

# Copdock & Washbrook Parish Council

Minutes of the Parish Council meeting held on Tuesday 1 November 2016 at 7.30pm,  
Church Room, Washbrook

**Present:** Chairman Keith Armes, Vice Chairman Mike Watling, County Cllr Dave Busby, District Cllr Nick Ridley, District Cllr Barry Gasper, Cllr Tina Sutters, Cllr Laura Butters, Cllr Terry Corner, Cllr Chris Coupland, Cllr Peter Jones, 2x residents, Clerk.

**1261/1617 Welcome and Apologies:** Chairman Keith Armes opened the meeting at 7.30pm. Apologies: None.

**1262/1617 Declaration of Interest:** None

**1263/1617 Minutes:** The minutes of the meetings held on 4 October 2016 were approved and signed as a true record.

**1264/1617 Clerks Report inc. Matters Arising – as below.**

**Allotments** - T&Cs have been agreed and will be distributed with the invoices in January 2017.

It was proposed to replace the existing gates with more sturdy ones to help security, also to erect and carry on the fencing behind allotments that back onto the Old London Rd where the fencing was never erected previously to help with rabbit invasions. Quote in hand, the PC will attempt to claim 106 monies for this project.

**Environmental Management** - Mike W and I meet with Danny Carman, contractor, and made an environmental maintenance work list, a copy of which has been distributed to all Parish Councillors. Extra work was suggested at Jubilee Meadow, to include extra grass cuts and trimming the hedge back on the field side. The grass will be easier to maintain once it is down to a level a mower can deal with. Access is a problem as all equipment has to be able to go over the wooden bridge that spans the brook. Also a one off job to clear a tree which has fallen over the brook and could potentially dam up the water flow, plus to remove two other small trees on the bank. It was also suggested to clear/trim under the trees on the field side to open up the area, and then the contractor will then lift the crowns of the trees to enable access through the area. Vice Chair Mike Watling volunteered to trim the area ready for the tree work. Another job that was felt important was to cut the grass on the central reservation around the Elm Lane junction along with the pavements and verges bearing in mind visibility is poor here and there has been a fatality and another accident in this area.

**Motorcycle barriers** - Belstead clerk sent details of Jacksons but they advised they didn't do barriers. I have struggled to find anyone else who manufactures these apart from K Barriers.

**Planning application** - a Permitted Development at The Paddocks (The Mane Riding Centre), Old London Rd has been closed, by BDC, as the proposal could not be determined under the criteria presented. A full planning application is required. It took Mike and I a good deal of time to get Babergh DC to look at this application in the correct way but we believe it was the right thing to do. Many thanks to DC Nick Ridley for his support in this matter.

**Village Directory** - there has still been no work done on this due to time constraints.

**The Old Post Office flats, Pearsons Way** - a complaint was received from a resident about black smoke from a bonfire in the back garden and the amount of rubbish at the front of the property, also a sofa that was dumped some while ago on the footpath alongside the building. The meter boxes were also hanging off the wall. Vice Chair Mike Watling had also noted this. After speaking with the Babergh DC Environmental Protection Officer Keith Jones, he agreed the best way forward was for him to visit the site, which he did. There wasn't anything he could do as there was no evidence of recent bonfires in the back garden, although he could see there had been one at some point. The sofa was within the curtilage of the property so he couldn't take action on that either. However, after a lot of discussion, and

me insisting the property belonged to Babergh, Mr Jones said he would try and find out. I received a call this morning from him advising that the property did in fact belong to BDC and he has passed the complaint to the Community Housing Officer, Miss Gilbert for her to deal with. I await her comments.

**1265/1617 Adjournment:** Meeting adjourned at 19.37pm

**CC Dave Busby:** Refuse collections - 3 bin systems works best, no glass collection, half of rubbish recycled but some is contaminated. No longer take clothing/textiles. Community transport/Suffolk Onboard going well, looking for volunteers. SCC schools admission policy to change in year 2018/19. Devolution - SCC leader says an extra layer of Government not needed, some won't vote.

**DC Nick Ridley:** Devolution - Met Minister, fairly positive reaction for a devolution deal for Suffolk only, Suffolk will vote in favour, Norfolk won't. Travellers on the move again.

**DC Barry Gasper:** Babergh DC expenditure has increased despite cuts, to be discussed and to be rectified. Scrutiny Committee - a lot of issues.

**Residents:** Nothing to report.

Reconvened 19.43hrs.

**1266/1617 Planning:**

**B/16/01362 Clements, 3 Church Lane, Washbrook IP8 3JZ.** Outline - erection of 3 no. detached dwellings, and construction of new vehicular access (means of access and landscaping of the site to be considered).

The address should Copdock not Washbrook.

The Parish Council would like to object on the following grounds:

Whilst Copdock & Washbrook is defined as a hinterland village in policy CS2 the Core Strategy, the application site is somewhat remote from the built up area boundary and would be deemed to be within the countryside. The site is also remote from the services within Copdock & Washbrook (school and pub).

Although there are some dwellings in proximity to the application site the Parish Council do not consider that the site relates well to the existing settlement and therefore would be considered an isolated location in the countryside, remote from established settlements and local services and facilities with no footpath connection.

To support the view the site is isolated, in February 2016, an appeal was dismissed for the erection of 7 no. dwellings and associated works tied to engineering business at land adjacent to Krendall Cottage, Old London Road, Copdock (B/15/00453/OUT). The main issues were whether the proposal would comprise sustainable development and whether the site would provide suitable ground conditions.

Copdock & Washbrook provides little in terms of daily required services and those that are present such as the primary school, are approx 1.0km distance, and involve crossing the busy dual carriageway, which discourages access by means other than private car.

In summary, the proposed site is in the countryside outside of and isolated from the village of Copdock & Washbrook and in the interests of sustainable development existing uses of land should remain undisturbed. The lack of footpaths in the vicinity and widely spaced bus services mean that regular use of walking or public transport by the occupiers of the proposed dwellings would be very unlikely, meaning they would be heavily reliant on private car journeys to access schools, shops and employment. The Parish Council considers the moderate benefits of the proposal in terms of economic activity and an addition to the housing supply would be outweighed by its harm in providing new dwellings in an unsustainable location.

**1267/1617 Financial Matters & RFO Report:**

- a) Payments for approval. MW & TS recommended for approval for payments.
- b) Draft Considerations - distributed to all Councillors before meeting for consideration at next meeting in readiness for pre-cept setting

- c) FWG reported quotes for play equipment received, 106 monies being sought, forms to hand.

### **RFO Report**

The Parish Council's budget position is in order, with all spending within the current financial years budget.

The report from BDO was considered by the Finance Working Group and was found to be in order.

The ground rent for Bowls Club was reviewed at the Finance Working Group meeting and it was suggested the rent was not increased. Next review will be July 2019. Agreed by the full Council.

The village hall ground rent will be reviewed at the next FWG meeting.

I am still struggling to register online for VAT returns. I received an email to ring which I did, was told someone from the correct dept would ring me back, which was 5 weeks ago, and I've heard nothing since.

Payments were approved. Spreadsheets distributed.

**1268/1617 Correspondence:** circulated.

### **1269/1617 Village Tidy Up Day:**

TS reported all equipment and Church Room booked and going well. MW has carried out a risk assessment with a master copy for all volunteers to sign before commencing work. List of jobs to be complied.

### **1270/1617 Motorcycle Barriers:**

TS suggested the PC install a barrier on the gate at Whights Corner going up to the retail park. CC Dave Busby suggested the PC contact John Simpson at SCC Highways to advise the PC think this is required and get his comments. Agreed.

### **1271/1617 Community-Led Housing Development Plan:**

TC reported he spoke to Babergh DC to suggest an informal consultation but has had no reply back. The results will be published to all residents of the village.

### **1272/1617 Play Equipment Working Group:**

106 forms being completed with copies of questionnaire to be sent to Babergh DC.

### **1273/1617 VC Commemorative Ceremony:**

TC reported nothing further to add apart from to say Peter and Jennifer Jones had put a lot of work into the project to get it where it is. Chairman Keith Armes expressed the PC thanks.

**1274/1617 Casual Vacancy:** still vacant

### **1275/1617 Matters to be brought to the attention of the Council:**

TS - reported any GP complaints should be directed to the GP surgery.

MW - Tesco Bags of Help grant funding application being completed online but proving difficult due to inadequate website.

Attends Police Forum meetings, next one at Copdock village hall. Please give MW any queries for Police.

C&W Bowls Club have suggested a defibrillator be installed on the village hall site but that the case is not be locked. Suggest grant from British Heart Foundation.

Several fencing issues around the village were reported - Clerk to write to residents affected.

TS - reported a spate of break-ins around the village.

Meeting closed at 20.47hrs.