



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Transportation Committee meeting held on Thursday, 25th April 2024 at Village Hall at 7.30pm

CHAIRMAN: Mr R Whiting

COMMITTEE MEMBERS PRESENT: Mr J Westrup, Mr B Ward, Mr K Driver, Mr Nunn, Mr R Whiting, Mr D Francis, Mr M Newton, Mr D Noske, Mr J Wright, Mrs M Odam, Mr P Philpot

OTHER ATTENDEES: Members of the public 0

APOLOGIES: None

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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.

2. DECLARATIONS OF COUNCILLOR INTEREST

None

3. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14th March 2024

Mr Wright proposed acceptance of the minutes. Seconded by Mr Driver. 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

Mr Westrup informed Councillors that the pothole in Holly Lane has been filled.

Mr Francis reported that a fence has been erected at Chatsworth Drive. The Assistant Clerk will follow this up with enforcement.

5. TO NOTE DELEGATED RESPONSES TO THE FOLLOWING PLANNING APPLICATIONS

DC/24/1086/TPO	15 Brookhill Way, Rushmere St Andrew	IP5 5UL	W1 of TPO No. 100/1997 1no. Oak (T1 on plan) – prune side branches growing towards house and lamp by up to 3 metres 1no. Oak (T2 on plan) – prune side branches growing towards house by up to 3 metres.
Delegated Response: Rushmere St Andrew Parish Council has no objection to the planning application.			
Decision: Not determined yet			

Councillors noted this.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

DC/24/0771/OUT	Land North-East of Humber Doucy Lane, Rushmere St Andrew & Ipswich	IP5 1DG	Outline Application (With All Matters Reserved) - Hybrid Application - Full Planning Permission for the means of external access/egress to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works.
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Mr Whiting gave a situation report following examination of proposal documentation. Councillors considered the application carefully.

Response: Mr Noske proposed refusal of the application for the following reasons:.

- The development will inhibit free flow of traffic along Humber Doucy Lane with the additional volume of traffic that will be generated by the proposed development. Increased traffic from the Ipswich Garden Suburb (Henley Gate) is not considered in the traffic survey and this should be considered as part of the impact of traffic on Humber Doucy Lane as this is the main relief road to Colchester Road for access to Main Road/ Heath Road to Ipswich Hospital and the A14/A12. Remedial action should be provided as part of the development to ensure that cars are not parked along the stretch of Humber Doucy Lane between Seven Cottages Lane and The Street.
- Traffic calming measures on Humber Doucy Lane both along the frontage and up to Playford Road where there is no segregated facility proposed for cyclists to reduce the conflict between cyclists and motorists and the Parish Council would like to emphasise these concerns.
- The junction at Seven Cottages Lane and Humber Doucy Lane has limited visibility for cars exiting Seven Cottages Lane and it is situated close to a bend in the road. Cars often park in close proximity to the junction further inhibiting visibility. This danger to motorists will be exacerbated by the increased traffic resulting from the proposed development and it will have a detrimental impact on the highway. The proposed junction at E2 (drawing 890695 on sheet 5 of the proposed access strategy will reduce visibility and increase the danger to motorists exiting Seven Cottages Lane with cars turning left out of this junction at E2 and speeding up towards the Seven Cottage Junction.
- The conflict would be reduced if the main pedestrian and cycle crossing is at the Sidegate Lane junction rather than the Inverness Road junction. The tiger crossing proposed at the Sidegate Lane junction should be replaced with a toucan crossing given the volume of traffic that would be generated by the proposed development.
- Improvements to the junction of Tuddenham Road and Humber Doucy Lane would alleviate traffic congestion along Humber Doucy Lane and would provide a suitable route for construction vehicles during the construction phase.
- The timing of the proposed traffic lights at the Inverness Road junction should be used to discourage the continuing use of Humber Doucy Lane as a shortcut around Ipswich.
- No details are provided of the construction traffic management plan and proposed routes that construction vehicles will use during the construction phase. The Parish Council considers the following roads are unsuitable for construction traffic associated with the proposed development:
 - The designated Quiet Lanes of Tuddenham Lane, Seven Cottages Lane and Lamberts Lane;
 - The Street, Bent Lane and the entire length of Playford Road;
 - The southern section of Humber Doucy Lane from the junction with Rushmere Road to the junction with Playford Road.
- The proposed points of connection from the development site to the surrounding area at Tuddenham Lane as illustrated on the Pedestrian Movement map should not be for vehicular access and should remain this way.
- The application makes provision for higher housing numbers than the allocations in the Suffolk Local Plan and the Ipswich Local Plan. It is important that sufficient services such as school places, health services,

etc be provided prior to the development coming forward and sufficient mitigation be provided for the impact on the transport network and natural environment particularly given the higher number of houses proposed.

- The Green Trail route proposed is a very important aspect in the development and should be of a sufficient width of 15-25 metres to safeguard the rural edge to the development between Tuddenham Lane, Seven Cottages Lane and the development site.
- The biodiversity net gain/ replacement should be sufficient to make up for the intrusions proposed into the hedgerows of the development site. The developers should work closely with the Suffolk Wildlife Trust to ensure this is achieved.
- Flooding often occurs in the local area, and it is important that the development sufficiently addresses surface water and foul water drainage.

Seconded by Mr Wright. Resolved with ALL in favour.

DC/24/1333/TPO	Limes Lodge, 130 The Street, Rushmere St Andrew	IP5 1DH	1no. Ash (T2 on plan) - Fell 1no. Lime (T4 on plan) - Fell
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Application DC/24/1333/TPO and Application DC/24/1334/TPO was considered together. Mr Whiting asked the Tree Warden, Mr Wright, to provide a situation report following the examination of the proposal and documentation.

Councillors considered the application carefully.

Response: Mr Newton proposed that the application be refused as it would have a detrimental impact on the character of the area and the amenity value of the street scene. There is also no clear validation to fell the trees. Seconded by Mr Westrup. Resolved with MAJORITY in favour. Mr Ward abstained.

DC/24/1334/TPO	6 The Limes, Rushmere St Andrew	IP5 1EA	1no. Oak (T1 on plan) - Fell
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7. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

8. CLOSE OF MEETING

The Chairman closed the meeting at 9.35pm.