

Minutes of Playford Parish Council Meeting held at Playford Village Hall at 7.00pm on Wednesday 15th February 2023

Present: Joan Metcalfe – Chairman
Ben Evans – Vice Chair
Steve Hicks – Councillor
Keith Carson – Councillor

In attendance: Marian Hedgley – Clerk

Also present: Jasper Dormer – Applicant DC/23/0413/FUL
Ian Smillie – Agent for above
Trish Laws
William Stennett – Applicant DC/23/2064/VOC

Apologies for Absence:
Martin Hill – Councillor

1. Declarations of Members’ Interests in any items on this Agenda

None

2. Planning Application: ref: DC/23/0264/VOC

Applicant: William & Eileen Stennett

Address: Lux Farm, Playford Road, IP5 1DA

Proposed: Variation of Condition No. 2 of DC/21/2186/FUL. Proposed extensions and alterations to Lux Farm including cart lodge, swimming pool and associated ancillary spaces, and holistic landscape proposal providing enhanced biodiversity – We wish to change the condition to reflect the newly submitted drawings.

Chairman Joan Metcalfe opened the meeting at 7.05pm, the plans were displayed on the large screen TV and a discussion ensued.

The applicant, Mr William Stennett was asked to explain the reasons for amending the previous plans passed in 2021. He explained that the previous plans were not in line with what was originally intended. The original plans were disallowed as it was alleged the new buildings would be seen from the nearby footpaths. In fact, only the cart lodge would be visible but prior to that, older barns had been in existence and these had been pulled down as they were unsafe.

Nothing has been done to the farmhouse since the 1960s - the present kitchen needs to be opened up to give more light and smaller rooms need enlarging. The cart lodge is desired as there is presently no garage or storage space close to the farmhouse. Plans for the swimming pool block have been rotated to be more in keeping with what was required originally – this means that an old Holm Oak can be retained and landscaping will be carried out to make the whole scheme more attractive.

Signed

Panels in the swimming pool roof will be used to heat the pool – there are no plans for a heat source pump at present.

JM proposed acceptance of the plans - this was agreed unanimously by all councillors.

The clerk will convey this acceptance to the Planning Team at East Suffolk Council via their website.

3. Planning Application: ref: DC/23/0413/FUL

Applicant: Jasper Dormer

Address: Little Oaks, Butts Road, Playford, IP6 9DP

Proposed: Part Retrospective Application (garden level only) - Single storey side and front extensions, raising of garden level to part southern boundary by house.

These plans were displayed on the large screen TV - the applicant was invited to interpret them but delegated this to his agent, Mr Ian Smillie who explained that there were three aspects to the application:

- The addition of a dressing room
- The octagonal garden room
- Retrospective permission for raising the ground level.

Despite the original plans having been permitted under Part Q legislation, the agent stated that permitted development rights (PD) came into force as soon as the building was occupied. Therefore extensions which were previously disallowed under Part Q rules could now be applied for.

The dressing room extension to the NE of the building (disallowed on previous application) is needed as an addition to the master bedroom and permission is also being sought for the glazed link and the octagonal garden room extending out from the NW of the building. The octagon structure could have been built as permitted development on its own as an outbuilding but as it is attached to the house by the glazed link, planning permission is required for this.

Two councillors commented that octagon structure would be out of keeping with the main building.

Retrospective permission for landscaping: Considerable landscaping has already been carried out to the SW of the main building and contamination reports have indicated that nothing untoward has been discovered in the soil. Building regulations do not appear to have been contravened and although a previous complaint had been lodged, we understand this has now been withdrawn and the neighbouring boundary has been screened by shrubs to lessen the effect of the raised levels. Also drainage issues due to the previous sloping of the land have been addressed.

Signed

JM proposed acceptance of the plans subject to the Part Q rules not having been violated and all other legal requirements having been fulfilled. This was agreed unanimously by the council and the clerk will convey this acceptance to the Planning Team at East Suffolk Council via their website.

4. Bottle Bank issues

Two quotes for repairs to the bottle bank have been received from Sam Webber;

- A Tarmac version £370.00
- A concrete option £1010.00

These were discussed and it was decided that the concrete option was preferable subject to certain amendments. It was decided that a border of 300ml around the previous outline of the paved area should be added to the concrete pad already proposed. Sam Webber is to be asked to amend the quote accordingly and to allow for extras such as a possible future gate to included in the wooden surround (three-sides proposed at present) if this is warranted and for general tidying up of the site. The wooden surrounds will need to be re-thought and made slightly bigger to accommodate the enlarged concrete area.

District Cllr Colin Hedgley will submit an application for funds when the final figure has been agreed.

5. AOB

JM stated that the late Brian Seward's History of Church had been completed (87 pages) and there is a PC Cashbook dated in 1960's which needs to be deposited in the Suffolk Records Office.

JM also that stated a plaque would be installed in memory of Brian Seward on a bench at the Village Hall.

A plaque for the late Ted Herrington needs to be discussed and this may possibly be affixed to the bench on the Village Green.

Investigations will be made into acquiring a domain name for the Neighbourhood Plan website.

The meeting ended at 8.20pm

Date of next meeting: Wednesday 1st March 2023 at 7pm.

Signed