



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 27 January 2026

Time: 19:00

Venue: St. Christopher's Church, Boundary Road. Red Lodge. IP28 8JQ.

Present: Cllr. Andy Drummond
Cllr. Michael Berry (Vice-Chair)
Cllr. Jonathon Burns
Cllr. Sandra Dwan (Chair)

In Attendance: Clerk/RFO
D.Cllr. Dawn Dicker

Non-Attendee: Cllr. Rachel Ahmed
Cllr. Patricia Judd

Absent: 0

Members of Public: 1

	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: Cllr. Ahmed - Family Commitments. Cllr. Judd – Personal reasons Resolved	
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) No members of the public spoke. Noted	
6.	Members to consider any co-option(s) Members did not consider any applications. Noted	
7.	Confirmation of Minutes of the meetings held on 25 November 2025 and the Confidential Report. The minutes for the above meeting and Confidential Report were agreed as accurate records and duly signed by the Chair. Resolved	Clerk
8.	Reports and Invited Speakers:	
8.1	Lanpro – Planning development of 50 dwellings at Coopers Yard, Red Lodge.	

	<p>Representatives from Lanpro advised the meeting that the applicant for the proposed development is Garnham Holdings Ltd. The proposal relates to the redevelopment of a brownfield site, formerly the Derek Cooper Transport haulage depot and yard, which has been vacant for several years.</p> <p>The development is stated to align with planning policy SP12 relating to spatial strategy and policy SP14 concerning housing delivery, which requires the provision of at least 75 net dwellings per annum, including delivery on windfall sites. The proposal comprises 50 dwellings and includes 30% affordable housing in accordance with policy SP16.</p> <p>Vehicular access to the development is proposed from Turnpike Road, together with an additional access serving 10 dwellings from Heath Farm Road.</p> <p>In order to minimise potential impacts on the nearby SSI site, the developers propose the installation of signage around the site. Biodiversity net gain would be achieved through the provision of new hedgerows, planting and trees. The proposal also includes the installation of wooden play area equipment.</p> <p>Members raised concerns regarding the increase in vehicular traffic on Turnpike Road, noting that the road surface is currently in poor condition, with numerous potholes, and may be inadequate to accommodate additional traffic. Members also expressed concern that the site is not allocated within the Local Plan.</p> <p>Lanpro representatives stated that West Suffolk Council is supportive of the application. It was also noted that the site has previously been subject to an arson attack. Lanpro further stated that the site would not be suitable for a secondary school due to its limited size.</p> <p>Members highlighted a lack of facilities for teenagers in Red Lodge and suggested that, rather than a children’s play area which can be costly to maintain, a pump track would be preferable. Lanpro representatives agreed to explore this option further, subject to the identification of a suitable site.</p> <p>8.2 County Councillor: The parish newsletter from C.Cllr. Drummond has been circulated to all Members. Noted</p> <p>8.3 District Councillors: D.Cllr Dicker informed the meeting that the use of recycling bins in West Suffolk will be revised in June 2026. D.Cllr. Dicker has no remaining locality budget. The Councillor commented on agenda item 12.5, and stated that although a gym may not be currently practical, there may be funding available from West Suffolk Council to contribute towards this. The Communities Capital Funding from West Suffolk Council, is open for applications until 3rd March 2026. D.Cllr. Dicker referred to agenda item 12.10 and informed the meeting that Crest Nicholson had no obligations to provide a cycle way/pedestrian way from Red</p>	
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	Lodge to Kennett train station. Noted	
8.4	Police Newsletter has been circulated to Members. Noted	
8.5	Events Working Party (EWP) Cllr. Berry informed the meeting that the Christmas event was well attended with approximately 70 children. Plans for the next event are commencing. A litter pick is planned in conjunction with The Pine's Primary school, on 26/04/2025. An invitation to participate will be extended to the Red Lodge Scouts. Noted	EWP
8.6	Finance Working Party (FWP) Bank investments discussed on 25/11/2025 agenda item 9.8 have been put into place for Lloyds Bank and The Cambridge Building Society. We are awaiting the processing of the account applications with HSBC and Natwest. The accounts will generate minimal interest and will be reviewed by the FWP. Noted	FWP Clerk
8.7	Play Areas Working Party (PAWP) Members agreed that Cllrs. Ahmed, Berry and Dwan will form the PAWP, the party will exist for 1 year to discuss the maintenance of the play areas. Resolved	PAWP
8.8	Emergency Planning Working Party (EWP) Members agreed that Cllrs. Berry, Burns and Dwan will form the EWP, the party will exist for 1 year to discuss an emergency plan. Resolved	EWP
8.9	Turnpike Newsletter The Turnpike newsletter will be distributed in February, Members were requested to volunteer some time in assisting the distribution of the newsletter. Noted	SD
9.	Financial and Clerk Reports	
9.1	Members noted that the bank reconciliation statements for November 2025 and December 2025, have been verified and signed by Cllr. Burns. Noted	
9.2	Members approved all Receipts and Payments in November 2025 and December 2025 for the following: Business Account; Deposit Commercial Instant Account; Petty Cash Council; Petty Cash Pavilion; Credit Card; Fixed Term Deposit. Resolved	
9.3	Members noted the Bank Balances on 21/01/26, for the following accounts:	

	Lloyds: Business Account £411,189.14; Commercial Instant Account £110,164.13; Fixed Term Deposit £15,000; The Cambridge Building Society: Council Saver £10,000. Noted	
9.4	Members noted the Ear Marked Reserves at 31/12/25. Noted	
9.5	Members approved the Internal Controls Statement and noted that the Internal Controls System has been completed by Cllr. Burns. Resolved	Clerk
9.6	Members reviewed and approved the budget for the third Quarter 2025-26. Resolved	Clerk
9.7	Members noted the submission of the Precept Application for £279,807, on 04/12/2025. Noted	
9.8	Members agreed the Parish Council meeting dates for 2026/27: 2026: 27/01; 31/03; APM 05/05; AM 26/05; 30/06; 28/07; 29/09; 24/11 2027: 26/01; 30/03 Resolved	Clerk
9.9	Members noted the enrolment of 2 additional employees on to the Nest pension scheme. Noted	
9.10	Members reviewed and approved the asset register 270126 Resolved	Clerk
9.11	Members noted that the Lloyds Treasurer Account will close on 17/02/2026. Noted	
9.12	Members noted that the Lloyds Credit Card limit has increased to £2000 on 19/12/2025. Noted	
9.13	Members noted that from 1 st April 2026, the National Living Wage will increase: 21+ years £12.71/hr; 18-20 years £10.85/hr; 16-17 years and Apprentices £8/hr. Noted	
9.14	Members noted that staff appraisals have been completed for all employees. Noted	
10.	Discuss and approve any purchase (LGA 1972, s.111).	
10.1	Members considered the quotes to repair the knee rail replacement at Russet Play Area:	Clerk

	<ul style="list-style-type: none"> (i) Landmark Services Ltd., £2472 inc. VAT (ii) S.P. Landscapes & Tree Contractors Ltd., £4350 inc. VAT (iii) Lawn Proud, £1790 inc. VAT <p>Members all agreed to proceed with option (iii).</p> <p>Resolved</p>	
10.2	<p>Members noted that the PT Smart Tennis ball Machine, Amazon, was purchased for £1000. Tennis balls for the machine, a tennis racket and racket tape, were purchased, Amazon, £179.95. C.Clr. Drummond was thanked for funding the purchases.</p> <p>Noted</p>	
10.3	<p>Members noted the approval of s106 funding for an automatic line marking machine, from West Suffolk Council.</p> <p>Noted</p>	
10.4	<p>Members considered the purchase of an automatic line marking machine:</p> <ul style="list-style-type: none"> (i) Turf Tank Two Plus, Turf Tank, £30120 exc. VAT (ii) RLM01 Paint Marker, FJ Dynamics, £17500 exc. VAT (iii) Tiny Sports Line Marker Robot, Origin Amenity, £16750 exc. VAT <p>Members agreed to proceed with option (i).</p> <p>Resolved</p>	Clerk
10.5	<p>Members all agreed to proceed with the Play Area inspection Service Level Agreement, from West Suffolk Council.</p> <p>Resolved</p>	Clerk
10.6	<p>Members considered the renewal of the vehicle insurance 08/02/26 - 07/02/27 for the Kubota Utility Vehicle and the Ride-on Mower:</p> <ul style="list-style-type: none"> (i) Clear Council's, £793.53 (ii) Zurich, £1886.95. (iii) Community Action Suffolk – Unable to quote. (iv) James Hallam, £732. <p>Members all agreed to proceed with option (i).</p> <p>Resolved</p>	Clerk
10.7	<p>Members noted the insurance renewal agreed for the Parish Council's 3 years insurance policy, which commenced on 01/10/2024, for the 2nd year on 02/10/2025, Clear Councils, was reduced from £6674.45.to £6515.96.</p> <p>Noted</p>	
10.8	<p>Members ratified the cheque issued for £10,000, signed by Cllrs. Dwan and Judd, to transfer funds from the Lloyds Business Account to The Cambridge Building Society's Council Saver.</p> <p>Resolved</p>	

<p>10.9</p>	<p>Members considered the quote for CCTV devices, Pole Panovu Camera + 3x Cameras + Recorder upgrade, West Suffolk Council, £7088.60 exc.VAT. Members discussed the additional CCTV requirements, to assist the Police in tackling the increase in anti-social behaviour, crime, the use of drugs and weapons around the Sports Pavilion. The Police have launched an investigation. Members all agreed to proceed with the quote. Resolved</p>	<p>Clerk</p>
<p>10.10</p>	<p>Members agreed the payment of the invoice for, supply and install new safety valve, expansion vessel and replace leaking pipework, Wright Mechanical Ltd., £798 exc. VAT. Resolved</p>	<p>Clerk</p>
<p>10.11</p>	<p>Members agreed the payment of the remaining balance for the Replacement height barrier, Dewbar Fabrications Ltd.,£830 exc. VAT. Resolved</p>	<p>Clerk</p>
<p>10.12</p>	<p>Members agreed the payment of the invoice to remove top section of the height barrier and fit top section, S.P. Landscapes & Tree Contractors Ltd., £600 exc. VAT. Resolved</p>	<p>Clerk</p>
<p>11.</p>	<p>Planning Applications</p>	
<p>11.1</p>	<p>DC/25/1908/HH Proposal: Householder planning application - a. single storey front extension (following demolition of existing porch) b. additional window to side elevation c. single storey rear extension (following demolition of existing rooms) d. render to all elevations. Location: 8 Turnpike Road Red Lodge Bury St Edmunds Suffolk IP28 8JZ</p> <p>Members ratified a No Comment. Resolved</p>	
<p>11.2</p>	<p>DC/24/0977/OUT Amended Proposal: Outline planning application (all matters reserved) - up to 13 dwellings (following demolition of existing dwelling) Location: 16 Turnpike Road, Red Lodge, Suffolk, IP28 8JZ</p> <p>Members all agreed to object to the planning application. Alongside other proposed commercial developments in the village, the existing infrastructure and amenities are inadequate. Furthermore, the condition of the road and network is poor. Resolved</p>	<p>Clerk</p>
<p>11.3</p>	<p>DC/25/1998/HH Proposal: Householder planning application - a. double garage with storage above b. conversion of existing integral garage c. single storey rear extension (following demolition of existing carport) d. pool / garden room e. swimming pool in rear garden Location: High Noon 38 Turnpike Road Red Lodge Suffolk IP28 8JZ</p>	<p>Clerk</p>

<p>11.4</p>	<p>Members all agreed a No Comment. Resolved</p> <p>DC/26/0015/HH Proposal: Householder planning application - a. porch to front elevation b. window to side elevation c. single storey rear extension and infill side extension d. replace door with window on rear elevation e. part garage conversion with door to garage side elevation Location: 2 Daisy Court Red Lodge Suffolk IP28 8GB</p> <p>Members all agreed a No Comment. Resolved</p> <p>11.5 Members noted that the Wickhambrook Neighbourhood Plan, made 16 December 2025, has become a statutory development plan document for West Suffolk.</p> <p>Members agreed to consider the viability of a Neighbourhood plan for the village. Noted</p>	<p>Clerk</p>
<p>12.</p>	<p>Correspondence Received</p> <p>12.1 Members reviewed and ratified the Play Area reports for November 2025, December 2025 and January 2026, from West Suffolk Council. Resolved</p> <p>12.2 Members noted the correspondence from the Millennium Centre, forwarded from Plug in Suffolk, stating that Connected Kerb are unable to install the Electric Vehicle charging points; this work in principle will be undertaken by Believ. Noted</p> <p>12.3 Members ratified the written request to the Department for Energy Security and Net Zero for inclusion in Sunnica’s non-material change request. Resolved</p> <p>12.4 Members considered the concerns raised by a resident on the lack of gritting in Red Lodge. The matter had been referred to Suffolk County Council. Noted</p> <p>12.5 Members considered the request for a gym. Members agreed that although this is a great ambition, the practicality and funding had serious constraints. Members agreed not to proceed. Resolved</p> <p>12.6 Members considered the request to install a new 4G pitch or upgrade the current MUGA. Members agreed that the costs were very high and agreed for Cllr. Berry to look into any funding available and assess the viability of the request. Noted</p>	<p>MB</p>

12.7	<p>Members considered the road safety concerns on Thistle Way, raised by a resident. Members agreed that these issues arise from residents not using their allocated parking spaces. The double yellow lines on Hundred Acre Way have displaced cars on to the trunk roads. Members noted that if Suffolk County Council, were to undertake a feasibility study, costs of approximately £10K will be incurred.</p> <p>Members agreed C.Cllr. Drummond will contact the Enforcement Officer at West Suffolk to enquire about traffic enforcement in the area.</p> <p>Noted</p>	AD
12.8	<p>Members considered the request from a resident, for parking restrictions on Russett Drive, Bilberry Close and connecting roads.</p> <p>Members agreed C.Cllr. Drummond will contact the Enforcement Officer at West Suffolk to enquire about traffic enforcement in the area.</p> <p>Noted</p>	AD
12.9	<p>Members noted that Suffolk County Council are unable to support the request for 'Unsuitable for HGV's' signs on Warren Road.</p> <p>Noted</p>	
12.10	<p>Members considered the enquiry from a resident, regarding a condition for a pedestrian/cycle way between Red Lodge and Kennett Railway Station.</p> <p>D.Cllr. Dicker confirmed that an email had been received from West Suffolk Council, stating that there had been no obligations for the condition.</p> <p>Resolved</p>	Clerk
12.11	<p>Members discussed the Covid-19 Day of Reflection 2026 on Sunday 8 March and agreed to offer Red Lodge Lightwave use of the Events Room for a service.</p> <p>Resolved</p>	Clerk
12.12	<p>Members considered the Community Governance Review from West Suffolk Council and agreed that there is no requirement for a review.</p> <p>Resolved</p>	
12.13	<p>Members considered the 'Get Back into Sport Fund', available from West Suffolk Council. Members agreed to apply for volleyball nets for the youth.</p> <p>Resolved</p>	Clerk
12.14	<p>Members noted that Suffolk County Council proposes new 20mph speed limit policy across Suffolk in residential and high-pedestrian areas.</p> <p>Noted</p>	
12.15	<p>Members noted the Communities Capital Fund, available from West Suffolk Council.</p> <p>Noted</p>	
12.16	<p>Members noted ongoing complaints of inadequate street lighting, along Cottonwood Lane to Larch Way. The Parish Council have been liaising with Crest Nicholson and the matter has been escalated within their management teams. Currently, there are no updates to resolve the issue.</p> <p>Noted</p>	

12.17	Members were informed that there are no updates on the previous s106 funding application. Noted	
13.	To confirm the date of the next Red Lodge Parish Council meeting scheduled for Tuesday 31 March 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.	To resolve 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. Members all agreed to exclude the public Resolved	
14.1	Members considered correspondence from a resident. Refer to Confidential Report 270126. Resolved	
14.2	Members considered a complaint. Refer to Confidential Report 270126. Resolved	
14.3	Members received an update on a business matter. Refer to Confidential Report 270126. Noted	SD
14.4	Members discussed a business proposal. Refer to Confidential Report 270126. Resolved	Clerk
15.	Close of the meeting. There being no further business, the meeting closed at 20:43. Resolved	