



Parish Council Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Thursday, 26th June 2025 at St Andrew's Church Hall at 7.00pm

CHAIRMAN: Cllr R Whiting

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

OTHER ATTENDEES: Members of the public: 0

APOLOGIES:

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

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

RESOLVED: None

2. DECLARATIONS OF COUNCILLOR INTEREST

Cllr K Driver and Cllr B Ward declared a non-pecuniary interest in application DC25/1845/FUL.

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 5th JUNE 2025

RESOLVED: That the minutes of the Planning and Transportation Committee held on the 5th June 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**

None

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

DC/24/4338/FUL	Foxhall Road Stores, 698 Foxhall Road, Rushmere St Andrew	IP3 8NQ	Retrospective Application - Change of use from physiotherapy practice (Class E(e)) to general shop (Class E(a))
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

RESOLVED: That NO OBJECTIONS to the application be made provided that concerns listed below are fully addressed by the Planning Authority. These concerns reflect both the Council's view and those of a number of local residents who have expressed significant anxiety over the proposal.

1. Highway Safety and Traffic Impact

The site in question is located on Foxhall Road, a notably busy residential and through route. Data collected from our Speed Indicator Devices (SIDs) indicates consistently high traffic volumes, particularly during school drop-off and pick-up times. In addition, there is regular congestion caused by school traffic and vehicles visiting the adjacent pharmacy. The Parish Council asks that the Planning Authority considers the cumulative impact on traffic flow, road safety, and parking availability in the area resulting from this change of use.

2. Proposed Hours of Operation

The site is located within a residential area, and the hours of operation proposed in the application are significantly extended compared to those of other convenience stores within nearby local shopping precincts. This is particularly evident in the early mornings, late evenings, and at weekends, with operating hours proposed from 7:00am to 10:30pm daily.

The Parish Council is concerned about the potential for increased noise and disturbance during these extended hours, which could negatively impact the amenity of neighbouring residential properties. We therefore request that the Planning Authority carefully consider whether such extended hours are appropriate for a retail use in this location and whether it would be more suitable to impose conditions limiting the hours of operation to reflect the residential nature of the area.

DC/25/1315/FUL	12 Meadowside Gardens, Rushmere St Andrew	IP4 5RD	Extensions and alterations
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

RESOLVED: That OBJECTIONS to the application be made.

Rushmere St Andrew Parish Council wishes to formally object to the above planning application.

The proposal seeks to convert the existing single-storey bungalow into a two-storey dwelling through the addition of substantial and bulky dormer windows. The Parish Council considers that the scale and massing of the proposed development are excessive and would constitute overdevelopment of the site, which is further constrained by a small rear garden.

The provision of only two off-street parking spaces is considered insufficient for a dwelling of this scale and in this particular location, where on-street parking is already limited.

The proposed development is in conflict with the following policies:

- Policy SCLP11.1 of the Suffolk Coastal Local Plan, which seeks to ensure that new development is of a scale, character and density appropriate to the location and that it protects the distinctiveness and character of the area. The proposal is not in keeping with the prevailing form and layout of the surrounding area and would result in an overly dominant and incongruous addition to the street scene.
- Policy SCLP11.2 of the Suffolk Coastal Local Plan, which requires development to protect the amenity of neighbouring properties. Furthermore, the proposal would have a detrimental impact on the amenity of nearby residents, particularly those living at Nos. 24, 26 and 30 Bent Lane and Nos. 11 and 13 Meadowside Gardens, due to increased overlooking, loss of privacy, and visual intrusion.
- Policy RSA9 of the Rushmere St Andrew Neighbourhood Plan, which highlights the importance of development respecting the established character and density of the local area. The proposed alterations fail to reflect these principles and would disrupt the visual harmony of this established residential setting.

The Parish Council considers that these adverse impacts make the proposal unsuitable for this location and respectfully requests that East Suffolk Council refuses this application.

DC/25/1469/TPO	776 Foxhall Road, Rushmere St Andrew	IP4 5TR	SCDC/97/00100 - W1 1no. Eucalyptus (marked on photo) - Fell
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

RESOLVED: That OBJECTIONS to the application be made. The reasons for this are as follows:

1. Lack of Supporting Arboricultural Evidence.

There is no arboricultural report or professional assessment accompanying the application to demonstrate that felling the TPO tree is necessary on grounds of disease, damage, or risk to property. In the absence of such evidence, the justification for this irreversible action is wholly inadequate.

2. Impact on Landscape Character and Views.

The tree forms an integral part of the distinctive vista along Foxhall Road and contributes significantly to the visual amenity of the area. Its removal would leave a conspicuous gap in the tree line, adversely affecting the character and continuity of the Brookhill Way TPO area. This contravenes key policies in both the Suffolk Coastal Local Plan and the Rushmere St Andrew Neighbourhood Plan: Policy SCLP10.4 of the Suffolk Coastal Local Plan. This policy requires that proposals protect and enhance the local landscape character. The felling of a prominent TPO tree, especially without evidence of arboricultural necessity, undermines this policy objective by degrading the visual and ecological quality of the area. Policy RSA 3 of the Rushmere St Andrew Neighbourhood Plan. This policy seeks to conserve and enhance the distinctive landscape features of the parish, including important public views. The proposed felling directly conflicts with this aim by permanently altering a valued landscape vista visible from a main road. Policy RSA 4 of the Rushmere St Andrew Neighbourhood Plan. This policy explicitly supports the retention of mature trees and other natural features unless there is compelling evidence that removal is necessary. No such evidence has been provided in this case.

DC/25/1845/FUL	Club House Sports Ground 2, Playford Road, Rushmere St Andrew	IP4 5QZ	Temporary modular building to provide additional facilities currently not available on site for the Women's Team.
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

RESOLVED: That NO OBJECTIONS to the application be made, subject to the following condition being applied:

- That the modular building is removed no later than two years from the date of installation, or upon completion of the main development works on the site, whichever is sooner.

This position reflects the Council's support for enabling development that addresses identified community and sports-related needs in accordance with Policy SCLP8.1 (Community Facilities and Assets) of the Suffolk Coastal Local Plan, which encourages improvements to recreational and community infrastructure. However, to ensure that this remains a temporary measure, in keeping with the surrounding landscape and character, and to prevent any incremental or unintended longer-term impacts, we ask that the application be strictly time-limited. This approach aligns with the overarching principle of sustainable development and temporary accommodation as set out in the Suffolk Coastal Local Plan, particularly where permanent solutions are anticipated through ongoing or approved development proposals.

DC/25/2140//FUL	Rugby Sports Ground and Premises, The Street, Rushmere St Andrew	IP5 DG	Installation of a floodlighting system at Ipswich YM Rugby Club for the 1 st and 2 nd teams
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

RESOLVED: That NO OBJECTIONS to the application be made subject to the following key considerations being addressed as part of the determination process:

1. Amenity and Environmental Protection
That the proposed development demonstrates adequate measures to safeguard the amenity of neighbouring residential properties and preserve the quality of the local environment in accordance with Policy SCLP10.3 (Environmental Quality) of the Suffolk Coastal Local Plan. Particular attention should be given to minimising light spill, glare, and visual intrusion.
2. Control of Light and Late Operating Hours
That the impact of the floodlighting system and associated late evening activity is fully assessed and appropriate mitigation is implemented to limit disturbance to local residents, consistent with the provisions of Policy SCLP11.2 (Residential Amenity).
3. Strict Adherence to Operational Times
That clear and enforceable conditions are imposed to strictly limit the times during which the floodlights may be in operation. This is essential to prevent prolonged or excessive use beyond the scope of what is necessary for team training and matches, and to protect the wider community from ongoing disturbance.

7. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

8. CLOSE OF MEETING

The Chairman closed the meeting at 19.40pm.