



Parish Council Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Thursday, 5th December 2024 at Tower Hall at 7.30pm

CHAIRMAN: Cllr R Whiting

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

OTHER ATTENDEES: Members of the public 0

APOLOGIES: Cllr J Westrup (another commitment), Cllr R Nunn (another commitment)

OTHER APOLOGIES:

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

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

The Chairman reminded Councillors 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. Apologies were received as above. Cllr J Wright proposed that the apologies be accepted, seconded by Cllr D Francis. Resolved with ALL in favour.

2. DECLARATIONS OF COUNCILLOR INTEREST

Cllr Driver, Cllr Whiting, Cllr Ward declared non-pecuniary interest in item 6 DC/24/3858/OUT and Cllr Wright declared a non-pecuniary interest in item 6 DC/24/4062/FUL.

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 25th April 2024

Cllr Newton proposed acceptance of the minutes. Seconded by Cllr Philpot. Resolved with ALL in favour.

The minutes were corrected and duly signed as a correct 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 Francis reported an advertisement sign along the path in Clovelly Close.

5. TO NOTE DELEGATED RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/24/1449/FUL	47 Brookhill Way, Rushmere St Andrew	IP4 5UL	Single storey flat roof rear/ side extension and alterations (replacing existing conservatory)
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted.			

DC/24/1481/FUL	7 Sandling Crescent, Rushmere St Andrew	IP4 5TW	External alterations including PV panels, materials changes and replacement bay window and porch
Delegated Response: Rushmere St Andrew Parish Council OBJECTS to the planning application. The proposal will have a detrimental impact on the character of the area and it is not in keeping with the street scene. This is against Policy RSA9 of the Rushmere St Andrew Neighbourhood Plan and Policy SCLP11.1 of the Suffolk Coastal Local Plan. The proposal does not demonstrate a clear understanding of the character of the built environment, and it does not complement the local character or distinctiveness. The house is one of what appears to be an identical pair at the entrance to Sapling Place. A complete change of appearance is proposed, and this significant alteration would detract from the street entrance. In addition, the bay window with its leaded pitched roof seems to be a particular feature of the local architecture and should not be replaced with a flat-roofed alternative.			
Decision: Application Withdrawn.			
DC/24/2051/FUL	30 Mendip Drive, Rushmere St Andrew	IP5 1AU	Retrospective application – Erection of gazebo on decking and proposed fence
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2072/FUL	Rushmere Lodge, 140 The Street, Rushmere St Andrew	IP5 1DH	Retrospective application – Extension and alterations to detached garage, including render finish. Dual pitched roof and eaves height identical to existing garage
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2502/FUL	746 Foxhall Road, Rushmere St Andrew	IP4 5TE	Demolition of existing storage buildings and rebuild to provide rationalised storage area
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			
DC/24/2529/TPO	132B The Street, Rushmere St Andrew	IP5 1DH	A1 of TPO No. 29/ 1955 1 no. Purple Norway Maple (T1 on plan) – Crown reduce to previous pruning points, by up to 3 metres
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2702/FUL	11 Cuckfield Avenue, Rushmere St Andrew	IP3 8RZ	Two storey/ part single storey side and single storey rear extension. New porch extension.
Delegated Response: Rushmere St Andrew Parish Council recommends approval.			
Decision: Application Permitted			
DC/24/2866/TPO	17 The Limes, Rushmere St Andrew	IP5 1EA	A1 of TPO No.29/1955 1 no. Sycamore (marked red on plan) - fell
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2760/TPO	24 Brookhill Way, Rushmere St Andrew	IP4 5UL	W1 of TPO No. 100/1997 3 no Silver birch (marked on plan) – Lateral reduction by up to 3

			metres in crown radius and crown raise by up to 2.5 metres above ground level
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2830/FUL	Villa Farm Barn Tuddenham Lane Rushmere St Andrew	IP5 1DT	Change of use from redundant agricultural buildings to office use; extension and alterations to the buildings including new openings, reinstatement of historic footprint, insulation, and replacement of one gabled roof with a new taller one.
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			
DC/24/2887/FUL	24 Salehurst Road Rushmere St Andrew	IP3 8RY	Single storey rear extension and associated alterations
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Application Permitted			
DC/24/2308/TPO	Oakhill 831B Foxhall Road Rushmere St Andrew	IP4 5TJ	T1 of TPO No. 117 / 1998 1no. Oak (T1 on plan) - Crown raise by up to 6 metres, prune back lateral branches by up to 3 metres growing towards gable end on 813 (east side), gable end on 813B (south-west side) and gable end of house in Kentwell Close (north-west side of tree)
Delegated Response: Rushmere St Andrew Parish Council recommends approval.			
Decision: Application Permitted			
DC/24/3129/TPO	1 Rush Close Rushmere St Andrew	IP4 5HH	W1 of TPO No. 100 / 1997 1no. Oak (marked on plan) - prune back all overhanging branches to edge of driveway and garage
Delegated Response: Rushmere St Andrew Parish Council recommends approval provided that the large branches must be done sympathetically to the balance of the tree.			
Decision: Not determined yet			
DC/24/3263/TPO	Pond House 1 Lamberts Lane Rushmere St Andrew	IP5 1DR	A1 of TPO No. 29 / 1955 1no. Ash and 1no. Maple (T1 and T2 on plan) - Crown lift to 6 metre and prune back lateral limbs over the highway by 1.5-2 metres
Delegated Response: Rushmere St Andrew Parish Council recommends approval.			
Decision: Application permitted 1 st November 2024			
DC/24/3724/FUL	15 Houghton Place Rushmere St Andrew	IP4 5UX	Adjustment of boundary fence and new shed
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			

DC/24/3883/TPO	776 Foxhall Road Rushmere St Andrew	IP4 5TR	W1 of TPO No. 100 / 1997 1no. Eucalyptus (shown in photograph) - Crown reduce in height to line shown on submitted photograph
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			
DC/24/3552/FUL	153 The Street, Rushmere St Andrew	IP5 1DG	Erection of detached outbuilding in front forecourt
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			
DC/24/2502/FUL	746 Foxhall Road, Rushmere St Andrew	IP4 5TE	Demolition of existing storage buildings and rebuild to provide rationalised storage area
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			
DC/24/3279/FUL	165 Playford Road, Rushmere St Andrew	IP5 1DD	Proposed alterations to roof to form habitable space, including rear facing dormer. First Floor extension
Delegated Response: The Rushmere St Andrew Parish Council recommend refusal on the grounds of overlooking. There are three "Site Plans" with the descriptions, "SITE LOCATION PLAN", "BLOCK PLAN" and "165 PLAYFORD ROAD IPSWICH LOCATION PLAN". The plan, "165 PLAYFORD ROAD IPSWICH LOCATION PLAN" shows a different red-line area to the other two. I'm assuming that this plan has been superseded by "SITE LOCATION PLAN" as this has the latest date. The document list should make it clear which plans have been superseded. Both proposed elevation drawings appear to show a balcony at second floor level with some sort of waist-high enclosure. This appears to be on the first-floor extension roof. The proposed second floor plan shows a double-door exit onto the first-floor roof, further confirming a suspected balcony not mentioned anywhere in the application. The presence of a balcony at this elevation would overlook of the neighbouring properties and is not acceptable and against Policy SCLP11.2 of the Suffolk Coastal Local Plan.			
Decision: Not determined yet			

Councillors noted this.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

DC/24/3858/OUT	Parcel of Land East of, The Street, Rushmere St Andrew		Outline application (some matters reserved) – erection of single storey dwelling, improved access and driveway, and associated development
Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.			
Response: Cllr Philpot proposed that the application be refused. Seconded by Cllr Odam. Resolved with ALL in favour.			
The application site is outside the settlement boundary and contrary to policy SCLP3.3 of the Suffolk Coastal Local Plan.			
The proposal does not relate well to surrounding development and it would be at odds with the pattern of development in this locality. It will create a precedent for development at a location that relates poorly to existing development and that is outside of the established settlement boundary. The proposal is contrary to Policy SCLP5.3 of the Suffolk Coastal Local Plan. It would constitute a cramped form of development and over development of the site. The proposal will seriously detract from the character of the area and it will have a			

detrimental impact on the sense of place of this locality. The site is not located within 500m of services and facilities.
 The proposal will result in a poor physical relationship with other properties and a loss of outlook for surrounding properties. The Parish Council is very concerned about access to the site. Visibility is limited, the road is very busy and vehicles are often speeding along the road. The proposal does not allow sufficient space for vehicles to turn on site and this could lead to vehicles backing out onto a busy road with limited visibility. The site is not within 500m of services and facilities.

The proposal is against policy RSA5 of the Rushmere St Andrew Neighbourhood Plan. It is considered that the proposal will compromise the integrity of the settlement gap.

DC/24/3827/FUL	36 Cuckfield Avenue, Rushmere St Andrew	IP3 8SA	Single storey side extension fronting the highway
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

Response: Cllr Driver proposed that the application be approved. Seconded by Cllr Tayler. Resolved with ALL in favour.

DC/24/4102/FUL	Sports Ground 2, Playford Road, Rushmere St Andrew		The proposed redevelopment of Ipswich Town Football Club's (ITFC) Training Ground site and facilities. The application includes a new First Team building, extended Academy facilities, a Groundskeeper maintenance building, improved entrance arrangements and associated landscaping and site improvements.
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Cllr Philpot provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

Response: Cllr Philpot proposed that the application be approved. Seconded by Cllr Wright subject to:

- The entrance on The Street is only used for maintenance and remain as such in future.
- The Parish Council remain concerned about the impact of light pollution on residents nearby the training facility. The Parish Council would therefore request that only narrow beam angle lights be used and that a time be specified such as 9.00pm when the lights are switched off to reduce the impact of the light pollution on residents.
- The Parish Council is in principle supportive of the raised cushion proposed to reduce speeding along this stretch of road but remains concerned about speeding along this road and would be keen for the speed limit to be reduced along this road.
- Residents in The Mills are concerned about the impact of the bins in close proximity to their rear boundaries and the Parish Council would request that the very close bins be moved further away from residents.
- The Parish Council is supportive of the planting proposed close to residential properties and would request that this be maintained as such.
- The Parish Council would like to encourage improvements like LED lights, undergrounding of electricity and improvements to the bus stop and pedestrian footways on The Street in the vicinity of where the maintenance entrance is proposed.

Resolved with MAJORITY in favour. Councillor Whiting abstained.

DC/24/4062/FUL	16 Birchwood Close, Rushmere St Andrew	IP5 1EB	Erection of single storey front extension and replacement of garage flat roof with pitched roof.
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Cllr Whiting provided a situation report following the examination of the proposal and documentation. The application was considered carefully.

Response: Cllr Driver proposed that the application be approved. Seconded by Cllr Philpot. Resolved with MAJORITY in favour. Councillor Wright abstained.

7. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

8. CLOSE OF MEETING

The Chairman closed the meeting at 8.20pm.