Parish Council
Rushmere St Andrew

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Minutes of the Planning & Transportation Committee meeting held on Monday, 12th October 2026 at St Andrew's Church Hall at 8.00pm

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CHAIRMAN:	Cllr R Whiting
COMMITTEE MEMBERS PRESENT:	Cllr R Whiting, Cllr M Odam, Cllr R Nunn, Cllr B Ward, Cllr Francis, Cllr P Phillpot, Cllr M Newton, Cllr A Jeffreys, Cllr S Taylor
APOLOGIES:	Cllr Wright (another commitment)
OTHER ATTENDEES:	7 Members of the public
CLERK:	Mrs S Stannard (Clerk)

1. **APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS**
   RESOLVED: To approve apologies as above.

2. **DECLARATIONS OF COUNCILLOR INTEREST**
   Cllr Whiting declared a non-pecuniary interest as a resident of Playford Road.

3. **TO APPROVE THE MINUTES OF THE MEETING HELD ON 20th AUGUST 2026**
   RESOLVED: To approve the minutes of the meeting and the minutes were 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**

   Members of the public asked to speak to item 5 – Ipswich Town Training Ground application.

5. **TO CONSIDER AND AGREE RESPONSES ON THE FOLLOWING APPLICATIONS**

DC/26/3264/AND	Ipswich Town Training Ground, Playford Road, Rushmere St Andrew Suffolk	Non-Illuminated Advertisement Consent - Advertisement board attached to face of new training ground building. Advertisement hoardings to surround football pitches as part of perimeter fencing (dimensions for individual sections).

Cllr Whiting provided a situation report following the examination of the proposal and documentation. The Clerk reported that correspondence were received from residents objecting to the application.
RESOLVED: The Parish Council strongly OBJECT to the application for the following reasons:
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1. Detrimental impact on residential amenity and neighbouring properties
The Parish Council is particularly concerned about the proposed large advertisement board attached to the face of the new training ground building.
Due to its size, positioning and prominence, the advertisement would be highly visible from neighbouring residential properties and the adjoining public highway.
The Parish Council considers that this would introduce an intrusive commercial feature into the outlook of neighbouring dwellings and would be detrimental to the visual amenity of the surrounding residential area.
The proposal also includes advertising hoardings around the perimeter of the football pitches. The combined effect of these advertisements would further intensify the commercial appearance of the site.
Policy SCLP11.1 – Design Quality, Suffolk Coastal Local Plan (2020) requires development to demonstrate an understanding of local character and to respond appropriately to its surroundings.
The Parish Council considers that the scale, positioning and extent of the proposed advertising would fail to respect the surrounding residential environment and would result in an unacceptable degree of visual intrusion.

The Parish Council also draws attention to Policy SCLP11.2 – Residential Amenity, insofar as its objectives concerning the protection of residential amenity are relevant to the assessment of the proposal.
The Parish Council requests that particular weight is given to the visibility of the advertisements from neighbouring homes and gardens, including their effect on the visual amenity of the locality.

2. Detrimental Impact on Character of Area
The Rushmere St Andrew Neighbourhood Plan, Policy RSA 9 – Design Considerations states that proposals for new development must reflect local characteristics and circumstances, as identified in the Rushmere St Andrew Landscape Appraisal and the Rushmere St Andrew Design Guidelines and Codes.
The Parish Council considers that the proposed advertisements would be contrary to the design and landscape objectives of this policy.
The erection of a substantial advertisement on the training ground building, together with extensive perimeter advertising, would introduce visually dominant commercial signage that would be inappropriate to the surrounding character of the area.
The Parish Council considers that this would represent an unwelcome urbanising influence, detracting from the established landscape and visual setting of the site.
Of particular relevance is the Rushmere St Andrew Neighbourhood Plan Landscape Appraisal (March 2021), which forms part of the evidence base supporting the Neighbourhood Plan.
Section 6.2 of the Landscape Appraisal expressly identifies the following as a potential threat to the character of the parish:
"Planting of leylandii hedging and urban fencing/signage associated with sports pitches".
This is directly relevant to the current proposal.
The application seeks consent for commercial advertising hoardings to form part of the perimeter fencing surrounding the football pitches.
The Parish Council considers that the proposal would introduce precisely the type of urbanising signage associated with sports pitches identified as a potential threat in the Landscape Appraisal.
Furthermore, Section 6.3 of the Landscape Appraisal advises against boundary treatments that urbanise the streetscape.
The Parish Council considers that the proposed advertising hoardings would undermine these landscape objectives and adversely affect the character and appearance of the area.

3. Cumulative impact of advertisement hoardings
The Parish Council is concerned that the application must not be assessed solely on the basis of the dimensions of each individual advertisement panel.
The proposal comprises both a substantial building-mounted advertisement and multiple advertising hoardings around the football pitches.
Taken together, these would introduce an extensive amount of commercial advertising into the landscape.
The cumulative effect would be to create a visually cluttered and commercialised environment, particularly when viewed from neighbouring residential properties and the public highway.
The Parish Council considers that the overall scale and extent of the advertising would be excessive in relation to the character and setting of the site.
It is therefore essential that East Suffolk Council assesses the combined visual impact of all the proposed advertisements rather than considering each advertisement in isolation.

4. Impact on the street scene and public highway
The proposed advertisements would be visible from the adjoining public highway and would introduce prominent commercial signage into the street scene.
The Parish Council considers that the size, positioning and potential visual prominence of the advertisements could detract from the character and appearance of the surrounding area.
The Parish Council also requests that the Local Planning Authority considers whether the advertisements could result in any distraction to road users, particularly where multiple signs may be visible simultaneously.
Although the advertisements are described as non-illuminated, this does not remove the need to consider their visual impact or their effect on public safety.

5. Detrimental impact of camera masts on residential amenity, privacy and local character
The Parish Council objects to the proposed camera masts, most of which would be up to 14 metres high, with some reaching 18 metres. By reason of their height, number, siting and prominence, they would be highly visible from neighbouring homes, gardens and the wider area, creating intrusive and urbanising features that would harm residential amenity, outlook, local character and landscape views.

The proposal conflicts with Policies SCLP11.1 – Design Quality and SCLP11.2 – Residential Amenity of the adopted Suffolk Coastal Local Plan (2020), and Policies RSA 9 – Design Considerations and RSA 3 – Protection of Landscape Character and Important Views of the made Rushmere St Andrew Neighbourhood Plan. The masts would fail to respond appropriately to the established scale, roofline, landscape setting and residential character of the locality.
The cameras also raise concerns about overlooking, perceived surveillance and loss of privacy. The applicant should provide precise details of each camera's position, orientation, viewing angles, field of view, privacy masking, operating controls and safeguards, together with verified photomontages and a proportionate landscape and visual impact assessment from neighbouring properties and relevant public viewpoints.

6. Statutory advertisement consent considerations
The Parish Council draws the Local Planning Authority's attention to the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, under which advertisement consent is determined in the interests of amenity and public safety.
In considering amenity, the Parish Council requests that the Local Planning Authority has particular regard to:
- The scale and prominence of the proposed building-mounted advertisement.
- The extent and cumulative visual effect of the perimeter advertising hoardings.
- The visibility of the advertisements from neighbouring residential properties and gardens.
- The effect on the character and appearance of the local landscape and street scene.
- The potential visual distraction to users of the adjoining public highway.

The Parish Council considers that the proposed advertisements would cause unacceptable harm to visual amenity and a detrimental impact on the character and appearance of the local landscape and street scene. This harm would not be adequately addressed simply by the advertisements being non-illuminated.

7. Impact on the street scene and public highway
The proposed advertisements would be visible from the adjoining public highway and would introduce prominent commercial signage into the street scene.

Informative
The Parish Council also considers that the application is ambiguous and inconsistent. In one part it refers to a composite aluminium post for the advertisement board, while elsewhere it describes the proposal as a screen. It is therefore unclear precisely what structure, materials and form of display are proposed. This discrepancy should be clarified, and accurate and consistent drawings and specifications provided, before the application is determined so that the proposal and its likely impacts can be properly assessed.

DC/26/2679/FUL	698 Foxhall Road, Rushmere St Andrew,IP3 8NQ	Construction of single storey front/side ground floor extension to allow for the extension and alterations of the ground floor commercial use, change of use of part of residential flat to commercial use and reconfiguration of the first floor flat

Cllr Whiting provided a situation report following the examination of the proposal and documentation. Cllr Whiting reported that the adjoining neighbour submitted their objections to East Suffolk Council and wrote to the parish council setting out their objections. This was considered by the Committee.

RESOLVED: OBJECTION to the application.

The Parish Council strongly objects to the application for the following reasons:
The Parish Council notes that the application form states proposed trading hours of Monday to Sunday, 7.00am to 10.00pm whereas the decision notice for DC/24/4338/FUL included a condition for trading hours Monday to Friday 7am to 9pm, Saturday 8am to 9pm and Sunday 8am to 6pm and additional restrictions for deliveries and waste removal.

The site is located within a predominantly residential area, with residential properties adjoining, behind and above the shop. The Parish Council considers that these hours would have an unacceptable and detrimental impact on neighbouring residential amenity, including by reason of noise, disturbance, customer activity, comings and goings, lighting and general activity late into the evening.

The Parish Council is also concerned that the description of development refers only to a single storey front/side extension to the ground floor commercial property and does not clearly identify any proposed extension or

intensification of trading hours. The Council considers this to be misleading, as the proposed operating hours are a material planning consideration and should be clearly identified so that neighbours and consultees can properly understand and comment on the full effects of the proposal.

The Parish Council considers that the proposal would conflict with the East Suffolk Council Suffolk Coastal Local Plan, including Policy SCLP11.2 in relation to protecting residential amenity, Policy SCLP11.1 in relation to design quality and ensuring development responds appropriately to its context, Policy SCLP7.1 in relation to sustainable transport and safe movement, and Policy SCLP7.2 in relation to parking proposals and standards.

The Parish Council also considers the proposal to be contrary to the Rushmere St Andrew Neighbourhood Plan, which forms part of the development plan and has full weight in planning decisions. In particular, the proposal conflicts with Policy RSA9 in relation to design considerations and the need for development to respond positively to local character and neighbouring amenity, and Policy RSA12 in relation to highways and travel, where development should avoid creating highway safety, parking or access problems.
The Council also asks the Local Planning Authority to have regard to the Rushmere St Andrew Design Guidelines and Codes, including guidance on car parking and development that is sympathetic to the existing built environment.

The Parish Council objects to the proposed reduction in on-site parking from four spaces to three spaces. Foxhall Road is an extremely busy road and the reduction in available parking would be likely to increase pressure for parking and manoeuvring in an already constrained location. The Council is concerned that this would cause highway safety problems, including impacts on visibility and safe access to and from the site.

DC/26/3181/TPO	17 Brookhill Way Rushmere St Andrew Ipswich Suffolk IP4 5UL	W1 of TPO No. 100 / 1997 1no. Oak (T1 on plan) - Fell Proposal for replanting. Rowan tree , 1.5m tall, 2-3m from the Oak tree back away from the property.
Cllr Whiting provided a situation report following the examination of the proposal and documentation. RESOLVED: NO OBJECTION to the application.		
DC/26/3355/TPO	2 Brendon Drive Rushmere St Andrew Ipswich Suffolk IP5 1NJ	T21 of TPO No. 76 / 1994 1no. Oak (red circle on plan) - Reduce southwestern aspect by up to 1.8 metres
Cllr Whiting provided a situation report following the examination of the proposal and documentation. RESOLVED: NO OBJECTION to the application.		
DC/26/3308/FUL	57 Linksfield Rushmere St Andrew Ipswich Suffolk IP5 1BA	Single storey rear link extension
Cllr Whiting provided a situation report following the examination of the proposal and documentation. RESOLVED: NO OBJECTION to the application.		

6. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE PUBLICATION OF AGENDA
None

7. CORRESPONDENCE RECEIVED
The Clerk informed Councillors that East Suffolk Council are currently making another call for sites.

8. DETERMINATION OF ITEMS FOR FUTURE AGENDA
None

9. CLOSE OF MEETING
The Chairman closed the meeting at 9.25pm.