



Parish Council Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Thursday, 4th December 2025 at St Andrew's Church Hall at 7.00pm

CHAIRMAN: Cllr R Whiting

COMMITTEE MEMBERS PRESENT: Cllr R Whiting, Cllr B Ward, Cllr M Odam, Cllr D Francis, Cllr Wright

APOLOGIES: Cllr K Driver, Cllr R Nunn, Cllr M Newton, Cllr S Taylor, Cllr P Phillpot, Cllr J Westrup

OTHER ATTENDEES: Members of the public: 0

CLERK: Mrs S Stannard (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 6th NOVEMBER 2025

RESOLVED: That the minutes of the Planning and Transportation Committee held on the 6th November 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

Cllr Wright updated Councillors on one of the SID machines that has to be repaired. Councillors noted this.

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

DC/25/4338/FUL	Foxhall Road Stores, 698 Foxhall Road, Rushmere St Andrew	IP3 8NQ	Part Retrospective Application – Change of use of ground floor from physiotherapy practice (use Class E(e)) to convenience store (Use Class E(a)) and installation of one external refrigeration and air conditioning unit.
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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: OBJECT to the application for the following reasons:

Highway Safety and Traffic Impact

Foxhall Road is already heavily congested, particularly at the location of the application site. Traffic volumes are consistently high throughout the day and are exacerbated during school drop-off and pick-up times, as well as by vehicles visiting the nearby pharmacy. The Parish Council is concerned that the proposed change of use would increase vehicle movements, deliveries, and short-stay parking.

Furthermore, the parking provision shown on the plans is considered insufficient. The site includes an existing flat and bungalow to the rear, and several of the proposed parking spaces would be impractical to use if others are

occupied, limiting their effectiveness. This is likely to result in additional on-street parking and increased congestion.

Deliveries and Operational Impact

The application suggests that deliveries would occur once a week. However, given that the proposed shop would sell perishable goods and newspapers, it is far more likely that deliveries would be required daily or even multiple times per day. Delivery vehicles stopping on or near Foxhall Road would add further obstruction and congestion, creating additional safety concerns for pedestrians and road users.

Impact on Residential Amenity

Although the opening hours have been amended, the Parish Council remains concerned that the proposed hours—particularly the early morning and evening periods—would adversely affect nearby residential properties. Increased noise from customers, vehicles, and deliveries is likely to diminish the amenity of surrounding residents. The Parish Council does not consider this location suitable for a shop of this nature, and believes the proposal would have a detrimental impact on both the character of the area and the living conditions of neighbouring occupiers.

For the reasons above, the Parish Council objects to the application and asks the Planning Authority to refuse the proposed change of use on the grounds of:

- unacceptable impact on highway safety and traffic flow
- inadequate and impractical parking provision
- likely frequency and impact of deliveries
- harm to residential amenity

DC/25/4269/FUL	23 Holly Lane, Rushmere St Andrew	IP5 1DN	Single storey rear & side extension & associated alterations
Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.			
RESOLVED: NO OBJECTION to the application.			
DC/25/4000/FUL	728 Foxhall Road, Rushmere St Andrew	IP4 5TE	Rear single storey extension
Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.			
RESOLVED: NO OBJECTION to the application, provided that the extension is used solely as part of the dental practice and not for any residential accommodation, in order to prevent additional parking pressures near the junction.			

DC/25/4298/FUL	The Oaks, Playford Lane, Rushmere St Andrew	IP5 1DW	Proposed part single storey/ part two storey side extension.
Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.			
RESOLVED: OBJECT to the application. The proposal will lead to overdevelopment and excessive massing that is against policy SCLP 11.1 Design Quality in the Suffolk Coastal Local Plan. The proposed extension appears overly large and bulky when viewed from the road. Its scale, bulk and massing would dominate the existing building and be out of keeping with the surrounding streetscape, representing overdevelopment of the plot. The size and visual impact of the extension would harm the character and appearance of the area, contrary to the design principles set out in the Local Plan.			

6. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA

None

7. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

8. CLOSE OF MEETING

The Chairman closed the meeting at 7.28pm.