

# WESTERFIELD PARISH COUNCIL

## Minutes of Parish Council Meeting held on Tuesday, 11<sup>th</sup> April 2024 in Westerfield Church Room at 7.30pm

**PRESENT:** Councillors: Michael Noble, John Barber, Brian Keyland; David Gooch (Clerk); and member of the public, Peter Miller (PM).

### 1. Governance

- 1.1 Apologies and approvals of absence  
Councillors Jason Kirk, Peter Hudson, and Sue Peace.  
The PC agreed that Councillor Noble chair the meeting.
- 1.2 Declarations of Interest and Requests for Dispensation  
None.
- 1.3 To approve the Minutes of Parish Council meeting held on 19<sup>th</sup> March 2024  
These were approved.
- 1.4 Comments from members of the public on matters on the agenda  
See S6.

### 2. Village Improvement

- 2.1 To review progress on the Neighbourhood Plan (NP)  
Clerk said that all the invoices covered by the 23/24 grant had now been paid, and the End of Grant Report NPG-13686 completed. Councillor Noble added that the minutes of the last NP meeting would be published on the website shortly.
- 2.2 Other urgent matters
  - i) Footpath Clearing  
Several councillors had volunteered to help clear the footpath on Westerfield Road on Sunday 14<sup>th</sup> April.
  - ii) St Marys way Pond  
Clerk said that he'd prompted Land Registry to complete the Title Deeds search that had been paid for on 16<sup>th</sup> February, and they'd responded by refunding the search fee! Clerk would pursue.  
It was noted that the lack of maintenance of the pond had previously caused flooding on Westerfield Road (near The Swan).

### 3. To note and discuss current planning applications

- 3.1 **IP/24/00207/REM:** Land North Of Railway And East Of Henley Road, Ipswich. Deadline 20th April.  
Submission of Reserved Matters (appearance, layout, landscaping, and scale) for part of Phase 2 of the development at Henley Gate comprising 93 dwellings, roads, parking, open space, landscaping, drainage, and other associated works in relation to the Outline Planning Permission IP/16/00608/OUT comprising up to 1,100 dwellings, local centre, country park, open space, sustainable urban drainage systems, landscaping, infrastructure and engineering works, and 2 no. access points from Henley Road and provision of access points for pedestrian/cycle bridge and vehicular bridge over railway. The Application also seeks to part discharge Condition 19 (Foul and Surface Water Drainage), Condition 20 (Construction Environmental Management Plan), Condition 23 (Contamination) and Condition 26 (Arboricultural Method Statement) of IP/16/00608/OUT in relation to the remaining residential parcel within Phase 2 delivered by Barratt David Wilson (Eastern Countries). IP/16/00608/OUT was an EIA development and an Environmental Statement was submitted with the application under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended).

PM clarified that the PC were an official consultee as Country Park is within the parish. PM had reviewed the documentation but couldn't see anything that changes the PC's position, and the comments made previously. In summary the PC objects to the principles of the application (IP/16/00608/OUT), particularly the need to protect the village from the impact of additional traffic, and unsuitable road infrastructure, not the specific details in the Reserved Matters conditions (e.g. 19 Foul and Surface Water Drainage).

3.2 **IP/23/00740/REM:** Land North Of Railway & East Of Henley Road, Re-Consultation. Deadline 3rd May.

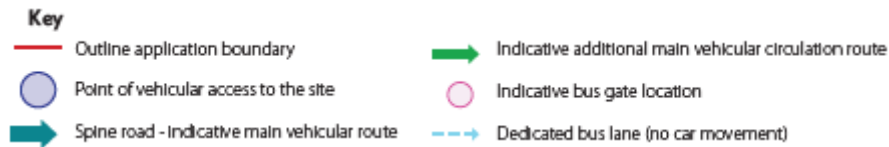
Submission of Reserved Matters (appearance, layout, landscaping and scale) for Phase 3b of the development at Henley Gate comprising 114 dwellings, roads, parking, landscaping, earthworks and associated works; in relation to Outline Planning Permission IP/16/00608/OUT comprising up to 1,100 dwellings, local centre, country park, open space, sustainable urban drainage systems, landscaping, infrastructure and engineering works; and 2 No. access points from Henley Road and provision of access points for pedestrian/cycle bridge and vehicular bridge over railway. IP/16/00608/OUT is an EIA Development and an Environmental Statement was submitted with the Outline Application. (REVISED PLANS).

PM had reviewed the new documentation, but couldn't see anything in the Reserved Matters that changes the PC's position, and the comments made previously on application IP/16/00608/OUT.

3.3 Planning Notification **DC/24/0771/OUT & IP/24/00172/OUTFL:** Land North-East Of Humber Doucy Lane, Ipswich. Deadline 23rd April.

Outline Application (With All Matters Reserved) - Hybrid Application - Full Planning Permission for the means of external access/egress to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works. (THE APPLICATION IS A CROSS-BOUNDARY APPLICATION AND IS LOCATED IN BOTH IPSWICH BOROUGH COUNCIL AND EAST SUFFOLK COUNCIL).





## DC\_24\_0771\_OUT-PARAMETER\_PLAN\_-\_ACCESS\_AND\_VEHICULAR\_MOVEMENT-4147823.pdf

This outline notification contains principles of the outline application, but no specific details. PM said that the overall development is within the Local Plan, but the PC's focus should be on how to prevent a derogatory impact on Westerfield.

The PC discussed the Parameter Plan, Access and Vehicular Movements documentation; The main access to the development was opposite Inverness Road, where the plans show the Humber Doucy Lane being widened with the addition of traffic signals. There was also an additional bus-only exit, and a T-junction opposite the service road on the bend of Humber Doucy Lane.

Access to block D was off Tuddenham Road which would mean that only ~250m covered the distance from Church Lane, then over the narrow, 6.5m wide railway bridge, then past the new access road, and the existing access to various businesses, then Humber Doucy Lane itself, then the access to 'Juliette John Clinic' on the west side of the road.

The new access road/junction is located on Tuddenham Road with a 5.5m width and where the national speed limit of 60mph applies, and would further increase the risk of incidents. The PC's view was that the exit from 'D' should connect to Humber Doucy Lane not Tuddenham Road, while the 30mph speed limit on Tuddenham Road should be extended further north at least beyond the junction with Church Lane.

The PC agreed to object on the basis of:

- i) Safety where vehicular access from the proposed junction onto Tuddenham Road has inadequate visibility, particularly for vehicles heading towards Ipswich, where the speed limit is 60mph.
- ii) The detrimental impact on Westerfield village due to a further increase in traffic using the rat-run of Church Lane, and Lower Road, both of which have insufficient width and are not suitable for this volume of traffic, nor some of the over weight and/or oversized vehicles already using these roads. Lengthy queues are now forming at some times of the day at the junction with Westerfield Road, increasing air and noise pollution, with evidence of a significant increase in anti-social behaviour from frustrated road users.
- iii) A condition must be in place to prevent construction traffic using Church Lane to access the development site, with signage, and enforcement in place.

The PC further noted that S3.2 Local highway network of the "Transport Assessment Part 1" has no consideration of Church Lane, its overall poor condition, narrow width which is insufficient in places for two-way traffic, lack of pedestrian footway and has no streetlighting.

The PC discussed its concerns for the future of the village, the poor infrastructure, and the need for its District Councillor (DC) to make representations on its behalf at the planning hearing, noting that traffic and road safety were the leading concerns of many parishes including Westerfield.

**Clerk to submit the PC's responses to IP/24/00207/REM, IP/23/00740/REM, and DC/24/0771/OUT & IP/24/00172/OUTFL**

- 3.4 Any other relevant planning matters  
None.

## 4. Financial matters

Clerk had received invoices for i) Church Room hire for 23/24 (7 meetings @ £15 each), £105, and ii) SALC Membership for 2024/25, £265.98. These were approved for payment.

## 5. Governance documentation review, updates, and adoption/approval

### 5.1 Risk Assessment and Internal Controls

The Risk Assessment was reviewed having only required minor updates. Similarly, the system of internal controls was reviewed by Cllr Noble and considered adequate. The internal control statement was completed and the documents approved by the PC.

## 6. Correspondence and urgent matters to be brought to the attention of the Parish Council

Cllr Keyland raised an issue re CIL payments of £2534 made by the developer to Suffolk Coastal district Council re Briar Banks planning application C10/0895, towards children's play and sports improvements which have not materialised. **Clerk to investigate.**

**7. The note the date of forthcoming meetings:**

21<sup>st</sup> May 2024 (APC meeting), 16<sup>th</sup> July 2024, 17<sup>th</sup> September 2024, 19<sup>th</sup> November 2024  
APM Wednesday 22nd May

To be signed when approved:
Date:

DRAFT