

**Minutes of Playford Parish Council Meeting held via Zoom
at 7.00pm on Wednesday 24th February 2021**

Present: Mrs Joan Metcalfe – Chairman
Mr Steve Hicks - Vice Chairman
Mr Keith Carson – Councillor
Mr Ted Herrington – Councillor
Mr Adrian Melrose – Councillor
Mr Martin Hill – Councillor

In attendance: Mrs Marian Hedgley – Clerk

Also present:

Mr Josh Palmer – applicant
Mrs Lynda Sweeney
Mrs Veronica Bunbury
Miss Victoria Bunbury
Mrs Louise Paine
Mr & Mrs Greg Russell
Mr Mark Krishna
Mr James Jary

Apologies for Absence: none

Declarations of Members’ Interests in any items on this Agenda - none

1. **Planning Application: ref: DC/21/0572/FUL**

Address: Land at No. 2 Brook Cottages, Brook Lane, Playford

Proposed: Erection of new dwelling

Chairman Joan Metcalfe started by asking the applicant to expand on some of the items on the application that appeared to be lacking in detail:

- How was waste water and sewage to be disposed of?
- Building materials not yet specified/what was proposed?
- Whether Highways had been contacted regarding the safety issues of vehicular access onto the property?

The applicant could not supply this information but stated that he had approached a bona fide architect and agent to submit his plans and pre-planning advice had been sought and agreed in principle.

TH stated that in his opinion, the proposed dwelling was too big for the plot, 6’ high fencing was not in keeping with the surroundings and that he had reservations regarding the access onto the road and the visibility splays. He also wanted clarification over the curtilage of the plot.

Signed

2020/21-18

KC asked about specification of building materials and whether these would fit in with existing neighbouring properties? This was discussed at some length and the conclusion was that the red bricks to be used for bottom layers and white bricks at the top (as specified in the the application) was fine but that dark grey aluminium windows may look out of place as none of the nearby buildings have this.

JM stated that the application does not conform to Local Plan policy SCLP 5.7, the main problem being with the size of the building in relation to the plot.

A neighbour stated that it might be better if the property were situated 5m nearer to the front of the plot as they would then be less overlooked but this is not possible if the criteria for the size of the turning circle for parked cars is adhered to (for new properties, cars entering and leaving may do so in forward gears only). It is not clear whether this applies in this case as the road is privately owned and unadopted - as it is not part of the highway, different rules may apply. The new house would be quite close to the neighbouring house to the north and the neighbours would overlook the roof windows all along that side of the building.

Concerns were also raised about the car parking arrangements for the new plot and whether there would be sufficient room for a separate driveway plus space for two cars, also how taking up this space would impinge on the resulting car spaces next door at No 2 Brook Cottages.

JM proposed that the PC should object to the application on the grounds that it contravenes all points of SCLP 5.7 but that the ratio of the size of the dwelling to the size of the plot was the main objection. But if the plans were passed by ESC planners, then a condition should be made regarding the materials to be used, to ensure that these were in keeping with the surroundings houses.

The above proposition was unanimously agreed by a show of hands and the Clerk will convey the above to the Planning Team at East Suffolk Council via their website.

2. **AOB**

Planning Application DC/21/0054/FUL

Applicant: Trucks R Us

Agent: Patrick Allen Associates

Address: Sinks Pit, Main Road, Kesgrave, IP5 2PE

Proposed: Replacement office building and removal of portacabin adjacent to existing weighbridge.

This comes under Lt Bealings parish and the proposal would not significantly affect Playford residents – it was suggested that Playford PC does not comment on this application but if anyone wanted to do so individually, they could do this online via the ES Planning website or write to East Suffolk Council Planning department.

The meeting ended at 7.50pm

Date of next meeting: Wednesday 3rd March 2021 at 7.00pm via Zoom

Signed