

**Minutes of Playfords Parish Council meeting held at Playford Village Hall at
7.30 pm on Wednesday 5th October 2011**

Present: Mrs Veronica Bunbury, Dr John Day, Mrs June Gosling, Mr Simon Hanson, Mrs Joan Metcalfe and Mr Tom Norfolk

Also present for part of the meeting: Mr & Mrs Beech, Mr T Llewellyn, Mrs J Shelley and Mr R Herrington.

In attendance: Mrs Sarah Cartwright, Clerk to the Council

1. Apologies for Absence

None

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

Mrs June Gosling declared an interest as a member of the Parish Hall Committee. Mr Bob Coppillie declared an interest as a neighbour to the owners of Bransons College. This was written in the "Declaration of Interest" book and signed by the Chairman.

3. Planning Applications:-

C/11/2040

Bransons College, Bransons Lane, Playford, IP6 9DN

Erection of two dwellings (submission of reserved matters under outline planning permission C10/0131)

Mr & Mrs John Beech, the owners of Bransons College were in attendance. The Chairman asked Mr Beech to talk us over his plans submitted to SCDC. Councillors and public had had the opportunity to view these plans during the 15 minutes prior to the commencement of the meeting. Mr Beech said that there are currently four buildings standing, the college building which is semi-derelict, two out-buildings which are falling down and the "shack" which they are living in at present. That is where they are at present. Looking at the curtilage they want to knock the main Bransons building down and build a two storey house in keeping with Suffolk houses, ie; a four bedroom south facing, oak framed house, plain tiles, weather boarding, brick and render. On the approach it will have the appearance that it is a single storeyed house but being built on a hill it will in fact have two storeys. Planning for another two bedroomed house is also being sort. In the middle of the curtilage a planned garage and barn for solar panels and a bio-mass boiler for heating both properties is planned. They have got a lot of wood which they will use for feeding the boiler.

Signed
Chairman

Mr Simon Hanson thanked Mr Beech and asked if there were any questions?

Q. At present is the septic tank big enough?

A. Yes, it is ample and we hope to renovate and use it.

Q. What is the timescale for this project?

A. We have bats and are restricted when the barn can be taken down. We aim to start as soon as we can.

Q. What about access for the building vehicles? The “driveway/track” is shared with other properties ?

A. It would be our intention to replace the surface/fabric of the track to the same if not better condition once work is complete.

Cmt. We looked at the original plan for demolition and the rebuilding of two larger houses approximately two years ago. The houses looked dangerous then so must be much more so now. The Plans look equally if not better.

Cmt. There must be a problem with asbestos.

A. We haven't looked at it yet.

Q. What are you going to do with the woods and how much land is there?

A. We plan to maintain and enhance what is there. There are 2 ½ acres.

Cmt. The woods are lovely and need tidying up. It is quite boggy down there.

Mr Simon Hanson asked Councillors if they had reached a decision based on the information given to them. The Councillors unanimously agreed to support the application. This was proposed by Dr John Day and seconded by Mrs Joan Metcalfe. It was **RESOLVED** to:

- Write to SCDC outlining our support for the application.

C/11/2099

Playford Mount, Playford, IP13 6PH

Alterations and extensions to facilitate conversion of outbuilding to annexe (existing modern stables to be demolished)

C/11/2097

Playford Mount, Playford, IP13 6PH

Resiting of existing stables

Mrs Judith Shelley, the owner of Playford Mount was asked to outline her plans for the house.

Signed
Chairman

Mrs Shelley reported that she and her family have been at Playford Mount for over 2 years. They would like to renovate the boiler house which is derelict at the moment. (It is the part of the house that can be seen from the road). They would like to move the stables to the back field where there are sheep. It seems a much more logical place to have stables. The stables were put up 15 years ago when planning permission was not needed however to re-site them permission is required. She reported that they would also like to renovate the outbuildings to form an annexe. The annexe will be south facing and they would like to put solar panels on the roof to generate electricity for their kitchen Aga.

Mr Simon Hanson asked if there were any questions?

There were none.

Councillors **RESOLVED** to:

- Support the application and inform SCDC of this.

4. Draft National Planning Policy Framework

Prior to the meeting Mr Simon Hanson had circulated comprehensive notes on the DNPPF. Reporting back on the SCDC presentation he had attended he said that he felt the exercise had been one of reassurance. SCDC had explained that the DNPPF won't lead to anyone building anything anywhere. Partly the DNPPF reduces the number of national planning restrictions and partly, by being plan – led, offers local Council planning policies to dictate what is developed where. SCDC has invited Parish Councils to contribute to their consultation response.

Q. Timescale for LDF?

A. There is a 13 week consultation period. Don't think they are going to be in a position to submit it to the Secretary of State before February. Then it is independently inspected.

Q. What would happen if someone DID put a planning application in?

A. Once the Plan is in place the justifications for saying development isn't sustainable will include looking through planning for people, planning for places and planning for prosperity. Those 3 criteria will apply.

Q. Is there a risk that there is an opportunity for the development boundary to be moved?

A. No.

The Chairman reported that at the end of the meeting SCDC reported that they want a clearer definition of "sustainable development". They also recognise that there is a loss of important technical information.

Signed
Chairman

The Chairman asked what item the Parish Council should include in their consultation response.

Councillors agreed that they would like to say something about being classified as a “Site of Specific Scientific Interest” (SSSI). Mrs Joan Metcalfe said we should mention the areas of Flood Plains. It was agreed that Mr Simon Hanson would draft a copy to send to SCDC and consult with Parish Councillors via email.

The question of whether a Neighbourhood Plan is necessary is something that needs to be explored in greater depth.

Mr Simon Hanson confirmed that he would be talking to the “Planners” in the coming week and he asked the Clerk if some additional copies of the booklet by CPRE and NALC on the “How to respond to Planning Applications” could be obtained.

5. Any Other Business

Mrs Joan Metcalfe was put forward as a candidate for Vice Chairman. This was proposed by Mrs Veronica Bunbury and seconded by Mrs June Gosling.

Mrs Joan Metcalfe and Mrs Veronica Bunbury volunteered to attend the presentation by Mr Philip Watkins on the proposed wind farm proposals. To be held at Martlesham Parish Council on Wednesday, 12th October 2011.

The hedge cutting and tree felling on the village hall playing field is to be discussed again at our meeting in November when an agreement will be reached. Two quotes have been obtained. In addition Mrs Joan Metcalfe reported that the hedges down Brook Lane need attending to. They are at risk of touching the electricity cables. The Chairman said he would speak to Mrs Trish Laws.

Mr Simon Hanson reported that he had heard from Mrs Judith Dunnett who had thanked him for our letter and asked where she should plant the sweet chestnut tree? She plans to do this in November. Councillors did not agree on a “site” for planting therefore it was decided to review and discuss this at our meeting in November.

6. Date of next meeting:- 2nd November 2011

Signed
Chairman