

# **BRIGHTWELL FOXHALL & PURDIS FARM GROUP PARISH COUNCIL**

## **Minutes of the Annual Parish Council Meeting**

Of the Parish Council Meeting held at 7.30 pm on Wednesday, 11<sup>th</sup> June 2025 at Trinity Park

Present

Cllr E Warham - Chair

Cllr B Newell

Cllr G Watts

Cllr K Rout

Cllr E Beach

Cllr E Lawrence

Mrs Angie Buggs – Clerk

Cllr Mark Packard

2 members of the public

### **78.25 Apologies for absence**

None

### **79.25 To receive Members' Declaration of Interest**

None

### **80.25 Minutes**

The minutes of the Parish Council Meeting held on the 9<sup>th</sup> April 2025 were approved as being a true record and were signed by the Chairman with the following amendments.

### **61.25 Election of Lead Councillors for the following:**

- c. Cllr G Watts proposed Cllr E Lawrence as Lead Councillor for Road Safety Forum, seconded Cllr E Warham – all in favour.

### **68.25 To discuss the complaint from a resident made to Cllr Mark Packard concerning overgrown pavements in Purdis Farm**

Cllr Mark Packard East Suffolk District Councillor had been contacted by a member of the public regarding the path from Murrills Road leading to Sainsbury's, starting opposite Acacia Close. Mark had contacted Laura Hack at East Suffolk Council however she has replied stating that this is a very grey area and one which East Suffolk Council is not tackling now which relates to grass growing over pavements. Laura has contacted Suffolk County Council who state that this is not an obstruction of the pavement, but it is a District Council matter as it relates to cleansing. East Suffolk Council state they do not have the budget or staff to do the works as its manual labour to dig up and remove the soil and silt as mechanical sweepers cannot get along this width of pavement. Cllr Mark Packard is asking whether the Parish Council would be prepared to fund a person to clear the footpath. The Parish Council agreed that before undertaking such work they should obtain written permission from East Suffolk Council.

A member of the public also requested that the verge along the A1156 between the layby and the pedestrian crossing be trimmed. In places vegetation has grown across the unofficial dirt path which links these two places. It was agreed that the Parish Council would ask SCC Highways if they could cut this vegetation, so it is further from the road and cycle path. For some time, the Parish Council has been asking Suffolk County Council Highways whether it would be possible to extend the existing footpath from the pedestrian crossing to the layby. As a result of the concerns raised by this member of the public further enquiries and a progress update will be requested from Suffolk County Council Highways. **Action: Clerk**

### **81.25 Matters arising from the Minutes**

There were no matters arising from the minutes of the 14<sup>th</sup> May 2025.

### **82.25 The meeting was adjourned to receive reports and questions**

- a. Cllr Mark Packard East Suffolk Council – no report

Cllr Mark Packard reported that he had received a complaint by a member of the public that a car had been parked on the grass adjacent to where the new gardens have been created. Cllr E Lawrence stated that it was a one-off incident, and that Cllr Mark Packard should reply to the resident that the Parish Council will monitor the situation. Cllr Packard suggested that the Parish Council appoint a person/company to carry out medial work in Purdis Farm such as clearing footpaths, etc. Cllr E Lawrence stated that some parishes have a lengthsman. This item would be discussed under Item 8 of the agenda.

Cllr Mark Packard reported that he is Chairman of the Local Plan Working Group and by November 2025 East Suffolk Council would have started to work on the new Local Plan which will include housing. Cllr Packard suggested that the Parish Council highlight possible sites in their parishes which would accommodate up to 10 houses. **Action: All Councillors**

- b. Cllr Ed Thompson East Suffolk Council – no report
- c. Cllr Patti Mulcahy Suffolk County Council – no report
- d. To receive questions from members of the public

A member of the public highlighted the fact that flooding at the Straight Road / Bucklesham Road junction was still a problem and requested that the ditch is cleared. **Action: Clerk**

A member of the public asked for the hedge along Bucklesham Road by the Cream Cottage to be cut back as cars were required to go out into the middle of the road to avoid the hedge. **Action: Clerk**

### **83.25 Planning**

This document updates the planning schedule and highlights any applications for discussion at the June 2025 meeting of the Group Parish Council. There is also one Appeal which is being dealt with by the Planning Inspectorate after the original application was refused by East Suffolk Council Planning.

There have been four new Planning Applications submitted since the last meeting.

**DC/25/1921/FUL - Green Dip Woodhouse Lane Foxhall Ipswich Suffolk IP10 0AB**

2no. side extensions to existing bungalow, following removal of existing conservatory, creating new open-plan living space, and larger master suite.

The Parish Council did not object to this application.

**DC/25/1774/FUL - Foxhall Place Purdis Road Foxhall Ipswich Suffolk IP10 0AE**

Two storey rear extension and alterations including altered fenestration, additional and altered dormer windows, balcony, car parking area, front porch, and swimming pool.

The Parish Council did not object to this application.

**DC/25/2033/TPO - Blackthorn House 5 Beechwood Drive Purdis Farm Ipswich Suffolk IP3 8UW**

1no. Lime (T1 on plan) - Fell.

The Parish Council did not object to this application.

**DC/25/1810/AND - Bucklesham Grange Care Home 141 Bucklesham Road Purdis Farm Ipswich Suffolk IP3 8UB**

Non-Illuminated Advertisement Consent - Three new totem signs, new wall mounted sign and new cladding of existing free-standing sign.

The Parish Council did not object to this application.

**PROPOSED BASE STATION UPGRADE AT SHEEP DRIFT FARM, BRIGHTWELL, IPSWICH, SUFFOLK, IP10 OBJ (NGRs: E 625130 / N 244230)**

Whilst this is not a formal planning application consultation the developers (Cornerstone) have let the Parish Council know of their intention to do this upgrade.

Their letter has been acknowledged, and they have been informed that the Parish Council does not object to the upgrade.

**DC/25/1088/ADN – Land West Of Three Rivers Business Centre Felixstowe Road Foxhall Suffolk**

Non-illuminated Advertisement Consent - The Main Sign Board is Advertising the Brightwell Lakes Site. This includes Developer, Site Location, and Contact Details.

This sign is to be located near the end of Straight Road where it joins the A1156 Felixstowe Road. Four councillors have raised concerns that the sign will affect drivers' vision when exiting Straight Road. A local resident has also lodged an objection with the planning officer concerning drivers' visibility and that such a sign would be a distraction to drivers along the A1156.

The Parish Council confirmed its objection to this proposal at the May meeting. There is no further news about this application and a decision is awaited.

**DC/23/4699/OUT – Land Opposite Seven Hills Roundabout Felixstowe Road Nacton**

The Parish Council has objected to this application. Considering it to be an overdevelopment of land near an AONB which will cause traffic problems along the A14 & A1156 – Both SCC Highways and National Highways have lodged holding objections to enable them to examine and verify the information provided by the applicant. SCC Highways are concerned about non-vehicular access including pedestrian and cycle access. National Highways have asked for a decision to be delayed until at least 27<sup>th</sup> June 2025 as they would like further time to assess the impact on the Strategic Road Network. SCC Highways have asked for much more information about walking and cycling access to the site and the siting of the traffic lights along the A1156.

**DC/24/0412/FUL – Twisted Oaks Bike Park – Intensification of use for outdoor activities**

There is no further news about this application.

**DC/24/2025/VOC – Foxhall Barns Hall Road - Variation of Condition No. 3 of DC/23/4450/VOC (Variation of Condition 2 of Planning Permission DC/22/0785/FUL:**

The Parish Council objected to this variation as we do not see the need for the sale of food and beverages to staff and patients. There is no further news about this application.

**DC/24/0448/FUL - Part Land at Foxburrow Farm Waldringfield Road Brightwell Ipswich Suffolk IP10 0BZ -** Change of use of land for use as caravan storage (associated with Oaks Caravans).

After the application was sent out for further consultation. A number of further comments were received. The Parish Council did not change its position and has not objected to this application.

Waldringfield Parish Council have decided that they will not object if the following conditions are attached to the approval.

- i. Approval is given on the basis that this is a temporary change of use and that the land will be returned to agricultural use.
- ii. Mitigation is put in place as described in the ecological appraisal to protect endangered species found on or near the site.

There is no further news about this application.

**DC/25/832/FUL – 50 Woodrush Road Purdis Farm Ipswich IP3 8RD –** Single storey rear extension and garage conversion.

At the April meeting neighbours to this property raised objections to the garage conversion and the creation of a new door into the property on the side of the house. They believed that this would cause a lot of disturbance to them as a beauty business was being run at the property. Both Mark Packard and the Parish Council backed their objections and asked for restrictions to be placed on the operation of the business. As a result, the applicant withdrew the garage conversion and the application for a single storey rear extension has been approved which the neighbours did not object to. This is a good result as a compromise has been reached.

**AP/25/0003/REFUSE or APP/X3540/W/25/3358949 (Planning Inspectorate Reference)**

Prior Approval - Agriculture to Dwellings - Conversion of existing barn and stables to a single dwelling. Toad Hall Farm, Old Felixstowe Road, Foxhall.

The Parish Council has received this appeal which relates to application DC/24/1690/P3Q the first of two applications which were refused because they did not meet the conditions required for such an application to be submitted.

The Parish Council submitted a No Objection response to both application DC/24/1690/P3Q and the second application for three dwellings DC/24/3633/P3Q and the Parish Council has decided to make no further comments about this appeal.

Both sides have now submitted their Statement of Case, and a decision is awaited.

**84.25 To discuss the use of CIL Receipts**

Several suggestions were put forward by councillors.

- To erect a Bus Shelter near the Trinity Park roundabout.
- Hedge trimming.
- Resubmit application for a VAS sign in Murrills Road. Ideally this should be solar powered.

It was agreed to consider CIL receipts again at the July 2025 meeting. **Action: All Councillors / Clerk**

**85.25 To discuss the complaint from a resident made to Cllr Mark Packard concerning overgrown pavements in Purdis Farm**

Cllr G Watts stated that Suffolk County Council have a Community Self-Help Scheme which is designed to empower Parish Councils to deliver minor maintenance works within their communities. Cllr G Watts reported that there are four options available: buying in services from a private contractor, using your own trained employees, using community volunteers and buying in additional services from Suffolk County Council Highways. It was agreed that councillors should produce a list of roads which the Parish Council would like to be included in a scheme of maintenance. It was agreed that once Councillors had sent a list of roads to the Clerk, she would complete the on-line forms **Action: All Councillors / Clerk.**

**86.25 Request from a resident in Foxglove Crescent for a new waste bin**

Councillors noted that a request for a new waste bin outside number 35 Foxglove Crescent. It was agreed that the Clerk should request an estimate of cost for both pole mounted waste bins and free-standing waste bins. **Action: Clerk**

**87.25 CIL Bid by Suffolk County Council – Foxhall Road / Bell Lane Safety Improvements**

The Clerk reported that the Parish Council had received notification from Suffolk County Council Highways advising they had made a submission for a Community Infrastructure Levy bid to East Suffolk Council which relates to safety improvements at the Bell Lane / Foxhall Road junction.

Councillors noted the bid and expressed support for the safety initiative.

**88.25 Suffolk Lengthmen Scheme – Highway Improvements**

Please refer to Minute 85.25.

**89.25 To discuss and agree the NALC Revised Standing Orders**

The Clerk had previously sent out a copy of the NALC Revised Standing Orders to all councillors. Following discussion councillors agreed to defer the item until the July 2025 meeting. **Action: Clerk**

**90.25 Update on inappropriate parking in Purdis Farm / Community Garden**

The Clerk reported that no update had been received from Cllr Mark Packard about enforcement action regarding inappropriate parking. The Clerk reported that she had contacted the police and received an incident number but no further information had been received. Discussions took place as to whether parking on pavements was a criminal offence. Councillors generally believed that it was down to whether there is a local by-law. It was agreed that the Clerk should write to the police and ask for a Community Police Officer to attend the Parish Council Meeting. **Action: Clerk**

**91.25 Clerk's Report June 2025**

## Change to PC Minutes May 2025

In the minutes regarding:

### **61.25 Election of Lead Councillors for the following:**

- c. Road Safety Forum Cllr E Lawrence proposed Cllr G Watts as Lead Councillor for Road Safety Forum, seconded Cllr E Warham – all in favour.

**This minute should read Cllr G Watts proposed Cllr E Lawrence as Lead Councillor for Road Safety Forum, seconded Cllr E Warham – all in favour.**

### **68.25 To discuss the complaint from a resident made to Cllr Mark Packard concerning overgrown pavements in Purdis Farm**

Cllr Mark Packard East Suffolk District Councillor had been contacted by a member of the public regarding the path from Murrills Road leading to Sainsbury's, starting opposite Acacia Close. Mark had contacted Laura Hack at East Suffolk Council however she has replied stating that this is a very grey area and one which East Suffolk Council is not tackling now which relates to grass growing over pavements. Laura has contacted Suffolk County Council who state that this is not an obstruction of the pavement, but it is a District Council matter as it relates to cleansing. East Suffolk Council state they do not have the budget or staff to do the works as its manual labour to dig up and remove the soil and silt as mechanical sweepers cannot get along this width of pavement. Cllr Mark Packard is asking whether the Parish Council would be prepared to fund a person to clear the footpath. The Parish Council agreed that before undertaking such work they should obtain written permission from East Suffolk Council.

Graeme would like this minute to read:

The member of the public did not ask about the overgrown footpath along Murrills Road but the verge along the A1156 between the layby and the pedestrian crossing. In places vegetation has grown across the unofficial dirt path which links these two places. It was agreed that the Parish Council would ask SCC Highways if they could cut this vegetation, so it is further from the road and cycle path. For some time, the Parish Council has been asking SCC Highways whether it would be possible to extend the existing footpath from the pedestrian crossing to the layby. As a result of the concerns raised by this member of the public further enquiries and a progress update will be requested from SCC Highways. Action. Clerk.

As per Mark Packard's email the resident referred to footpath in the minutes. I would suggest that we retain the minute as already circulated but in addition include Graeme's suggested change as I think probably both footpaths were up for discussion.

To date I haven't received any electronic photographs from the resident.

## Matters arising from the Minutes

### **76.25 Members questions to the Chairman**

#### **a. Newly erected signs in Foxhall**

I wrote to SCC Highways and received the following reply.

“Thank you for your email of the 3<sup>rd</sup> June, regarding the Signing works that have taken place on junctions off of Foxhall Road and Bucklesham Road and the points of query that were raised by one of your councillors.

I have been out to investigate the issues that were highlighted and would agree that both of the cross roads signs in Hall Road and the Bend warning signs in Woodhouse Lane all appear to be mounted too high. I will seek to get these lowered.

The ‘unsuitable for HGV’s’ sign at the junction of Foxhall Road for Hall Road at the Foxhall Road end would appear to be in the correct location, for making it visible to vehicles coming from east and west and also Dobbs Lane. Its placement doesn’t obstruct the national speed limit plate either. The same can be said for the road narrowing sign on the junction of Bucklesham Road/Straight Road. The junction is relatively wide, so the sign is placed further to the left to make it more observable from Bucklesham Road from whatever direction you were coming from. If it was placed further into Straight Road, it would be less legible and more likely to be missed.

I hope that this reply goes some way to answering the points raised within your email. However, if you do have any further comments, please don’t hesitate to contact us again.”

#### Email to Suffolk Constabulary re Parking on Pavements

I wrote to the police regarding parking on pavements and received an acknowledgement but to date no comments have been received. I received a reference number.

#### Overgrown Footpaths

I wrote to Laura Hack East Suffolk Council regarding the overgrown footpaths asking for permission to have work undertaken by the PC. She replied stating that authorisation would need to be given by SCC Highways. I subsequently wrote to [winterandcyclicworks@suffolkhighways.org](mailto:winterandcyclicworks@suffolkhighways.org) as advised by Laura but to date no reply has been received.

#### Request from a Resident in Foxglove Crescent re New Waste Bin

The PC has received the following request for a new waste bin.

“I have contacted East Suffolk Council and they’ve responded saying I need to direct it to you first and then they will quote you directly. Please see below. I’ve also attached their response at the bottom.

I live in Foxglove Crescent IP3 8RE.

I have the bus stop just outside my property and I wonder if I’m able to request a small bin attached to the bus stops lamp post. We are constantly getting litter being left on our wall of people waiting for the bus. I don’t think it needs to be large bin just a small discreet bin to help solve these issues.”

#### July 2025 Meeting

The date we had selected for our July 2025 meeting as a result of the 2<sup>nd</sup> Wednesday of July being unavailable is also no longer available. I have asked Trinity Park if the following dates would be available (Wednesday, 2nd July or Wednesday, 23rd July 2025) but to date haven’t received a reply.

Wednesday. 2<sup>nd</sup> July would be a bit early for another meeting but unfortunately we don't have a meeting in August.

### 93.25 Finance

#### Income

None

#### Expenditure

|                                      |         |
|--------------------------------------|---------|
| Clerk's Salary and Expenses May 2025 | £420.70 |
|--------------------------------------|---------|

#### Bank Account Balances

|  |            |
|--|------------|
| Current Account on 30 <sup>th</sup> May 2025 | £51,290.19 |
|--|------------|

|  |           |
|--|-----------|
| Deposit Account on 30 <sup>th</sup> May 2025 | £8,517.80 |
|--|-----------|

Cllr K Rout proposed that the above expenditure be approved, seconded Cllr E Warham – all in favour.

**Action: Clerk**

### 94.25 Meetings attended by councillors/clerk

- a. Cllr Graeme Watts gave the following report on his attendance at the Sizewell C – Southern Transport Forum on the 4<sup>th</sup> June 2025.
  - Freight Management Facility up and running all warehouses handed over.
  - Bus Depot is now running between rail station, park & ride sites, Orwell Logistics Park, and Sizewell C.
  - 70% HGV from South & 30% from North.
  - March: maximum daily HGV movements 378 mean daily HGV movements 273. The maximum permitted is 600.
  - April 3<sup>rd</sup> – major RTA A12 Blocked. Contingency plan put in operation. Hauliers informed. Vehicles stopped from leaving FMF & Sizewell site. However, Police had no idea how to divert traffic as they used unsuitable roads. There needs to be better planning and co-ordination of traffic control. Although not Sizewell C specific will liaise with Police so everybody should benefit.
  - Sizewell C are co-operating with Scottish Power and National Grid about traffic for their projects.
  - A number of rail level crossings will be closed for several days. The one with the biggest impact is Melton which will be closed during Summer 2026.
  - A12 Major Road Network Improvements in Martlesham and Woodbridge. Planning application is due to be submitted this July. The work will commence sometime in 2026 and finish by June 2028.
- b. Cllr Graeme Watts gave the following report on his attendance at the ESPC Affiliates Meeting Yoxford on the 24<sup>th</sup> May 2025.

The East Suffolk Planning Alliance (ESPA) is a planning advocacy group formed in March 2023, now with 63 affiliates from towns, parish councils and residents' groups. ESPA formed to provide a unified, consolidated voice to East Suffolk Council (ESC) Planning Department and

ongoing planning applications, this rather than individual affiliates making fruitless challenges, easily overcome by planning and planning committees.

Three presentations were made highlighting problematic applications concerning the Westerfield Quarry, a housing development in Tuddenham and a retrospective wedding venue in Huntingfield.

In each there were serious concerns about how the planning application worked and bias shown by officers and the planning committee.

There was then a general discussion about the failings of the system.

- Applications not validated correctly.
- Lots of retrospective applications which are rarely refused.
- Inadequate enforcement and previous enforcement history not disclosed.
- Poor inadequate site visits and Parish Councils not allowed to comment or submit evidence in relation to the site visit.
- Officers' reports being bias and ignoring concerns of Parish Councils.
- Poor conduct of planning meetings – members not being allowed to vote if they leave the room but the Chair often leaving the room for “discussions.”
- Objectors not having time to speak or to point out obvious untruths during the planning meeting.
- The role of the Head of Planning being overbearing and intimidating councillors. Should there be an independent advisor to the chair perhaps from another council?

All these points due to be raised at a meeting with East Suffolk Council on 9<sup>th</sup> June 2025. I look forward to seeing feedback.

Subsequent to the original meeting I wrote to the ESPA expressing my views which were different to the majority in the room. We had only had occasional errors in process and each Planning Meeting I had attended had been conducted in an exemplary manner. However, it was clear that the majority of planning committee members needed training in planning and the confidence to challenge the Head of Planning particularly the Chair of the Committee. They also needed to read the paperwork and make themselves aware of **all** the issues affecting an application.

I think there may be a problem that the Head of Planning has become too involved in some planning decisions, but he has a job to do one of which is to protect the council from potential litigation.

After all there is a presumption that development will be allowed something which will be enforced a lot more in the coming years.

#### **95.25 Members questions to the Chairman**

- a. Cllr B Newell reported that a Martlesham Parish walk took place on the 23<sup>rd</sup> May 2025 which was led by James Baker from Greenways Countryside Project. The Martlesham Heath is smaller than Purdis Heath and is more open and the biggest problem is the maintenance of bracken. A Waldringfield Parish walk will take place on the 13<sup>th</sup> June 2025.
- b. Cllr B Newell reported that she was concerned that when the Solar Farm is being built the traffic would be going through Brightwell and the nuisance it would cause to Brightwell

villagers. It was agreed that the information about the Solar Farm Traffic should be published on the BFPF website. **Action: Clerk**

**96.25 Date of next meeting**

**Wednesday, 30<sup>th</sup> July 2025 – Parish Council Meeting**

**The Chairman closed the meeting at 21.23 pm.**

Signed..... Date.....

Angie Buggs  
Clerk to Brightwell Foxhall & Purdis Farm Group Parish Council