



Parish Council Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Thursday, 2nd October 2025 at St Andrew's Church Hall at 7.30pm

CHAIRMAN: Cllr R Whiting

COMMITTEE MEMBERS PRESENT: Cllr K Driver, Cllr R Whiting, Cllr M Odam, Cllr R Nunn, Cllr B Ward, Cllr D Francis, Cllr S Taylor

OTHER ATTENDEES: Members of the public: 0

APOLOGIES: Cllr M Newton, Cllr J Westrup

OTHER APOLOGIES:

CLERK: Mrs S Stannard (Assistant Clerk)
Minutes taken by Mrs Stannard

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

RESOLVED: Approve apologies as above

2. DECLARATIONS OF COUNCILLOR INTEREST

None

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 4th SEPTEMBER 2025

RESOLVED: That the minutes of the Planning and Transportation Committee held on the 4th September 2025 be signed by the Chairman as a true record and adopted by the Council.

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

Members of the public wanted to speak under items – None

Cllr Nunn remarked that he thought the Kelvedon Sensory Garden is looking good. Cllr Whiting informed Cllrs that the garden will be opened at the end of the month. Cllr Ward enquired when a new clerk will be recruited. Cllr Whiting indicated that the personnel committee will meet and then it will be considered by Parish Council.

5. TO CONSIDER AND AGREE RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/25/3179/ARM	Land at 155 The Street, Rushmere St Andrew		Approval of Reserved Matters of DC/19/3916/OUT - Development Comprising of 14 No. dwellings, 25 No. retirement apartments & a 75 bed care home - Relating to matters of appearance, layout, landscaping and scale or the erection of a 75-bed care home. Outline application not subject to an Environmental Impact Assessment (EIA).
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.

RESOLVED: To recommend to OBJECT to the application for the following reasons:

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. The position, scale and substantial massing of the care home on the frontage of the site will have a harmful impact on the existing streetscape. 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 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. The mass and scale of the development is such that it would have a harmful effect on the character of the area.
5. The Parish Council remains concerned about the impacts of this development on the local road network. Considering the demographic of the residents that this development will service this is considered unsustainable. The Council is concerned that due to size of the care home sufficient parking cannot be accommodated on site without detrimentally harming the character of the area.

DC/25/3460/FUL	19 Valleyview Drive, Rushmere St Andrew	IP5 5UW	Extension to Garage & Kitchen Modification
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.

RESOLVED: To recommend NO OBJECTION of the application.

6. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA
None

7. TO CONSIDER STREET NAMING OF LAND OFF GWENDOLINE CLOSE

DECISION: Council agrees with Gwendoline Gardens proposed for the new road off Gwendoline Close.

8. DETERMINATION OF ITEMS FOR FUTURE AGENDA
None

9. CLOSE OF MEETING

The Chairman closed the meeting at 20.10pm.