

**Copdock & Washbrook Parish Council**  
**Minutes of the Parish Council meeting**  
**held on Tuesday 1 February 2022 at Copdock cricket pavilion - 7.30pm**

**Present:** DC Dave Busby, Cllr Laura Butters, Cllr Louise Carman, Cllr Terry Corner (Chairman), Rob Hancock/ Suffolk County Council, Corporate Team; Cllr James Mellish, Cllr Mike Watling, 2 x residents, Clerk - Angela Chapman. CC Christopher Hudson via Teams.

**2099/2122 Chairman's Welcome & Apologies:** Chairman Corner welcomed all to the meeting. Apologies: Cllr Keith Armes, Cllr Simon Downey. Apologies accepted.

**2100/2122 Declaration of Pecuniary and Non-Pecuniary Interests:** Cllr Mike Watling – C&W Tennis club; Cllr Louise Carman – Carman 4Seasons Ltd.

**2101/2122 Requests for dispensations in respect of pecuniary interests:** None.

**2102/2122 Minutes:** Minutes of the meeting held on 10 January 2022 approved as a true record.

**2103/2122 Clerk's Report including Matters Arising**

Unity Trust bank – switching of funds has happened and the Parish Council now have online banking. However, the Business Reserve account funds have not been transferred. I am in contact with Unity Trust.

The Village Hall Dedication Ceremony has been confirmed for Sat 12 March 2022, 2.00pm, invitations have been distributed with several acceptances already. Buffet being arranged with St Mary's Catering. The new email addresses have been distributed; I will contact the web builder for usernames. Allotment Plot 31 will have a Termination Notice served this week due to not adhering to the Terms & Conditions of the site.

Allotment invoices ready to go out, after rent review at this evening's meeting. New T&Cs, approved previously, will be sent with the invoices.

I understand the recycling bin in Pearsons Way has rolled down the hill in the wind, damaging a car. Babergh are aware and I will speak with the officer at Babergh tomorrow about reinstating. They are asking if the Parish Council can put a hardstanding area down for the bins or offer an alternative site. The funds from the recycling go to the Church Heritage Trust.

One Casual Vacancy.

**Hill Farm site – brought forward from item 9.**

Rob Hancock/ Suffolk County Council attended the meeting and presented to the meeting the proposed development on the Hill Farm site. Plans for the Hill Farm site have been seen before and were distributed before the meeting. The former farm site which Copdock & Washbrook residents are all familiar with at the top of Old London Rd, SCC are seeking to develop. There will be 19 dwellings, SCC did look at converting the barns and also refurbishing the farmhouse, however it was not economical especially after the fires, there was not much left. Access will be off Marvens rather than Old London Rd. The development will include 7 affordable units. The development will allow a contribution to the cycling scheme. The development is outside Neighbourhood Plan area. Babergh DC are looking for support from Parish Council, in writing, for the development. Chair enquired why support was being sought before planning applied for, Rob Hancock/SCC explained as the NP is going to referendum shortly, this site will be considered a 'windfall' site. Chair explained there had been no objections to the development plan previously from the PC. RH explained the site is a liability to SCC due to the ASB on site.

Pedestrian access was enquired about, it was suggested the planning conditions make pedestrian access conditional. Enquiries from a resident about Whights Corner - Rob Hancock confirmed any alterations to the junction would be included in the new cycle scheme and the road reduced to single carriageway.

Comments were made regarding parking on the clear way (road to Marvens and the barrier), also safety and the racing cars that use this area as a starting point for racing up the Old London Rd. It was confirmed the cycle route will go to the barrier, the inside lane will have bollards across, making it single carriageway. Could propose a barrier further up.

The field beyond the site is let to a farmer, SCC have no aspiration yet to develop this site, it is not in the Local Plan. PC requested a strip of land bounding the Hill Farm site is left as a protection barrier from the Ipswich developments.

An attenuation pond will be included in the development to slow run off water from going downhill onto Old London Rd.

PC agreed to write a support letter with a strong preference to do the alterations to the Old London Rd in one hit.

LA008 site (Elm Lane/Back Lane/ Old London Rd site) will be determined in March or April this year. After referendum, SCC will deliver the Hill Farm development themselves. Change of speed limit road not feasible when the Hill Farm development delivered, it will need to wait until LA08 when CIL coming from the site can be used.

Suggested in response to emphasize the cycle scheme within the support from PC.

JM to do letter. Distribute to all Cllrs before sending.

Rob Hancock left the meeting.

#### **2104/2122 Adjournment:** Meeting adjourned at 2010hrs

DC Dave Busby – BDC setting 2% increase on council tax. Grant received from central Government of £1.9m to both districts to improve the energy efficiency, solar panels, air source heat pumps and insulation. Planning pilot – encourage NP and community involvement.

Omincron business grants – 18 Feb deadline.

Enforcement – still with Inspectorate.

Hotel residents are a mixture of families and singles, there is a security system to check in and out.

A resident has made a request for clothes to donate. BDC have contacted the hotel. Local sport is facilitating football, Suffolk FA is providing secondhand boots socks, kit and coaching. Communication is challenging. They are bored and frustrated, don't know what's happening. The hotel is a halfway house, while waiting for accommodation. Some seen leaving in cars early morning, DB to report to BDC, and let PC know.

**CC Chris Hudson** –via Teams, poor connection making communication difficult.

Junction 55/ Copdock Interchange, public meetings to be held at Pinewood community centre, however due to sickness these have been put back.

Public meeting for electric pylons.

Meeting reconvened 2034hrs.

#### **2105/2122 Planning Applications:**

##### **Appendix A**

##### **TREE PRESERVATION ORDER - DC/22/00176**

Proposal: Application for works to trees subject to Tree Preservation Order BT330/G1: 30%

Crown reduction and removal of overhanging limbs of multiple Lime trees on The Avenue.

Location: The Avenue, Copdock, Suffolk,

No objection

##### **DC/22/00091**

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.

Location: Linden Cottage, The Street Copdock And Washbrook Suffolk IP8 3HS

No objection

##### **DC/22/00227**

Proposal: Planning Application. Erection of 2 no. commercial warehouse units.

Location: Glebe Farm, Old London Road, Copdock And Washbrook, IP8 3JN

Objection, see notes.

#### **1. Neighbourhood Plan, Section 11. Highways and Movement**

It is important to note that Copdock and Washbrook Parish Council have been working with Suffolk Highways for the last 12 years to improve the entire Old London Road layout. The Old London Road causes challenges to the community, commercial outlets, and commuters on a daily basis.

The addition of 2No commercial warehouse storage units and associated HGV traffic increase will and cause additional challenges to the current road layout.

The current proposal makes no allowance for highways improvements.

There have been several incidents recorded at, or near to the entrance of the development site, resulting road traffic accidents with HGV's and smaller commercial vehicles manoeuvring in and out of the site. Additionally, vehicles adopt the adjacent crossing point as a short cut route, often resulting in vehicles deliberately driving the wrong way along the highway for approximately 50mtrs of the south bound dual carriageway to reduce their journey time into the development site.

Suffolk County Council Highways and Babergh Mid-Suffolk District Council recognises the need to create highway improvement along this stretch of road, therefore Copdock & Washbrook Parish Council recognise the need to ensure the safety of domestic users, cyclists, and residents.

## **2. Neighbourhood Plan, Policy 7 - Employment Sites**

The Neighbourhood Plan supports the retention and development of existing employment and other business uses, as long as the development does not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking) and traffic generation. These are all important aspects of the NP, and the development site is considered to have a long-term detrimental impact of all of these factors.

There does not appear to be any genuine attempts to over-ride environmental problems (e.g., noise, odours, traffic or burning of commercial waste) which currently causes substantial negative environmental impacts to local residents.

There does not appear to be a mixed use to the development site which is a recommendation of the Neighbourhood Plan.

## **3. Neighbourhood Plan, Policy 14 - Protection of Important Views and Landscape Character & Policy 15 - Heritage Assets**

The site will have a detrimental impact on important views and landscape character as well as impacting on adjacent heritage sites in the form of listed buildings and avenues of protected trees.

## **4. Neighbourhood Plan, Policy 16 - Design Considerations**

From a previous application DC/20/05176, it appears the development site and the design consideration is to build an industrial site in a piecemeal format. The site in the future allows 'space' for further construction of similar buildings, which would further affect all policies listed above.

### **DC/22/00269**

Proposal: Planning Application - Erection of detached outbuilding to be used as an additional changing facility

Location: Copdock And Washbrook Bowls Club, Old London Road, Copdock And Washbrook, Suffolk

No objection

## **Appendix B**

Planning Applications determined by Babergh DC

None.

## **2106/2122 Financial Matters & RFO Report**

- a) payments for approval - approved as per payments list in accounting reports – Cllr Mike Watling and Cllr Laura Butters to authorise online using the new Unity Trust account.
- b) Cllr L Carman checked Scribe reports, Chair T Corner signed reports off. A list of un-presented cheques to be provided
- c) Review and approve the Internal Control Statement FY 2022/23 – approved. Cllr LC to review twice a year – approved.
- d) Copdock village hall rent – Cllrs Louise Carman and Laura Butters met with 2 representatives from the village hall committee, agreed lease is peppercorn with no break clauses. Cllrs Carman & Butters put to meeting that no rent demands be made, also no claims for any previous rent to be refunded, and no counter claim from village hall committee for car park maintenance be made against PC. The 99 year lease could be surrendered but legal costs would be prohibitive. The lease and decisions made in the past cannot be changed now. Decision to not demand rent from VH for now. Council approved.

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

Scribe accounting reports checked by Cllr Louise Carman and approved and signed by Chairman Terry Corner.

## **2107/2122 Hill Farm site**

See 2103/2122 above

## **2108/2122 Play area review**

- a. Quote/s and grants funding for new children's play equipment – Cllr MW meeting with Suppliers for options and quotes.  
MW – to try and kill off grass on safety surfaces with off shelf weedkiller.

### **2109/2122 Queens's Platinum Jubilee**

- a. Discussed events – Cllr MW had a meeting with a group, plenty of enthusiasm, possible street party on Sunday 5 June which is the national day for street party celebrations. Cllr LB advised funding is available through CAS, LB to send to MW. Insurance for street party – Clerk to check PC policy, also for possible beacon.

### **2110/2122 Village Hall Dedication Ceremony**

Clerk confirmed all plans in place for Saturday 12 March 2022, invitations to be sent out this week. Village hall and catering confirmed.

### **2111/2122 Allotments**

- a. Rent review – after discussion rent to be increased by £2 per full plot for the 2022 season.
- b. Non-compliance of T&Cs – plot holder to be served with Notice of Termination. Any costs to be reclaimed.

### **2112/2122 Quiet Lanes**

Cllr JM updated, there is to be a 24 Feb Zoom mtg public consultation; a group of 5 residents have offered to help proceed the project. Include on the agenda for March meeting.

### **2113/2122 Infrastructure Developments**

- a. Neighbourhood Plan update – on 24 March 2022 there will be a referendum in the village hall. Public can vote, need 50% of voters to say yes, the plan will then be adopted. A piece to be put into the community news to tell residents what the referendum is. Documents have to be available, Cllr LB to hold at home. Cllr LB will reply to BDC
- b. Infrastructure Business Plan & Pye Road cycleway update – Chair TC nothing to update.

### **2114/2122 Matters to be brought to the attention of the Council**

Cllr James Mellish confirmed the next litter pick and village tidy up for Sat 9<sup>th</sup> April, meet up at the Church Room, The Street. Village tidy up to include Jubilee Meadow and Mill Lane. The footpaths on Old London Rd are very tidy as residents have been clearing the paths regularly.

### **Items for next agenda:**

Quiet Lanes

Meeting closed at 2155hrs.

Next meeting – Tuesday 1 March 2022 at Copdock Cricket Pavilion, 7.30pm.