

Copdock & Washbrook Parish Council
Minutes of the Parish Council meeting
held on Tuesday 19th April 2022 at Copdock cricket pavilion - 7.30pm
Postponed twice due to Covid

Present: Cllr Keith Armes, DC Dave Busby, Cllr Laura Butters, Cllr Louise Carman, Cllr Terry Corner (Chairman), Cllr Simon Downey, Cllr James Mellish, Cllr Mike Watling, 13x residents, Clerk - Angela Chapman.

2129/2223 Chairman's Welcome & Apologies: Chairman Corner welcomed all to the meeting. Apologies: CC Christopher Hudson. Apologies accepted.

2130/2223 Declaration of Pecuniary and Non-Pecuniary Interests: Cllr Mike Watling – C&W Tennis club; Cllr Louise Carman – Carman 4Seasons Ltd. Cllr James Mellish – declared an interest in planning application DC/22/01410 - Land To The Rear Of Brooke House Old London Road Copdock And Washbrook IP8 3JD, neighbouring property to Cllr Mellish's dwelling.

2131/2223 Requests for dispensations in respect of pecuniary interests: None.

2132/2223 Minutes: Minutes of the meeting held on 1 March 2022 were approved as a true record.

2133/2223 Clerk's Report including Matters Arising

The Village Hall Dedication Ceremony went very well, with Chair Terry Corner dedicating the plaque for the renaming of the village hall, with Peter Jones' son, Huw, responding.

The new email addresses are now being used successfully.

Invites for the Annual Parish Meeting, Tues 3 May 2022, have been sent.

I have spoken to Babergh about the recycling bin in Pearsons Way which needs a hard standing area, an officer will let the PC know if planning permission is needed for the hard standing. I did indicate that if that is the case then the bin may have to be relocated within the village. The officer confirmed Babergh are dealing with the insurance claim that arose from the unstable bin.

The Cricket Club is organising football for the residents of the hotel, the village hall is holding badminton and the tennis club giving tennis lessons.

One Casual Vacancy.

2134/2223 Adjournment: Meeting adjourned at 2026hrs

District Councillor Dave Busby –

Economic Recovery

Following two years of unprecedented challenges, Babergh and Mid Suffolk District Councils have launched their economic recovery plan outlining the different initiatives, schemes, and packages to help businesses in the districts. The plan is to provide a direction for the councils to support businesses and communities to stimulate innovation, attract inward investment and encourage strong economic growth. It is segmented into three priority themes; innovation & creative, connected & sustainable, and successful & skilled.

Since the first lockdown in March 2020, Babergh and Mid Suffolk District Councils have administered over £81m in government grants to help businesses through the financial impact of Covid. In addition, initiatives such as the Virtual High Street, the Innovation Awards, Innovate Local and the Local Energy Showcase have provided businesses with new opportunities to grow and develop.

Sustainable Travel

Pedestrian and pedal-power gears up as councillors have agreed plans to improve the walking and cycling network across Babergh and Mid Suffolk in a bid to tackle climate change. The plan sets out the councils' approach over the next 10 years in their aim to support residents in shifting towards more sustainable transport.

It identifies almost 200 potential infrastructure improvement schemes across the two districts. These have been scored according to a variety of factors such as effectiveness, policy, economic factors and deliverability.

Prioritisation will follow and be key to obtaining local, regional and national funding towards improving sustainable travel facilities and routes in the districts.

Recycle Appropriately

Residents across Suffolk are being encouraged to get behind a campaign calling for people to recycle glass properly. Suffolk Waste Partnership (SWP) is launching 'Glass – It's Better in The Bank', a 12-week campaign aimed at getting people to stop putting glass in their household recycling bins and to use a bottle bank instead. The SWP campaign runs until May 31 and will feature in adverts on buses, at supermarket billboards and on a van touring the county, plus on social media and on radio. Babergh, which collects our rubbish, will be applying bin tags and stickers to recycling bins containing glass. There will be a dedicated web page about the campaign on the the Suffolk Recycling webpage with a set of FAQs and an information leaflet to distribute at events.

Glass mistakenly placed in household recycling bins costs the SWP around £500,000 a year. It will NOT be recycled and can spoil other good recycling, especially card and paper. Glass represents about half of all the wrong material in household recycling bins – other bad 'eggs' include black rubbish sacks, food, nappies, textiles, and cartons – and rejection levels are currently running at around 20%.

Resident – gave a lengthy presentation on opposition to the outline planning application for LA008 site, Old London Rd/ Elm Lane. Much discussion took place between the residents and the Neighbourhood Plan team. It was suggested by the resident that the PC were preoccupied with the Old London Rd amendments and not considering the consultation with the residents of the village. The Neighbourhood Plan Team representative responded to this, that the statement made was not the case, the Parish Council has been working separately with Suffolk County Council Highways Department for approximately the last 14 years and the NP team has been working with SCC and their design team for the site, taking in the concerns raised by the residents at the public consultations held, as required, during the preparation of the Neighbourhood Plan. The NP team explained the choice of Elm Lane site was one proposed by Babergh District Council as part of their Local Plan. Whilst the village was not keen on any large number of new houses, the Elm Lane site did appear to be a favourable option bearing in mind the sizes of developments that were being undertaken by neighbouring villages. It was also explained by the NP team the development process that they followed, in the preparation of the plan, was always intended to be in a manner that the group felt was in the best interests of the village. The rejected Neighbourhood Plan was also discussed. It was explained that the working group would work on a Neighbourhood Plan Light, which would remove the land sites for development, but the policies would remain. Referendum for this would likely be December 2022. DC Dave Busby explained how Babergh DC works, and that it needs to achieve targets for Government, however, BDC have to justify decisions made. Planning is always a sensitive subject. The Parish Council would reflect on the application. Meeting reconvened 2039hrs.

2135/2223 Planning Applications:

Appendix A

DC/22/00991

Proposal: Householder Application - Erection of a two-storey leisure outbuilding
Location: Park House, Wenham Road, Copdock and Washbrook, Suffolk IP8 3EZ
No objection.

APPLICATION FOR AGRICULTURAL DETERMINATION - DC/22/01373

Proposal: Application to determine if Prior Approval is required for a Proposed; Erection, Extension or Alteration of a Building for Agricultural or Forestry Use. Town and Country Planning (General Permitted Development) England Order 2015 (as amended) Schedule 2, Part 6 - Erection of grain store and construction of new access.

Location: Land Off, Elm Lane, Copdock and Washbrook, Suffolk
URGENT - REPLY NEEDED IN 7 DAYS
Commented: No objection.

DC/22/01410

Application for Outline Planning Permission (Access points to be considered, Appearance, Layout, Landscaping and Scale to be reserved) Town and Country Planning Act 1990 - Erection of 12No. dwellings (including 5 no. affordable).

Land To The Rear Of Brooke House Old London Road Copdock And Washbrook IP8 3JD

Object

The Parish Council objected to the previous development of this site.

Concern was raised - objection to Application. No: DC/19/05739 for the opposite side (under the same ownership), citing that approval would provoke further development by the applicant, which has proven true...

It is also important to note that the same applicant has been successful with two self-build planning applications:

- DC/21/02510, Plot 1 Land South West Of Holly Cottage Old London Road

- DC/19/03646, Plot 2 Holly Cottage Old London Road

Therefore, this application is deemed as unsuitable development on green field land and is deemed to be over and above the normal type of small infill plot within the area.

Other comments include:

Housing

The proposed site is outside the area of recognised housing development as set out in the Babergh District Council Place Maps and Policies (L008 & L009) document.

The development proposal does not currently outline the following aspects:

1. Provision of a transport assessment to determine existing and projected capacity and any mitigation required.

2. Access onto Old London Road may require improvements, such as traffic signals or other highway improvements.

3. Footway and cycling improvements/widening along London Road.

Furthermore, the development does not provide or meet the accessibility requirements to local provision for the lifetime of residents.

Natural Environment. The development does not;

- protect and enhance the local landscape

- improve the biodiversity assets of the wider parish

The development has a negative impact on significant views.

Highways and Movement. The development will increase the impact of traffic passing through the village and it could impact road safety.

The proposal does not provide details showing access visibility splays on a dangerous 50mph speed limit highway.

Built Environment and Design. The development is located in a position that does not reflect the local character.

Suffolk County Council recognise the need to improve road safety along Old London Road dual carriageway. As a result, they have developed a two stage road improvement scheme along the entire highway, this consists of lowering the speed limit from 50 to 40 mph, reduction to a single carriageway and installation of a cycle lane. If this application is approved, a portion of the levy should contribute to the road improvement scheme.

Footpath 23 runs to the south of the site, within the existing site boundary. Due to unforeseen circumstances, the end of the footpath has been blocked and is now inaccessible, therefore consideration should be given to an alternative route within the development boundary.

DC/22/00998

Full Planning Application - Erection of a three-storey warehouse/office building and erection of a single-storey storage unit (following demolition of existing building)

Little Copdock House Old London Road Copdock And Washbrook Suffolk IP8 3JW

Object, pending further information as outlined.

Whilst the proposal will improve the general appearance of the existing area, the Parish Council has 2 reservations:

- Ecology. Site specific survey data is not available except for a desk top study. The application includes bat mitigation. The desk study via 'place services' concluded that there are two designated sites located within 1km of the site. This includes Brockley Wood Country Wildlife Site (CWS) located approximately 0.5km south-west of the site and Old Hall Wood CWS located approximately 0.85km south-west of the site. It is suggested that bat observation surveys are carried out to ensure bats are not present within the buildings. Should bats be present, an ecological watching brief should be implemented as per the survey recommendations if future works are to take place.

- Highways. Suffolk County Council recognise the need to improve road safety along Old London Road dual carriageway. As a result, they have developed a two-stage road improvement scheme along the entire highway, this consists of lowering the speed limit from 50 to 40 mph, reduction to a single carriageway and installation of a cycle lane. Further information relating to highways and access / egress improvement should be developed. Should this application be approved, a portion of the levy should contribute to the road improvement scheme, or improvements should be made at the access egress point, to improve road safety and to prevent commercial vehicles from performing u-turns on the highway adjacent to the application site.

DC/21/02073

Application for Outline Planning Permission (some matters reserved, access to be considered) Town and Country Planning Act 1990 - Residential development of up to 170No dwellings together with associated off-street car parking, garden amenity space, vehicular access off Old London Road, public open space incorporating equipped area of play, and associated development. Please see Planning Statement for full details.

Planning Application

Land South East Of Back Lane Copdock And Washbrook Suffolk

Object

The Parish Council are unable to support this planning application as a result of the majority rejection of the Copdock & Washbrook Neighbourhood Plan held by local referendum on 24th March 2022. Furthermore, Babergh and Mid Suffolk Joint Local Plan Examination of 9th December 2021 clearly seeks to review of robust housing allocations in all tiers of settlement, therefore this review should be complete prior this development proceeding.

Additional points to our objection are set out in our original objection and are summarised as:

Policy C&W 1 - Spatial Strategy

Policy C&W 10 - Area of Local Landscape Sensitivity

Policy C&W 11 - Local Green Spaces

Policy C&W 12 - Biodiversity

Policy C&W 14 - Protection of Important Views and Landscape Character

Policy C&W 15 - Heritage Assets

Policy C&W 16 - Design Considerations

Policy C&W 17 - Sustainable Construction Practices

Other areas of concern are highways and traffic movements issues along the Old London Road, flood risk and drainage.

DC/22/01605

Application for Outline Planning Permission (Access to be considered) - Demolition of existing redundant farm buildings and erection of up to 19 no. dwellings. Creation of a new vehicular & pedestrian access off The Marvens.

Location: Hill Farm Barns, Hill Farm, Old London Road, Copdock And Washbrook, IP8 3LE

Approve.

Whilst the Parish Council recognise this site sits outside of the current draft Neighbourhood Plan, in their opinion, the proposal will add value to the current derelict site and improve elements set out, such as:

Policy C&W 1 - Spatial Strategy

Policy C&W 2 - Housing Development

Policy C&W 4 - Affordable Housing on Rural exception Sites

Policy C&W 5 - Housing Mix

Policy C&W 6 - Measures for New Housing Development

Policy C&W 10 - Area of Local Landscape Sensitivity

Policy C&W 11 - Local Green Spaces

Policy C&W 12 - Biodiversity

Policy C&W 13 - Recreational Disturbance Avoidance and Mitigation

Policy C&W 16 - Design Considerations

Policy C&W 17 - Sustainable Construction Practices

Policy C&W 20 - Public Rights of Way

Key consideration such as Infrastructure and Services as well as Highways and Movement should also be further considered as part of the planning application, in particular:

- A new footpath to the east of the site along the Old London Road

- Mitigation to reduce parking in general, overnight parking and improve security on the South Bound Carriageway of the Old London Road

- A review of the Highway Layout.

- Mitigation of flood risk at the southern road culvert along Old London Road – This currently causes significant issues to road users, cyclist, and pedestrians.

In addition, the PC recognised that this or another windfall site does not compromise the NP.

The PC has also requested the adoption of a small parcel of land to the East of the development site for landscape and biodiversity improvements which would have positive impacts for residents.

Appendix B

DC/22/00091

Proposal & Location of Development:

Householder Application - Erection of two storey rear extension (following demolition of existing single storey extension), including construction of 2 No. dormers to existing front roof slope.

Linden Cottage, The Street, Copdock and Washbrook, Suffolk IP8 3HS

Granted.

2136/2223 Financial Matters & RFO Report

- a) payments for approval - approved as per payments list in accounting reports – Cllrs Laura Butters and Simon Downey to authorise.
- b) Cllr Louise Carman checked Scribe reports, Chair Terry Corner signed reports off.
- c) Review and approve the Internal Control Statement FY 2022/23 – reviewed and approved.
- d) NALC National Salary Award – noted.
- e) Appoint Internal Auditor – Trevor Brown approved and appointed for financial year 2021/22
- f) Approve CIL report for year 2021/22 - approved and signed
- g) Review and adopt policies:
 - Safeguarding Policy
 - Health & Safety Policy
 - Equality & Diversity Policy
 - DBS Policy - all reviewed and approved
- h) Community Governance Review – Babergh DC review every 10-15 years as good practice. Possible integration of smaller parishes into the neighbouring larger ones.

Scribe accounting reports for the month distributed – payments list, cash book, bank reconciliation, copy of bank statement to month end.

2137/2223 Mineral and Waste Site

- a. Planning pre-application considered – this is a scoping application and ultimately Suffolk County Council's decision, this does not go through District or Parish Council, although the developers have consulted with

the Parish Council. The PC strongly object to the development of the mineral and waste site due to the volume of traffic that will be generated.

2138/2223 Play area review – Fen View

- a. Quote/s and grants funding for new children's play equipment.
Quote received from Sovereign, with revised figures, Cllrs Mike Watling & Laura Butters propose to give options to residents/ children of the Fen View. Quote approved, grants and CIL to be used where possible.

2139/2223 Queens's Platinum Jubilee

- a. Update – Cllr Mike Watling reported arrangements are progressing for 5th June 12.30pm-3.30pm, venue The Brook car park and Back Lane. The working Party involved with the event include representatives from The Brook Inn, St. Peter's Church, Copdock & Washbrook Woman's Institute, Copdock Primary School PTA & the Parish Council. Free entry, bring own chairs, hope to promote community togetherness. Everybody currently resident in the village is welcome. Bring own picnic. Volunteers needed, details in In Touch in May issue. There will be music in Pub car park. Parish Council requested to make sure there is insurance in place, as this will not be covered under the PC policy.
- b. Torch Relay – residents put forward happy to be involved.

2140/2223 Refugees/ Hotel

- a. Updated and reviewed the community working group – Cllr Laura Butters is meeting with everyone to find funding for activities. Looking to unpick who is involved.
- b. Football – Cllr Mike Watling meeting with Martin Taylor, re the common land by recreation field, PC rent the field from SCC, Achilles YFC pay for maintenance, and pay hire fee for use for the season, which saves the PC money on cutting etc.
- c. Tennis – Cllr Mike Watling confirmed tennis lessons are being offered. Also there is badminton in Village Hall.

2141/2223 Quiet Lanes

Nothing to update.

2142/2223 Media/ Communications

- a. Facebook page for the Parish Council, this would take the personal element out of the messages and would be an information page only. All comments would be posted through the Clerk and responded to centrally.
Cllr James Mellish & Clerk to set up. Proposed and approved.
- b. Website – going well.

2143/2223 Infrastructure Developments

- a. Neighbourhood Plan – lead for the group Cllr Laura Butters proposed to proceed with the Neighbourhood Plan Light, after rejection of the Neighbourhood Plan at referendum. Funding can be found for consultant Ian Poole. LB to cc Clerk in for wording. NP group is the same apart from one leaving. Cllr LB asked for volunteers, one Parish Councillor and 2 residents showed interest. NP was developed not just by the PC but residents as well.
- b. Infrastructure Business Plan & Pye Road cycleway update – TC – updated Sept – add the CIL payments. Review the priorities of the Infra Plan.

2144/2223 Matters to be brought to the attention of the Council

23 people attended the tri-annual litter pick, refreshments welcomed afterwards. Thanks to all volunteers who helped.

Resident suggestion – change the dog bins to litter bins for all litter. Clerk to investigate.

Items for next agenda:

None.

Meeting closed at 2139hrs.

Next meeting – Tuesday 3 May 2022 at Copdock village hall, 7.00pm. Annual Parish Meeting followed by the Annual Meeting of the Parish Council, approx. 7.45pm.

Village website - <https://copdockandwashbrook.org/>