

**Minutes of Playford Parish Council Meeting held at the Village Hall  
at 7.00pm on Monday, 2<sup>nd</sup> December 2013**

**Present:** Mrs Joan Metcalfe - Chairman  
Mr Stephen Hicks - Councillor  
Mr Tim Llewellyn - Councillor

**In attendance:**  
Ms Marian Rosling - Clerk

**Also present:** Mr Eric Metcalfe,  
Mr Ted Herrington  
Mr Brian Seward  
Mr Mark Parker + assistant  
Mr Tim Burrows  
Mrs Jo Burrows  
Mr Steve Flack  
Mr Kevin Bennett

**Apologies for Absence.**  
Mrs Veronica Bunbury  
Mr Bob Coppillie

- 1. Welcome & Introduction**  
Joan Metcalfe opened the meeting and welcomed the various members of the public.
- 2. Declarations of Members' Interests in any items on this Agenda.**  
No members of the council declared any interests.
- 3.** The minutes of the meeting held on 4<sup>th</sup> September were duly signed.
- 4. Planning Application: ref: DC/13/3353/FUL**  
Proposed: Part of garden SW of Sevenoaks, Butts Road, Playford, Ipswich IP6 9DP.  
Erection of dwelling and garage (Revised scheme to C04/1935).

Planning permission for a dwelling on this site was originally applied for on 5<sup>th</sup> October 2004 ref C04/1935 and subsequently granted. This was for a modest 3-bedroom chalet style bungalow with an integral garage but the building was never proceeded with.

Signed .....

**2013/14-30**

The new plans are for a 4-bedroom two storey house of much bigger proportions and with a separate double garage with storage above.

Joan Metcalfe voiced concerns over the access from the property to Butts Road - there is a blind corner when coming out of the drive because of present hedging (which has to remain) and existing trees. SCC Highways dept. has not been consulted. When the original planning consent was granted in 2004 it was considered that there was no problem with the access, therefore it was apparently not necessary to involve them with the new plans. This point was disputed as traffic in Butts Road is heavier now and with two additional houses (one already occupied by 5 people and another yet to be built) in the complex already, there will be heavier use of the driveway.

The present owners of the occupied house at Sevenoaks (who also own the drive), have liaised with the builders and agreed to widen some of the drive by 1m on each side. This would enable easier access and manoeuvring of vehicles within the complex. They will also sell part of the drive to the owners of the new build.

Councillors were concerned over the increased size of the new proposal over the former plans and it was felt that the new building would not be in keeping with the rest of the village. Also, the newly proposed house would be considerably taller and more conspicuous. The builders replied that Katherine Scott of SCDC planning dept. has overseen the scaling down of the plans from an even bigger 5-bedroomed property but the footprint of the resultant building would still be larger than either of the other two houses at Sevenoaks. Steve Hicks commented that details of the other two houses are missing from the plans of this proposal so it was difficult to make direct comparisons. The builders stated that the new house had to be of a significant size to make it worth their while building because of the high purchase price of the land. Tim Llewellyn expressed his concern regarding the size of the newly proposed garage compared to the house, and its position, though the position was influenced by the presence an established oak tree. It was suggested that it may be possible to convert the space over the garage into living accommodation without having to go back to SCDC for further planning consent. The builders stated that it was not large enough to be used as living accommodation but that it could be used for storage, a study or a gym without adding significantly to the overall cost of building.

Brian Seward commented that a house of that size on a high bank would be very visible and would dominate the village – the present houses at Sevenoaks are barely visible from the road, but the new proposal would change the view which had existed for over 100 years.

Eric Metcalfe felt that SCC Highways ought to be involved as the usage would be increased with significantly more people living in the complex.

Signed .....

Ted Herrington thought that the plans for the original chalet bungalow were fine but that the new proposal was too large and that to go ahead with it as it stands, would be inconsiderate to the people living opposite.

It was unanimously agreed by the council not to support this application in its present form. The main objections are the scale of the building in proportion to the size of the plot and the problems with visibility onto and from the access road. The increase in traffic using the shared driveway onto Butts Road is also a significant concern. It was strongly felt that SCC Highways should be involved.

**5. Finance:**

Cheques were signed for:

HMRC	- Tax on clerk's November salary	£32.00
Playford Village Hall	- Rent from March – Nov 2013	£110.00

**6. Date of next meeting:** Wednesday 11<sup>th</sup> December 2013 at 6pm

The meeting ended at 8.10pm

Signed .....