundabout. The proposal is to replace an existing centrally located rear conservatory with a flat roof (with lantern light) extension across approximately ¾ of the rear elevation – towards the adjacent single-storey garage of no 2. Sliding or bi-fold doors are proposed to the rear eastern elevation, window combination on the northern elevation</p> <p>Latest Consultation Expiry Date – 18/05/22 (Expiry)</p> <p>Councillors considered the application carefully.</p> <p>Response: Mr Driver 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/22/1200/FUL	30 Playford Road, Rushmere St Andrew	IP4 5RG	Single storey front extension to hall
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – C/96/0468 - Erection of two-storey side extension – application permitted 14/06/96</p> <ul style="list-style-type: none"> - C/02/0675 - Erection of two-storey rear extension to dwelling – application permitted 18/06/02 - DC/16/3821/FUL - Erection of a 1.8m high brick wall along front boundary measuring 11.5 m in length and including 1.95m high piers and gate opening – application refused 07/11/16 - DC/16/4809/FUL - Erection of 1.8m high and approximately 11.5m in length woven willow fence Two timber posts to form gate opening with timber gate – application refused 13/01/17 - DC/17/0247/FUL - Erection of a 1.8m high brick wall and approximately 11.5m in length with brick piers to form opening (there will be no gate). The wall will be set back from the boundary enough to be able to plant evergreen plants/shrubs to blend in with its surroundings – application withdrawn 07/04/17 - DC/18/0418/FUL - Erection of a 2 bay oak cart lodge/garage – application permitted 02/05/18 <p>Consultation List – Nothing listed on ESC website.</p> <p>Application form – No pre-application advice sought. Materials (walls red facing brickwork plus pair of oak post supports; roof & windows to match; new composite front door).</p> <p>Plans –. This dwelling is located, in isolation, on the south side of the road, surrounded by ITFC training ground. Located to the west end of the frontage, the proposal is to amend the existing flat roof porch by the inclusion of a 3 pane window configuration on the south-western elevation and incorporation of a gable roof, extending forward from the existing by just over 1m to provide open, but covered, area.</p> <p>Latest Consultation Expiry Date – 18/05/22 (Expiry)</p> <p>Councillors considered the application carefully.</p>			

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/1507/FUL

769 Foxhall Road,
Rushmere St Andrew

IP4 5TJ

First floor side extension and alterations

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

History – None

Consultation List – Nothing listed on ESC website.

Application form – No pre-application advice sought. Materials (walls to match existing; roof tiles to match existing and suitable for pitch and felt flat roof; windows upvc).

Plans –. This is a detached two-storey house, with flat roof garage/utility on the eastern (no 771) side, located on the north side of Foxhall Road a short distance east of Bixley Drive. Bungalows are located to either side. The proposal is to add a 1st floor extension slightly set back above the garage/utility to provide an additional bedroom/en-suite. To the front of the house, an existing flat roof above the garage/porch/bay window is changed to a pitched roof style.

Latest Consultation Expiry Date – 18/05/22 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/22/1375/FUL

27 Broke Hall
Gardens, Rushmere
St Andrew

IP3 8RA

Proposed first floor extension over an existing garage to form a new bedroom and en-suite

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

History – C/99/1606 - Erection of first-floor side extension – application refused 17/01/00. Reason “*The proposed extension, by virtue of its location, bulk & design would result in a loss of a gap between two properties and a terracing effect between dwellings. The proposal is therefore detrimental to the appearance of the property and the streetscape and thus is contrary to policies LP19 and LP36A of the Local Plan. Approval of this scheme would make it difficult for the local planning authority to resist similar proposals elsewhere in Broke Hall Gardens, the cumulative effect of which would be a return to the oppressive terracing effect of the application (Reference C94/0191) dismissed on appeal in October 1994*”.

ESC recently gave approval for a first floor extension at a nearby similar-style house (no 17 - DC/21/3839/FUL) – albeit different in style & more modest in size.

Consultation List – Nothing listed on ESC website.

Application form – No pre-application advice sought. Materials to match existing.

Plans –. This is a detached two-storey house located on the north side of Broke Hall Gardens. Currently, the house has an attached single-storey garage to the eastern side, adjacent to no 29. The proposal is to extend the existing main dwelling roofline, over the garage to provide additional 1st floor accommodation. A 3-pane bedroom window is proposed at the front, a 2-pane en-suite window at the rear elevation.

Latest Consultation Expiry Date – 18/05/22 (Expiry)

Councillors considered the application carefully.

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

Rushmere St Andrew Parish Council recommends APPROVAL.

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

DC/22/100/FUL – Land off Gwendoline Drive, Rushmere St Andrew – Residential development consisting of 8 no dwellings with associated access, parking and open space. To be considered on 12/15/2022.

7. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

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

DC/22/0596/FUL	25 Birchwood Drive, Rushmere St Andrew	Proposed single storey part rear/ part side extension. P&D recommended approval on 30 March 2022 by committee. East Suffolk Council – approved planning application on 30 March 2022 with conditions
DC/22/0550/TPO	1 Mere Gardens, Rushmere St Andrew	TPO SCDC 97/100. Large Oak – side prune away from house and garage by 1.5m to prevent branch contact with house. P&D recommended approval on 2 nd March 2022 East Suffolk Council – approved planning application on 1 April 2022
DC/22/0542/TPO	24 The Limes, Rushmere St Andrew	T1 Beech, Crown reduce and thin. 30% T2 Sweet chestnut, Crown reduce and thin. 30% T3 & T4 Oaks, remove the lower branches from the main stem to a height of 8m (mainly epicormic growth) P&D recommended approval on 30 th March 2022 East Suffolk Council – approved planning application on 11 April 2022
DC/22/0639/FUL	67 The Street, Rushmere St Andrew	Proposed single storey front and rear infill extension and alterations including garage conversion. P&D recommended approval on 30 th March 2022. East Suffolk Council – approved planning application on 11 April 2022 with planning conditions
DC/22/0345/FUL	735 Foxhall Road, Rushmere St Andrew	Two storey rear extension. P&D recommended approval on 2 nd March 2022 East Suffolk Council – approved planning application on 29 April 2022 with conditions

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

Enforcements –

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. Application received.

Enforcement has been approached to determine if planning permission is required for an extension to the main dwelling and possibly residential dwelling in the garden at Nr 9 Salehurst Road. Awaiting information.

Appeals -

Land adjacent to 29 Birchwood Drive, Rushmere St Andrew for a new single storey dwelling on land adjacent to 29 Birchwood Drive, Rushmere St Andrew was allowed on appeal on 15th April 2022.

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 – Consultation started on 11th April – 6th June.

Councillors noted this.

10. OTHER MATTERS & CORRESPONDENCE

Mr Richings informed Councillors that he intends to stand down as the Chairman of the Parish Council at the Annual Parish Meeting on 12/05/22. Councillors thanked Mr Richings for all that he has done over the many years as Chairman of the Parish Council and his contributions to the local community.

Mr Richings informed Councillors that the Assistant Clerk handed in her resignation on 04/05/2022. Filling of the vacancy will be discussed at the Annual Parish Council meeting.

11. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

12. CLOSE OF MEETING

The Chairman closed the meeting at 8.40pm.