

# Copdock & Washbrook Parish Council

## Minutes of the meeting of the Parish Council held on Tuesday 1 October 2019 at the Lounge, Village Hall, Old London Rd, Copdock - 7.30pm

**Present:**, Cllr Keith Armes, Cllr Laura Butters, Cllr Louise Carman, Cllr David Marsh, Cllr Mike Watling (Vice Chr), District Cllr Dave Busby 2x residents, Clerk - Angela Chapman.

**1706/1920 Chairman's Welcome & Apologies for Absence** - Cllr Terry Corner (Chairman), County Cllr Christopher Hudson.

**1707/1920 Declaration of Interests** . Cllr Louise Carman - Carman 4Seasons Ltd

**1708/1920 Minutes.** Minutes of the meeting held on 3 September 2019 were signed as a true record.

### **1709/1920 Clerk's Report including Matters Arising**

Play equipment inspection carried out this month, report received, forwarded to Cllr Mike Watling who has made a list of repairs and maintenance and included in Risk Assessment document.

The information signs in the village hall and Fen View play areas have been stolen, it is on the agenda to consider purchasing replacements. I suspect this is why there are no signs, as they kept disappearing.

2 last available allotments have been let so now up to full capacity. However, one plot has not been paid for but the tenant has been to the site and is in contact with the allotment rep.

We now all know and are aware of The Bus Shelter, a community interest company that helps homeless people, which is to be located in the village. Gareth Brenland who founded and runs the CIC is happy to meet with any interested Councillors to talk about the project and answer any questions the PC may have.

**1710/1920 Adjournment:** Meeting adjourned at 19.50hrs.

**District Councillor Dave Busby:** meeting at Babergh to be held for renaming the district; the proposal for Belle Vue House is for a hotel and restaurant; Joint Local Plan consultancy finished yesterday; work on new Hadleigh swimming pool started - £2.4m; free swims for children over summer successful; Suffolk Environment & Waste Facility site - book for tours.

**Residents:** proposed planting wildflower seeds in the central reservation after the gas works are finished from Whights Corner to Church lane. Council agreed.

Tina Sutters has set up a litter pick for 9 November. SCC will have to close the road under their Community Self Help Scheme if the litter pick is to be carried out. Other work can be carried out at the same time making use of the closure, DM to contact SCC Highways.

Meeting reconvened 20.14hrs.

### **1711/1920 Planning Applications:**

**DC/19/04055 Sub-division of existing dwelling into two separate dwellings. Removal of porch**

**Woodside Luxury Boarding Cattery** Old London Road Copdock & Washbrook Ipswich Suffolk IP8 3JH  
*No objection.*

**To consider at meeting:**

**DC/19/04213 Erection of three dwellings and new vehicular access. Removal of cattery buildings.** Woodside Luxury Boarding Cattery Old London Road Copdock & Washbrook Ipswich Suffolk IP8 3JH.

*Comments: The site is not included for potential development in the Draft Local Plan or Local Neighbourhood Plan. The site is not within reasonable walking distance of local amenities. There is concern over the highway access: - the visibility splay right on the dual carriageway is by a sharp bend leading from the A12 interchange, on a 50mph road and considered dangerous - no provision is made for south bound traffic crossing the dual carriageway. This will intersect with the increasing traffic from Folly Lane, using the Boss Hogg cafe crossing point. It will necessitate a 'U' turn across north bound carriageway onto the south bound carriageway.*

**DC/19/04223 Full Planning Application - Continued use of outbuilding as annexe for family member.**

**The Paddocks Old London Road** Copdock And Washbrook IP8 3JF.

*Comments: Objection - on the basis the buildings were erected without planning permission. We would respectfully remind there is an agricultural tag on this land.*

**DC/19/03388 Outline Planning Application (All matters reserved) Erection of 8no. dwellings**

**Land West Of Old London Road** Copdock & Washbrook Ipswich Suffolk IP8 3JH

*Comments: The site is not included for potential development in the Draft Local Plan or Local Neighbourhood Plan. The site was put forward in the call for sites and dismissed as unsuitable. AF Landscape and AECOM assessed and also deemed the site unsuitable.*

*The main storm drains for the surrounding land and the Old London Road pass through the middle of the site where they are carried under the A12 and A14 truck roads by adjacent culverts. No provision is made for this.*

The site is not within reasonable walking distance of local amenities:

- 2.5km from Copdock & Washbrook Primary school
- over 2.5km from Copdock & Washbrook Pre-School
- 1.8km from the village hall

There is concern over the highway access:

The visibility splay right on the dual carriageway is 2.4m x 80m bounded by a sharp bend leading from the A12 interchange. This is significantly short of the 2.4m x 160m recommended in the DMRB for a 50mph road and considered dangerous.

There have been 3 serious accidents in this vicinity in the last 18 months. It is a dangerous bend. The Parish Council and Neighbourhood Plan group are supporting work being done to reduce the speed along certain stretches of the Old London Road.

No provision is made for south bound traffic crossing the dual carriageway. This will intersect with the increasing traffic from Folly Lane, using the Boss Hogg cafe crossing point. It will necessitate a 'U' turn across north bound carriageway onto the south bound carriageway.

The site is subject to flooding during extreme weather events. Local Policy 26 - Significant flood risk applies. Copy of flood risk map emailed. Recommend a flood risk survey is carried out.

#### **DC/19/03387 Outline Planning Application (All matters reserved) Erection of 7no. dwellings.**

**Land North Of The Laburnums Old London Road** Copdock & Washbrook Ipswich Suffolk IP8 3JF

*Comments: The visibility splays insufficient due to the brow of hill 80m away from the proposed access to the site, bearing in mind this a 50mph speed limit road. The Parish Council and Neighbourhood Plan group are supporting work being done to reduce the speed along certain stretches of the Old London Road.*

*Footways are necessary for pedestrians and cyclists to gain access to the centre of the village and the school.*

*However, the Parish Council are unable to maintain footways due to the 50mph speed limit on the road, Suffolk County Council have limited funds for such work.*

*No provision is made for south bound traffic crossing the dual carriageway. It will necessitate a 'U' turn across north bound carriageway onto the south bound carriageway.*

*The Parish Council would invite the Babergh District Council planning officer to visit the site.*

#### **DC/19/04308 Cameo Hotel Old London Road Copdock And Washbrook Ipswich Suffolk IP8 3JD**

**Hybrid Planning Application** - Outline Planning Application (all matters reserved) - Erection of 14 No dwellings.

Full Planning Application - Erection of two storey/part three storey extension to provide function room and guest accommodation and linked extension to existing hotel (following demolition of existing function/garden rooms).

Erection of extension to provide leisure facilities. Extension to car park.

*Comments: Car parking is a major concern with a new function room (300 covers) together with the hotel guest parking (100 guest rooms) & the new health facilities it is proposed that 111 car parking spaces will be available.*

*The existing car park is full when some functions are held at the hotel, this area will be greatly reduced to accommodate the new proposals not increased as indicated. There are regularly cars parked on the verges of the Old London Rd dual carriageway (50mph limit) when a monthly antiques fair takes place in the hotel and the village hall opposite the hotel, making the whole road very dangerous with pedestrians crossing dual carriageway. We recommend that this insufficiency is seriously considered. The Parish Council approve the alterations to the hotel in principle but have concerns over the car parking as above. There is archaeological interest within the new site area, we trust that this will be carried out before any works commence. With regard to the dwellings, this site was not submitted to Babergh DC for inclusion on the Joint Local Plan, neither is it included in the Neighbourhood Plan.*

*Suffolk County Council, Flood and Water Management recommend a holding objection. The reason why we are recommending a holding objection is because the flood risk assessment is not acceptable. We also note that the applicant has not provided any information regarding a strategy for the disposal of surface water in line with national and local policy/guidance. We recommend this will be addressed before planning decision is made as dealing with this may change the layout of the site. Land Contamination, the applicant has failed to submit the required information to demonstrate that the site is suitable for the proposed end use. For a development of this size it is a requirement that the applicant submits a Phase I desk study that complies with BS 10175:*

*2011+A1:2013 Investigation of potentially contaminated sites - Code of practice and CLR11 Model procedures for the management of land contamination We trust this will be addressed before a planning decision is made. The Parish Council consider there to be a conflict of interest between the hotel and the dwellings with little and loss of green space. Some existing trees are being removed where they provide natural screening to existing adjacent properties, the Parish Council would like to see these retained. If not already carried out, the Parish Council recommend a site visit.*

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#### **DC/19/04579 Southfield Pigeons Lane Copdock And Washbrook Ipswich Suffolk IP8 3HQ**

Erection of single storey rear extension (following removal of existing conservatory)

*Comments: No objection*

**DC/19/04447** Application under Section 73 of the Town and Country Planning Act 1990 to vary or remove a condition following grant of planning permission- Variation of Condition 2 (Approved Plans and Documents) relating to DC/17/04721

Erection of a new dwelling to amend plot design and enlarge cartlodge. **Land On The North East Of Elm Lane** Copdock and Washbrook

*Comments: No objection*

**1712/1920 Financial Matters & RFO Report:**

- a) payments approved - approved KA & DM
- b) grant request from C&W PCC - proposed KA, seconded LC
- c) items for budget - none
- d) review allotment rents - deferred to Nov meeting

**RFO Report**

The Parish Council's budget position is in order. However, the Neighbourhood Plan budget from the grant has an overspend of £279.12 which can be balanced by using the £1650 left from the £2,000 budget the PC allowed. Accounting Statement and Return has been agreed & returned by Littlejohn, to be included on November agenda. VAT reclaim return has been sent.

Payments approved.

Spreadsheets updated. Bank reconciliation sheets to be approved by Council. Checked & counter signed by Cllr Louise Carman.

Minuted and approved.

**1713/1920 Memorial Plaques**

LB made contact with Jones family, TC to forward template for approval.

**1714/1920 The Bus Shelter**

Location to be discussed with SCC, and Clerk to set up meeting with founder of The Bus Shelter & PC.

**1715/1920 75th Anniversary of VE Day**

Clerk to write to all organisations in village (same as APM list) to ask for suggestions of celebrations.

**1716/1920 Lease Renewal & Access**

No progress, situation to be clarified at Bowls Club AGM in November, set up as CIC (Community Interest Company) or charity.

Access - Cricket Club to retain responsibility for own area, Bowls Club to be responsible for tarmaced area, PC have right of access over.

**1717/1920 CIL Bid**

Defer to New Year, when NP finalised. Set up working group.

**1718/1920 Suffolk Highways**

Next meeting with SCC Highways and PC 16/10/2019, report back at Nov meeting.

**1719/1920 Neighbourhood Plan**

Further funding due. Public event very successful, over 200 attendees, excellent event which did its job.

Highways Consultancy report discussed, thought to be useful to carry out for both NP & PC highways issues. LB proposed to go ahead, seconded by DM.

**1720/1920 Matters to be brought to the attention of the Council:**

**MW** - risk assessment - play equipment inspection report - to meet with contractor to sort list of works for repair/refurbishment.

**LB** - Casual Vacancies (2) - send ad text to LB. Currently being advertised in In Touch.

**Items for next agenda:** None

Meeting closed at 21.30hrs.