



Parish Council Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Thursday, 5th February 2026 at St Andrew's Church Hall at 7.30pm

CHAIRMAN: Cllr R Whiting

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

APOLOGIES: None

OTHER ATTENDEES: Members of the public: 0; Cllr A Jeffreys

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

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

RESOLVED: No apologies.

2. DECLARATIONS OF COUNCILLOR INTEREST

Cllr Driver and Cllr Ward declared a non-pecuniary interest as a season ticket holders.

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

RESOLVED: That the minutes of the Planning and Transportation Committee held on the 4th December 2025 be signed by the Chairman as a true record and accurate 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

Cllr Wright reported on the data collected from the SID machines. He indicated the SID machines are providing effective in reducing speeding on Playford Road and Foxhall Road. Cllr Whiting reported on correspondence received from a resident regarding the use of the private road leading to Ipswich School Sports Ground by construction vehicles for improvements at the ITFC Training Ground. A response to the resident was agreed by the Committee.

5. TO NOTE DELEGATED RESPONSE ON THE FOLLOWING PLANNING APPLICATION

DC/25/4934/FUL	32 Salehurst Road, Rushmere St Andrew	IP3 8RY	Single storey front/ side extension
Delegated decision: Rushmere St Andrew Parish Council has no objection to the planning application. Decision: Not been determined			
Councillors noted this.			

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

DC/25/3124/ARM	Land at 155 The Street, Rushmere St Andrew		Development Comprising of 14 No. dwellings, 25 No. retirement apartments & a 75 bed care home - Re-Design Layout, reduce number of dwellings
<p>Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.</p> <p>RESOLVED: to APPROVE the application.</p>			

DC/25/3179/ARM	Land at 155 The Street, Rushmere St Andrew		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).
<p>Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.</p> <p>RESOLVED: OBJECT to the application for the following reasons:</p> <ol style="list-style-type: none"> 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/25/3695/FUL	25 Beech Road, Rushmere St Andrew	IP5 1AN	Single storey rear and side wrap around extension
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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 and the revisions do not address previous concerns raised. The objections are on the grounds of poor design and overdevelopment of the site. The proposed rear and side wrap-around extension would result in a disproportionate enlargement of the dwelling, reducing the openness of the plot and eroding the established character of Beech Road.

The proposal conflicts with Policies SCLP11.1 and SCLP11.2 of the Suffolk Coastal Local Plan (2020), which require development to be of a scale and design appropriate to its surroundings, to maintain local distinctiveness, and to protect residential amenity. The cumulative footprint and massing of the proposed extension would create a cramped appearance and appear overbearing relative to neighbouring dwellings.

The design lacks coherence and fails to integrate with the form and proportions of the existing building, contrary to the requirement for high-quality, contextually sensitive design under Policy SCLP11.1. The proposal also conflicts with the Rushmere St Andrew Neighbourhood Plan (Policies RSA 2 and RSA 3), which require new development and extensions to respect local character, avoid intrusive forms, and protect the amenity and privacy of neighbouring residents.

Overall, the scheme represents overdevelopment, poor design integration, and would harm the character and appearance of the area. It fails to comply with the relevant policies of both the Suffolk Coastal Local Plan and the Rushmere St Andrew Neighbourhood Plan. I therefore respectfully request that the application be refused.

DC/25/4722/FUL	Rushmere Lodge, 140 The Street, Rushmere St Andrew	IP5 1DH	Infill Porch Extension
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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: NO OBJECTION

DC/26/0215/TPO	1 The Limes, Rushmere St Andrew	IP5 1EA	Various species (within property of 1 The Limes) - Prune any branches in proximity to overhead cables to give 50cm clearance
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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 on the grounds that it is inaccurate, misleading, and insufficient. Several of the photographs submitted do not correspond with the stated specifications or locations. For example, the trees shown crossing the overhead wires are not rooted within the boundaries of No. 1 The Limes. In addition, the application incorrectly states that the pole is not a joint-use pole, when in fact it is.

DC/26/0070/TPO	698C Foxhall Road, Rushmere St Andrew	IP3 8NQ	T1 of TPO No. 233 / 2009 1no. Oak (T001 on plan) - Overall crown reduction by up to 4 metres
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered by councillors.

7. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA

None

8. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

9. CLOSE OF MEETING

The Chairman closed the meeting at 20.17pm.