



Parish Office, Sports Pavilion, Hundred Acre Way, Red Lodge, Suffolk, IP28 8FQ 01638 551257
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Minutes of the Meeting of Red Lodge Parish Council.

Date: Tuesday 29 September 2026
Time: 19:00
Venue: St. Christopher's Church, Boundary Road. Red Lodge. IP28 8JQ.

Present: Cllr. Rachel Ahmed
Cllr. Michael Berry (Vice-Chair)
Cllr. Jonathon Burns
Cllr. Andy Drummond
Cllr. Sandra Dwan (Chair)
Cllr. Laura Gilligan
Cllr. Patricia Judd
Cllr. Hannah Sammons

In Attendance: Clerk/RFO
C.Cllr. Adrian Whittle
D. Cllr. Dawn Dicker

Non-Attendee: 0

Absent: 0

Members of Public: 4

	Item	Action
1.	The Chair welcomed everyone to the meeting. Noted	
2.	All those present are reminded of The Openness of Local Government Bodies Regulations 2014 and that the meeting may be filmed or recorded by any members of the public. Noted	
3.	Apologies received and accepted by all Members. No apologies received. Noted	
4.	Declaration of pecuniary and local non-pecuniary interests (i) To receive declarations of pecuniary, local non-pecuniary interests and personal interests in items on the agenda and their nature including gifts of hospitality exceeding £50. None received. Noted (ii) To receive requests for dispensation None received. Noted	
5.	Members of the public are invited to speak on any item on the agenda for up to 3 minutes. (Public session is maximum 15 minutes)	
5.1	A resident requested support from the Parish Council in an objection to a planning application made by Barley Homes DC/26/1268/FUL. The resident informed the meeting that the proposed site is in the area of 'old Red Lodge' where areas of open spaces are limited for both residents and wildlife. These areas have not been maintained by West Suffolk Council, but by the local community cutting back foliage when necessary. The objections are based on the West Suffolk Local Plan 2024-2041: s.4.2.4 Red Lodge is identified as being within the River Lark corridor. s.4.2.5 Planning permission for development that would impact on the quality or quantity of existing green infrastructure will only be granted if it cannot be avoided and if alternative green infrastructure provision of equivalent benefit is provided, or as a last resort a financial contribution is secured. s.4.2.21 The landscape character is distinct, recognisable and consistent pattern of elements that makes the landscape different. Hedgerows and trees and other natural features are essential components of the landscape, providing a habitat for wildlife. The proposal states that a number of trees and shrubs would have to be removed; the	

5.2	resident raised concerns of a mature walnut tree. Noted The meeting was informed that West Suffolk Council had advised the resident that speed restrictions on Hundred Acre Way are the responsibility of the Parish Council. The resident would like a zebra crossing installed on this road. Suffolk Constabulary assessed the suitability of Hundred Acre Way for a speedwatch on 20th August 2026; it was concluded that although the road has a 30mph speed limit, due to the road layout and parked cars, vehicles struggled to travel over 20mph, therefore a speedwatch is not suitable. The relevant authority may consider 20mph speed limits or further road calming implementation. C.Cllr. Whittle informed the meeting that an assessment of the road was being investigated. Noted	
6.	Confirmation of Minutes of the meeting held on 28 July 2026. The minutes for the above meeting were agreed as accurate records and duly signed by the Chair. Resolved	Clerk
7. 7.1 7.2	Reports and Invited Speakers: C.Cllr. Whittle informed the meeting that the speeding issues on Hundred Acre Way had been raised with Suffolk Highways and that any recommendations from their findings would receive some financial support. West Suffolk Council has been notified of the presence of asbestos on the SSSI site. Suffolk County Council submitted a judicial review regarding Local Government Reorganisation. The Government has since changed its position, and the local elections for District and County Councils will therefore proceed in 2027. C.Cllr. Whittle was asked for any updates on the proposed secondary school in Herringswell. The use of e-scooters and surron bikes in the village has been reported to the Police, appropriate signage was requested from the County Councillor. Noted District Councillors: D.Cllr. Dicker informed the meeting that Local Government Reorganisation has been paused. A Local Plan Working Group is working on the call for sites and the list for this will be made public. The Delegation Panel is changing 2 schedules; minor applications will be delegated to Officers to speed up the process, other applications will be dealt with by the committee. West Suffolk Council is reviewing Public Space Order. The Council has banned the use of disposable barbecues and is also banning the aggressive use of cycles in the arc in Bury St. Edmunds.	AW AW

	Noted D.Cllr. Drummond informed the meeting that the concept of a new village had been discussed previously, this was not favoured by officers at that time. Higham would be ideal to have a new settlement; it is not advisable to object to this as Red Lodge will receive new housing. Noted	
7.3	The Police Newsletter was circulated to all Members. Noted	
7.4	The Head of Service (Green Space and Heritage), from West Suffolk Council explained the processes and challenges around the installation of skateparks. The authority has already built 3 skate parks and is now building one in Brandon which is 400 sqm costing approximately £230,000. The skate park in Brandon has been funded by West Suffolk Council's cabinet, the skate park in Bury St. Edmunds was part funded by St. Edmundsbury Borough Council, and external funding including crowd funding, National Lottery, Biffa and FCC. The materials used to build skate parks are solid concrete, they are robust and low in maintenance. However, locating the area for the skate park is challenging. A few sites have been considered around Red Lodge for a skate park. A resident raised concerns that a skate park may attract anti-social behaviour and potentially County Lines and queried how these risks would be prevented. The Head of Services informed the meeting that owners of the skate park have safeguarding responsibilities, requiring nearby surveillance, car parking and consideration given to how people will travel to and from the park. A resident raised road safety concerns of the increased road safety risk if children will be potentially travelling across Hundred Acre Way to access a skate park. It was noted that an estimated additional £12,000 would be required to cover the planning aspects of a proposed skate park. Red Lodge does not fall within the Biffa or FCC funding zones and is therefore not currently eligible for funding through these schemes. The Parish Council has to replace play areas in the village and the Multi-Use Games Area; the replacement of the latter is overdue and is expected to be in excess of £100,000. It was requested that C.Cllr. Whittle enquire whether the northern land in Red Lodge could be identified as a potential location for a skate park. Noted	AW
7.5	The Chair of the Events Working Party (EWP) Cllr. Berry, informed the meeting that plans are being made for events at Halloween and Christmas. A request was made for a Santa Claus. A date has been confirmed in 2027 for a community fun day. The current Chair of the EWP would like to step down as Chair due to work commitments. The Council agreed to recruit Cllr. Sammons on to the Events Working Party. Resolved	

	A representative of Red Lodge Lightwave thanked District and Parish Councillors for their financial and voluntary support, and also for hosting the event at the Sports Pavilion for the Youth Event. The event attracted over 400 children, the youth felt valued and overall it was a successful day. Noted									
7.6	The Play Areas Working Party met with suppliers to consider the refurbishment of the Pavilion play area. The working party is looking at schematics and obtaining quotations from the suppliers. A public consultation will be carried out, this will include school children. The Chair informed the meeting that Red Lodge does not benefit from Community Infrastructure Levy, the Parish Council has had to therefore save up reserves to address the urgent need of refurbishment of the village play areas and facilities. Noted									
7.7	The Finance Working Party will require additional Members to set the Draft Budget for the financial year 2027/28. The Chair will arrange a meeting for the Working Party. Noted	SD								
8.	Statutory Business									
8.1	Members considered the application for co-option to the Parish Council to fill one of the two casual council vacancies. Members all agreed to co-opt Laura Gilligan on to the Parish Council and the Declaration of Acceptance of Office was completed. Resolved	Clerk								
8.2	Members noted the changes to the publication of Members’ home addresses in the register of interests. Noted									
9.	Financial and Clerk Reports									
9.1	Members noted that the bank reconciliation statements for March 2026 to August 2026, have been verified and signed by Cllr. Burns. Noted									
9.2	Members approved all Receipts and Payments in July 2026 and August 2026 for the following: Parish Bank Account; Deposit Account; Petty Cash Pavilion; Petty Cash Council; Credit Card; Lloyds Savings A/C; Cambridge Building Society; Natwest Saver 95 Days.									
9.3	Members noted the Bank Balances on 23/09/26, for the following accounts: <table><tr><td>Account</td><td>£</td></tr><tr><td>Lloyds Bank - Business Account</td><td>464,539.20</td></tr><tr><td>Lloyds Bank - Commercial Instant Account</td><td>110,607.97</td></tr><tr><td>Lloyds Bank - Fixed Term Deposit</td><td>15,155.46</td></tr></table>	Account	£	Lloyds Bank - Business Account	464,539.20	Lloyds Bank - Commercial Instant Account	110,607.97	Lloyds Bank - Fixed Term Deposit	15,155.46	
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	The Cambridge Building Society - Council Saver 10,000.00 Natwest - Liquidity Manager 95 Day Notice 101,012.52 Noted	
9.4	Members noted the Ear Marked Reserves at 31/08/26. Noted	
9.5	Members noted and approved the implementation of the NJC pay award for 2026. Resolved	
9.6	Members noted the External Auditors report and certificate for the year ending 31 March 2026, with no matters arising. Noted	
9.7	Members noted the publication of the Notice of Conclusion of Audit for year ended 31 March 2026, with the rights of inspection. Noted	
9.8	Members noted the publication of the certified Annual Governance and Accountability Return Sections 1–3, in accordance with statutory requirements. Noted	
10.	Discuss and approve purchases and authorise payment of related invoices upon receipt.	
10.1	Members noted the receipt of an initial payment of £500 from the individual responsible for the damage to the height barrier, with an intention to pay the full outstanding amount for repairs by the end of December 2026; for the two invoices relating to the repair costs, from Dewbar Fabrications Ltd. £1100.83 exc. VAT and SP Landscapes £600 exc. VAT. Noted	
10.2	Members discussed the quotes to repair the damaged height barrier: (i) Manufacture, galvanise and coat yellow a replacement gate, Dewbar Fabrications Ltd., £1100.83 ex. VAT. (non- refundable deposit £325 and remaining balance due before delivery). (ii) Remove damaged top section of height barrier and fit new top section of height barrier, S.P. Landscapes, £600 ex. VAT. Members all approved quotes (i) and (ii). Resolved	Clerk
10.3	Members all approved the renewal of the Parish Council's 3 years insurance policy, which commenced on 01/10/2024, for the 3rd year from 01/10/2025, Clear Councils, £6365.98. Resolved	Clerk
10.4	Members all approved the payment of the invoice for the Limited assurance review of Annual Governance & Accountability Return, for year ended 31 March 2026, PKF Littlejohn LLP, £840 ex. VAT.	Clerk

10.5 10.6 10.7 10.8 10.9 10.10	Resolved Members reviewed the fees to hire the Sports Pavilion facilities and agreed that the Parish Council would not increase the fees for the second year, as the Sports pavilion had a good year. Resolved Members considered the quote for the knee rail replacement along Hazel Walk, Red Lodge: (i) Landmark Services Ltd., £3964.50 exc. VAT (ii) Ben warren Construction Ltd., £5840 exc. VAT (iii) George Collin & Sons Ltd., £5840 exc. VAT Members all agreed to proceed with quote (i), Resolved Members considered the quote for the knee rail replacement along Russet play area, Red Lodge: (i) Landmark Services Ltd., £2060 exc. VAT (ii) S P Landscapes, £3625 exc. VAT (iii) Lawn Proud., 1790 inc. VAT Members all agreed to proceed with quote (i), Resolved Members all agreed to proceed with the quote for a frame and a salamander on the climbing hut, Orchid play area, Proludic, £915.19 exc. VAT. Resolved Members all approved replacement parts for the hurricane swing, Heatherset play area, Wicksteed, £1119.29 exc. VAT. It was noted that the surface is continually being dug up by children creating pits and trip hazards; Members will need to consider closing the play area if the issues continue. Resolved Members noted the receipt of £1187.07 credit on 27/08/2026, for Feed In Tariff, Ovo Energy. Noted	Clerk Clerk Clerk Clerk Clerk
11. 11.1	Correspondence Received Members reviewed and approved the Play Area Reports for August and September 2026 from West Suffolk Council. The Clerk raised health and safety concerns of the gaps in the surface in all the play areas, they need resolving urgently. The Chair informed the meeting that the process for shortlisting would be dealt with as soon as practicable. The issue of playgrounds being refurbished is a priority in order to prevent play areas being closed for safety reasons. Resolved	Members

11.2	Members considered the donation request from the Red Lodge Millennium Centre towards the upgrading of play equipment, with an estimated cost of £10,500. Members all agreed that the available grant funding of £260 should be allocated towards a community project or event, such as the Centre's Over 60's Christmas event. Members unanimously agreed to decline the application. Resolved	Clerk
11.3	Members considered the correspondence from the Red Lodge Millennium Centre (MC), regarding the updated maintenance schedule, the maintenance completed and quotes obtained for the maintenance of the centre. Members noted that the MC had completed a number of repairs, specified as necessary for safety reasons by Fennwright Surveyors. However, Members agreed that further information on the works guarantees and how the work was carried out was required. Noted	
11.4	Members considered the update received from Crest Nicholson regarding the transfer of allotment land to the Red Lodge Allotment Association. The transfer is waiting for the s106 Deed of Variation to be authorised by the Crest Nicholson legal team. Members agreed that they did not want to adopt the allotment land and agreed with the direct transfer to the Red Lodge Allotment Association. Resolved	
11.5	Members considered the request from The Lodge Bar, for clarification on the deferment of the schedules of works proposed by The Lodge Bar. The Council reiterated that its decision was made at public meetings held in May and June 2026 and that the Council's decision stands that mediation should be sought in the first instance. Resolved	Clerk
11.6	Members noted the AGM report from the Chair of Red Lodge Millennium Centre. Noted	
11.7	Members considered the request from a resident for an informal meeting to discuss padel courts. Members agreed that a meeting with the full Council was more appropriate. Resolved	Clerk
11.8	Members considered the noise complaint received from a resident, as a result of the change in access to the Colourbox nursery at the Millennium Centre. It was noted that a solution to reduce the noise had been sought, whereby an alternative access point was being used by the nursery. Noted	
11.9	Members considered the request for a response to Suffolk County Council regarding the damaged horse stile on Red Lodge Bridleway 7. Members agreed that the structure is still required and it was essential that that the gate was replaced like for like. Resolved	Clerk
11.10	Members noted the update on Local Government Reorganisation Review; the review has now been paused.	

11.11 11.12	Noted Members noted that the trustees for the Red Lodge Millennium Centre will not be proceeding with the installation of two Electric vehicle Charge Points at the centre. Noted Members discussed the suspected asbestos found near Red Lodge Heath; the meeting was advised that it appears to be in the same location as previously identified in 2022; at that time West Suffolk Council's Enforcement Team had confirmed this to be on the Red Lodge Millennium Centre land parcel. The Chair has arranged a meeting with Cambridge Asbestos for an initial assessment to establish the precise location and extent of the suspected asbestos. Members agreed that the asbestos should be cleared as a matter of urgency. Members resolved, on this occasion, any costs incurred in clearing the asbestos, if applicable, would be agreed by email. Resolved	SD
12. 12.1 12.2	Planning Applications DC/26/1175/HH Proposal: Householder planning application - new vehicular access Location: 19 Warren Road Red Lodge Suffolk IP28 8JU Members all agreed to ratify a no comment. Resolved DC/26/1268/FUL Proposal: Planning application - one dwelling with access, landscaping, car parking, cycle parking and bin storage. Location: Land South Side of Bennett Road, Bennett Road, Red Lodge, Suffolk. Members all agreed to object to this planning application with the comments outlined in agenda item 5.2. Resolved	Clerk
13.	To confirm the date of the next Red Lodge Parish Council meeting scheduled for Tuesday 24 November 2026 at 19:00, St. Christopher's Church, 2 Boundary Road, Red Lodge, IP28 8JQ. The next meeting was confirmed as above. Noted	Clerk
14.	Members all resolved that under the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting, on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the business to be transacted. Resolved	

14.1	Members considered a staff issue. Refer to Confidential Report 290926. Resolved	Clerk
14.2	Members discussed an update on a business matter. Refer to Confidential Report 290926. Noted	SD/AD
15.	Close of the meeting. There being no further business, the meeting closed at 20:45 Resolved	

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