

2022/23-19

**Minutes of Playford Parish Council Meeting held at Playford Village Hall at
7.00pm on Wednesday 28th September 2022**

Present: Joan Metcalfe – Chairman
Ben Evans – Vice-Chairman
Steve Hicks – Councillor
Ted Herrington – Councillor

In attendance: Marian Hedgley – Clerk

Also present:
Dean Fulcher - Applicant

Apologies for Absence:
Keith Carson
Martin Hill – no apologies

1. Declarations of Members' Interests in any items on this Agenda
None

2. Planning Application: ref: DC/22/3153/FUL amended plans

Applicant: Dean Fulcher

Address: 2 Hill Farm Cottages, Hill Farm Road, Playford, IP6 9DT.

Proposed: Erection of cart lodge garage with office space over, including change of use of part site from forestry to residential.

Chairman Joan Metcalfe opened the meeting at 7.10pm and the plans were displayed on the large screen TV. A discussion ensued. The applicant was not present at first but joined the meeting at 7.25pm.

The original plans were refused by ESC planners in September 2021 and pre-planning advice given 21.2.22 shows that amended proposals failed to fully respond to the refusal reasons i.e. the cart lodge building would be too large for the plot and also would contravene policies SCLP11.1 (Design & Quality) and SPG16 (Supplementary Household plans for extension).

It is unclear whether any interim plans have been drawn up since the originals were refused but the applicant suggested that the plans presented with the present application seem to have addressed the concerns mentioned in the PPA. The applicant explained he had scaled down the size of the building from the original plans and turned the roof aspect through 90 degrees to align with that of the main building. He stated he thought the amended plans would now satisfy ESC planners as he had made the changes they had requested. He also explained he would be working from home and needed an office space above the cart lodge as he did not have sufficient space for this in his house. He would have two staff working for him who would need extra facilities, hence the addition of a bathroom on the first floor.

Signed

The application for change of use of part of the site from Forestry to Residential was not thought to be unreasonable. It was commented that the cart lodge is still a rather dominant feature and is larger than the original house. It was further commented that the fenestration looked out of place.

JM proposed acceptance of the amended plans - this was voted 3:0 in favour with one abstention.

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

3. AOB

JM received a quote of £3738+VAT from Eastern Landscaping & Fencing for renewing the base of the bottle bank enclosure outside the Village Hall and supplying new fencing for it. The Clerk will contact DJC Services for another quote.

BE reminded us that the Jubilee Oak still needs a permanent home.

The meeting ended at 8.10pm

Date of next meeting: Wednesday 2nd November 2022 at 7pm.

Signed