

**Minutes of Playford Parish Council Meeting held at the Village Hall  
at 7.00pm on Friday 17th November 2017**

**Present:** Mrs Joan Metcalfe - Chairman  
Mr Tim Llewellyn - Councillor  
Mr Ted Herrington – Councillor  
Mr Keith Carson – Councillor

**In attendance:** Mrs Marian Hedgley – Clerk

**Also present:**

Wendy Wilson  
Brian Buckles  
Brian Rice  
Brian Seward  
Fran Hopkins  
Colin Hopkins  
Sarah Potter  
Michael May

**Apologies for Absence.**

None

**Welcome & Introduction**

Joan Metcalfe opened the meeting at 7.00pm.

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

None

**2. Planning Application: ref: DC/17/4625/FUL**

Proposed: Barn conversion.

Applicant: Mrs Jana Toogood, Hollins Architects & Surveyors, Framlingham

Agent: Exors of the late Chas. Lofts, Clarke & Simpson, Framlingham

Address: Hill Farm, Hill Farm Road, Playford, IP6 9DT .

The plans were on view for public inspection before the meeting - these were looked at closely and considered carefully.

Members of the public were asked for their views on the plans. All agreed there were no objections to the plans per se but the general consensus of opinion was that access to the site of the conversion by large machinery and/or delivery vehicles would be problematical because of the narrowness of the access road. A previous recent conversion of a nearby property had resulted in verges being broken down and front

Signed .....

gardens having been churned up by large vehicles delivering building materials and trying to turn round in tight spaces. It was suggested that a condition of employing small wagons for delivery should be imposed before the plans were accepted.

There is no development boundary in Playford, it is classed as an “other village” as far as development is concerned and the land in question is classed as “countryside”. It was established that the barn is not a listed building.

There is shared access to the property (shown in red on drawing 1767-04 of the plans), access would be shared with the adjacent farmhouse and farmyard. It was felt that this could create problems if the farm is to continue as a working farm.

Councillors were in agreement that there were no problems with the plans for the barn conversion itself but all had reservations about access to the site by large vehicles.

Irregularities on the application form:

- a) Qn 15 states that there are no trees on the proposed development site – this is not true as there are innumerable trees to the north of the site which would need considering.
- b) Qn 23 states there are no hazardous substances on the site – this is not true as there is asbestos in the roof of the barn and this would need to be disposed of appropriately
- c) The Community Infrastructure Levy (CIL) form is dated 25<sup>th</sup> October and pre-dates the application which is dated 1<sup>st</sup> November 2017 – this is in breach of the wording on the CIL form.

Joan Metcalfe proposed approval of the plans subject to the following conditions being brought before SCDC Planning Committee:

- Restrictions to the size of vehicles delivering to the site should be imposed and the creation of a passing place in Hill Farm Road be made to prevent blocking the road by building site traffic
- The boundaries of the plans need to be clarified and possible problems of shared access with the farm should be addressed
- Irregularities on the application form need to be sorted out

This was agreed by all councillors.

3. **Date of next meeting:** Wednesday 10th January 2018 at 7.00pm

The meeting ended at 7.50pm

Signed .....