

**Minutes of Playford Parish Council Meeting held at the Village Hall
at 5.00pm on Thursday, 6th February 2014**

Present: Mrs Joan Metcalfe - Chairman
Mrs Veronica Bunbury - Councillor
Mr Stephen Hicks - Councillor
Mr Bob Coppillie - Councillor
Mr Tim Llewellyn – Councillor
Mr Steven Hudson – District Councillor

In attendance:
Ms Marian Rosling - Clerk

Also present: Mr Ted Herrington
Mrs Sally Herrington
Mr Chris Shelley – came to view plans then left before meeting commenced

Apologies for Absence:
None

1. Welcome & Introduction

Joan Metcalfe opened the meeting and welcomed the members of the public attending.

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

No members of the council declared any interests.

3. Planning Applications: ref: DC/14/0233/FUL & DC/14/0234/LBC

Proposed: Replacement of existing unoriginal dormer with three new dormers and internal loft level layout amendments.

Address: Playford Grange, Playford Mount, Gt Bealings, IP13 6PH..

All councillors viewed the plans of proposed alterations and felt that they would be an improvement on the existing arrangements. No objections were raised.

Joan Metcalfe proposed approval of the plans in their entirety and this was accepted by all.

**4. House in garden at Sevenoaks – discussion of progress of planning application
DC/14/3353/FUL**

District Councillor Steven Hudson apologised for his absence at the site meeting at Sevenoaks on 28th January 2014 due to circumstances beyond his control.

Plans for the proposed new dwelling had been outlined on the ground by the developers in preparation for the site meeting. Overlaid on these, was the outline of the original proposed dwelling (approved in 2004). Joan Metcalfe felt that the new plans had been minimised and that the old ones were overestimated, to minimise the difference in size, also that the poles representing the heights of the proposed new building did not look correct. These reservations were echoed by all councillors who attended the site meeting. Also the original plans were for a building in a different location and this was not made obvious at the time. No floor plan for the new garage was laid out and it was difficult to see how there would be sufficient room for it.

The proposed dwelling does not appear to meet with current planning criteria.

Veronica Bunbury queried the Building Regulations with regard to drainage and sewerage provisions as there does not appear to be sufficient ground available to accommodate these within the current rules. This is not dealt with by Planners and can apparently be agreed later. It may be possible to use a macerator for sewerage but there would still need to be provision for draining the effluent. Tim Llewellyn thought that the developers were proposing to install a Biodisc but this would have to be discharged into a suitable watercourse and there isn't one. It may be possible to request that the Planners withhold final approval and that construction does not commence until the Biodisc conditions have been met.

Steve Hicks considered that nearby trees would have to be removed otherwise they could affect the footings of the new building.

SCC Highways Dept has not raised any objections about access onto Butts Road. Not only is this deemed unsafe but there also seems to be no provision within the layout of the house and garden for visitors' cars or a turning space for delivery vehicles.

Plans for the house when completed, show that it is to be finished with white rendering. This is not in keeping with the surrounding dwellings which are mainly in red brick.

Conclusions were that the proposed dwelling is totally inappropriate for the site. It is not to scale with the village and would dwarf the neighbouring properties. The measurements on the plans are suspect and it does not appear to fulfil planning regulations.

Joan Metcalfe and Tim Llewellyn will represent the Parish Council together with Steven Hudson to voice the above concerns at the next stage of the Planning procedure at SCDC on Monday 10th February 2014.

The meeting ended at 5.40pm

5. **Date of next meeting:** Wednesday 5th March 2014 at 7pm.

Signed