

**Minutes of Playford Parish Council Meeting held at the Village Hall
at 7.00pm on Wednesday 30th October 2019**

Present: Mrs Joan Metcalfe - Chairman
Mr Steve Hicks - Councillor
Mr Ted Herrington - Councillor
Mr Keith Carson - Councillor
Mr Adrian Melrose - Councillor
Mr Mike Brewer - Councillor
Mr Colin Hedgley - District Councillor

In attendance: Mrs Marian Hedgley - Clerk

Also present: Mr Jasper Dormer - applicant
Mrs Michelle Dormer
Mrs Tracy Hanson
Mr Will Hanson
Mr Simon Hanson
Mrs Ursula Richards
Mrs Trish Laws
Miss Hilary Birkin
Mrs Sue Kennedy
Mrs Veronica Bunbury
Mr Glen Thimblethorpe

1. **Declarations of Members' Interests in any items on this Agenda.**
Joan Metcalfe declared an interest as Treasurer of Playford Village Hall Committee and as a Trustee of Playford Village Hall. Adrian Melrose declared a non-pecuniary local interest. This information was duly recorded.
2. **Planning Application: ref: DC/19/3637/PN3**
Address: Archway Piggeries, Butts Road, Playford, IP6 9DP
Proposed: Prior Notification – Change of use of buildings and land within their curtilage from a use as agricultural buildings to three residential dwellings and reasonably necessary building operations.

The meeting started at 7.00pm. The plans were displayed on the large screen and considered carefully. The applicant, Jasper Dormer explained that the application was submitted under Class Q rules which permit change of use from agricultural to dwelling houses and allow permitted development under certain circumstances. He would be unable to change the footprint of the existing buildings or the roof levels and therefore he had not sought Pre-Planning advice. However, he has recently been told he will need to submit two separate applications for the dwellings, one each for the buildings A & C.

Signed

The present foundations must stand as they are – the renovated buildings will be lightweight structures which shouldn't need extra foundations and the roofs which were formerly asbestos, will be of slate. Windows may be added but walls cannot be extended. Cladding may be added and insulation put inside.

SCC Highways, having first disallowed the access onto Butts Road have now altered their stance owing to the amount of traffic recorded by a traffic survey done over a week in June. The visibility splays on the plans are rather indistinct and this will need clarifying.

Questions were asked as to how building materials would be delivered to the site given that large lorries may have difficulty turning into the drive. A flat area is to be made available inside the gate for this purpose.

It was stated that Butts Road is very narrow between Archway Cottage and the entrance to the piggeries and the conditions for an adequate visibility splay were queried. The former entrance when the piggeries were a commercial venture, was further down the road next to Archway House. The previous owner was unable to get access granted for an entrance to be used at the present site for any development.

Sewage disposal was queried as there is no mention of this in the plans.....applicant replied a sewage disposal treatment plant would be installed, possibly one for each dwelling but he will take advice on that. There have been problems in the past with rainwater draining from the piggeries site onto the gardens at Archway and Meadow View, in torrents during spells of bad weather – the applicant offered to improve this by installing a French drain to bypass these two dwellings and to channel the water in another direction.

Applicant was asked what he intended to do with the rest of the site - he replied that he was not permitted to do any more development, other than what had already been stated. Applicant and his wife intend to move to the site and live there permanently.

It is possible there is contamination on the site from asbestos which was used in the previous poultry houses, then bulldozed into the soil when the buildings were pulled down – there is a brief mention of contamination in the Supporting Statement but no mention of asbestos - sight of the actual contamination survey is needed.

Many concerns were voiced over the safety of the entrance onto Butts Road, given the width of the road at this point, the fact that trees overhang the road forming a green tunnel in summer just to the south of the entrance and leaves from the trees in winter make it very slippery.

Signed

A show of hands indicated that there were no serious objections to the development as stated in the plans but that certain aspects need clarifying before complete support could be given. The council voted unanimously to support the application subject to these concerns being addressed and the question of the safety of the access onto Butts Road being confirmed by strong evidence. The parish council would like a site visit with SCC Highways before agreeing to support the application and to see evidence of the toxicology report for the site.

Clerk will convey the above to the Planning Team at East Suffolk Council by email and request a site visit with SCC Highways to discuss issues over the entrance.

The meeting ended at 8.20pm

Date of next meeting: Wednesday 6th November 2019 at 7.00pm

Signed