

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 17th April 2024 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (in the Chair), Balaam, Morris, Smith, Rainbow, West and Welham. Also in attendance: Mrs. V Waples, Clerk and one member of the public.

1. **OPENING** – the Chair opened the meeting advising all that the Protocol adopted by the Parish Council for reporting at Parish Council Meetings, would be enacted for this meeting and read out the applicable statement. *A copy of the Protocol is available from the Clerk or can be downloaded from the website: <https://thurstonparishcouncil.uk/parish-council/policies-procedures-and-strategy/>.*
2. **APOLOGIES FOR ABSENCE** –
 - a) There were no applicable apologies as all were present.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of disclosable pecuniary, non-registrable and other interests as detailed in Appendix B of the LGA Model Code of Conduct – there were no such interests declared.
 - b) To receive declarations of lobbying for items on the agenda - there were no declarations submitted.
 - c) To note the determination of requests for dispensations in accordance with Council’s Dispensation Policy – the meeting was informed that none had been submitted for determination.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
 - a) 21st February 2024 – the committee **resolved to approve the minutes as previously circulated was given along with consent for the Chair to sign the minutes as a true and accurate record of the proceedings that took place, aif.**
5. **PUBLIC FORUM:**
 - a) to receive issues from members of the public present on the agenda as written – the member of the stating that they were there to review the meeting and would answer questions on DC/24/01407 if required.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:**
 - a) DC/24/01280 - Householder Application - Erection of pool pavilion, pergola and swimming pool @ Nether Hall, Church Hill, Thurston (part In the Parish of Pakenham) – hidden from road, heritage and PROW had raised no objections. On the grounds that the materials and design were felt to be appropriate to its setting, **council resolved to approve the application on the grounds that no detrimental harm would be suffered by the host dwelling nor on the PROW running through the property, aif.**
 - b) DC/24/01407 - Full Planning Application - Erection of 1 no. dwelling and garage; and associated landscaping @ Harveys Garden Plants, Great Green – development was sympathetic to its surroundings, noted the variations that had come forward and the previous appeal. Further consideration of the planning which now considers more of the site as per some of the positive aspects of the appeal. Needed a comprehensive application for the surrounding land to bring forth the proposal and to take forward. Noted that it was outside of the settlement boundary however Great Green could be considered as being in a hamlet outside of the curtilage of Thurston. The most recent Inspector’s appeal refusal decision was noted on the grounds that there would be harm to the character and appearance of the surroundings although a different comprehensive proposal for the remaining site might be viewed differently. Pre-consultation advice with MSDC appeared to be positive, and it was agreed that this would formalise the process and bring about the reutilising of the site in a sensitive manner. On the grounds that this would tidy up the site and allow for proper landscaping to come forward, **the council resolved to support this application as the principle of development had on balance, be deemed to be acceptable, aif.**

Signed Chair

Date:15.05.24

- c) DC/24/01201 - Application under Section 73A of The Town and Country Planning Act for Outline Planning Permission 5070/16 (200 dwellings) for the variation of Condition 1 (Drawings and documents); Reserved Matters Phase 1 Approval DC/19/01602 Condition 1 (To comply with the outline Condition 1); and Reserved Matters Phase 2 Approval DC/20/01249 Condition 16 (Approved plans and documents) in order to amend the approved site layout @ land north of Norton Road and East of Meadow Lane – **it was resolved that the council had no comment to make on this application as it was uncertain as to the reasoning for the application in terms of section 73A, aif.**
- d) DC/24/01463 - Full Planning Application - Erection of 1 No self-build dwelling, new vehicular access including landscaping @ land north-east of Navarac, Great Green – will they consolidate into one? Will a revised application be submitted as this one overlaps with two others under application for this site? Overlaps access and cuts off the corner of two of the properties. **It was resolved that the council would not submit a comment until further information was forthcoming from the planning officer with regards to the outstanding applications for this land, aif.**
- e) DC/24/00691 - Planning Application - Change of use of land to garden curtilage for installation of a non-permanent timber framed guest pod with associated decking @ The Old Stables, Barton Road – **it was resolved that the council would support this application on the grounds that there will be no detrimental impact on the host dwelling, nor the amenities enjoyed by surrounding properties, aif.**
- f) DC/24/01657 - Proposal: Application for Works to Trees subject to Tree Preservation Order MS81/A3 – Reduce 1 No. Beech (T1) by up to 3m, Fell 1 No. Ash (T2), Reduce 1 No. Lime (T3) by up to 6m @ Thurston Place, Beyton Road – it was noted that there were no detailed drawings submitted with this application, however the proposed works appeared to be of a sensible nature. **It was resolved to pass this back to the case officer for further technical advice in particular over the level of works being proposed, aif.**
- g) DC/24/01658 - Application for Works to Trees subject to Tree Preservation Order MS84/A1 – Reduce height of 1 no. Beech (T1) by up to 2m @ 3 Cedars Close, Thurston – **on the understanding that the proposal remained at a reduction of 2m, it was resolved to support this application, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/24/00543 – Planning permission for the conversion of detached double garage to form annexed accommodation for family member, including construction of cladding to main dwelling @ Millfields Cottage, Mill Lane
- b) DC/21/06275 – Disposal of Duplicate Application: - Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping to be considered for the construction of 210 no dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ land south-west of Beyton Road
- c) DC/24/00405 – Planning permission for the erection of single storey rear extension including amendments to fenestration @ 57 Maltings Garth
- d) DC/23/05885 – Refusal of planning permission for the erection of a shed, greenhouse and picket fence (retention of) @ 2 Rooks Mead
- e) DC/23/02342 – Planning permission for the Variation of a Condition following grant of Planning Permission DC/21/01485 Dated: 12/05/2021 Change of use of land to form gardens to serve Plots 2 and 3. Town and Country Planning Act 1990 (as amended). - Variation and part removal of condition 5 (Removal of Permitted Development Rights) @ land rear of nos. 2 and 3 Rooks Mead
- f) DC/24/01148 - Discharge of Conditions Application for DC/23/03120 - Part discharge of condition 1 (Archaeology parts a-g) @ land west of Great Green.
- g) DC/24/00495 - Discharge of Conditions Application for 5010/16 - Part discharge of Condition 5 (Contamination) @ land to the north of Norton Road
- h) DC/23/05393 – Planning permission for the erection of a new triple bay cartlodge @ The Firs, Church Road
- i) DC/24/00521 - Discharge of Conditions Application for Outline Planning Permission 5070/16 -Condition 25 (Urban Drainage System) land on the north side of Norton Road

Signed Chair

Date: 15.05.24

- j) DC/23/ 05596 - Discharge of Conditions Application for DC/17/02782 - Condition 5 (Footway), Condition 7 (Parking provision), Condition 8 (Access), Condition 12 (Drainage), Condition 13 (Drainage), Condition 22 (Bin Storage), Condition 25 (Flood Evacuation Plan), Condition 28 (SUDS Components/Piped Networks) and Condition 29 (Construction Surface water Management Plan) @ land off, Church Road, access via Garden of 'The Firs'
- k) EN/24/00050 - Glenfell, 62 Barton Road, Thurston, Bury St Edmunds, Suffolk IP31 3PD (UDR) – Council to receive a response from the Planning Enforcement Officer – the meeting was informed that the Officer had reviewed the files and made contact with the landowner and concluded that as the cartlodge had begun within the 3 years, there was no limit for the structure to be completed and the case for closure would be submitted.
- l) DC/24/00445 – TPO - Application for Works to Trees Subject to Tree Preservation Order (MS84/A1) – Fell No.14 Elms. Fell to round level as they are all dying back in the crown, dead or rotten at their bases @ Greatfold House, Cedars Close – Council to receive a response from the Arboricultural Officer at MSDC – the meeting was advised that Formal permission was not required for this one as dead and dying trees are exempt from the application process. The parish council should have received a follow up to confirm this but in this case this had been overlooked.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review December 2023) – it was agreed that whilst work had been completed and the PIIP was up to date with progress of completed and outstanding infrastructure, do a survey under 8b) to feed into the revised PIIP prior to it being submitted for wider consultation. All noted the issue over the lack of childcare facilities in the village.
- b) Committee to receive a progress report on the works of the Infrastructure Planning Working Group – newsletter to invite people to be part of the group to broaden its demographic view; once group is set up, it will issue a survey to ascertain infrastructure issues which could then feed back into the committee and the PIIP.
- c) Committee to receive an update on the scheduled meeting with Strategic Planning (BMSDC) on Friday 22nd March held to discuss the review of NDP and Part 2 of the Joint Local Plan – the Clerk provided feedback on the meeting held to discuss the manner in which the Thurston NDP needed to be reviewed and policies that should now be included given changes in the NPPF and Levelling Up and Biodiversity bills. It was stated that any plan moving forward needed to cover the following matters: generic spatial strategy; housing mix; affordable and exception housing; local green spaces; landscape including views (in terms of significant and non-significant); non designated heritage assets; design; transport and movement; existing employment sites and new; existing community facilities and/or their replacement. There was an understanding that the council would need to look at what the community valued and that the following evidence based needed to be updated: landscape (visual appraisal); biodiversity (visual appraisal) and design appraisal. The council was advised to look at the following plans in terms of review: Stutton; Lawshall; Elmsett and Aldham.
- d) Persimmon land option - following the pre-application meeting with the LPA and Persimmon, the meeting was asked to consider, without prejudice, those items that it might to see added to a s106 agreement. All agreed that, without prejudice, the following items could be considered on such a list: upgrade to permissible path to link up TH1 along the bottom of the proposed site to Mill Lane; communal charging points at New Green; 2 no. VAS signs / enhanced traffic calming measures along Ixworth Road.

9. PLANNING MATTERS NOT DIRECTLY AFFECTING THURSTON

- a) To receive the Planning Newsletters from the Chief Planner –
 - 5th February 2024 - the committee noted receipt of the Planning Newsletter and its contents and in particular: planning policy changes under the NPPF along with guidance on 5-year housing land supply and Housing Delivery Test as well as how local authorities who meet the policy criteria can calculate a 4-year housing land supply.
 - 29th February 2024 – the committee noted receipt of the Planning Newsletter and its contents and in particular: consultation on the latest Permitted Development Rights (changes to support householder

Signed Chair

Date: 15.05.24

development, building upwards, demolition and rebuild, installation of EV charging points and air source heat pumps); Active Travel England publication of Design Assistance and Scheme Review Tools and work being undertaken on Environmental Outcomes Reports (EOR) to replace Strategic Environmental Assessment (SEA) and Environmental Impact Assessment (EIA).

10. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETINGS:

- a) 15th May 2024 at Thurston Community Library, Norton Road commencing at 6.30pm.

11. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 9.02pm.

DRAFT

Appendix A - Glossary of Common Abbreviations used

Aif	All in favour
AGAR	Annual Governance and Accountability Return
APM	Annual Parish Meeting
ASB	Anti-social Behaviour
BACS	Bankers Automated Clearing Services
BUAB	Built Up Area Boundary
BMSDC	Babergh & Mid Suffolk District Councils
CC	Credit Card
CAS	Community Action Suffolk
CCG	Clinical Commissioning Group
CEO	Chief Executive Officer
Chq.	Cheque
Cllr.	Councillor
CMP	Construction Management Programme
Cttee.	Committee
DC	District Council
DCLG	Department of Communities and Local Government
DD	Direct Debit
FOI	Freedom of Information
FR	Financial Regulations
GPoC	General Power of Competence
HMRC	Her Majesty's Revenue and Customs
HRA	Habitats Regulations Assessment
JR	Judicial Review
LAIS (from SALC)	Local Association's Information Services
LGBCE	Local Government Boundary Commission for England
LPA	Local Planning Authority
MSDC	Mid Suffolk District Council
NCIL	Neighbourhood Community Infrastructure Levy
NHS	National Health Service
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NR	Network Rail
PC	Parish Council
PCSO	Police Community Support Officer
pdf	Portable Document Format
PIISG	Parish Infrastructure Investment Steering Group
PROW	Public Rights of Way
Rec.	Recreation
RFO	Responsible Financial Officer
SARS	Suffolk Accident Rescue Service
SEA	Strategic Environmental Assessment
SALC	Suffolk Association of Local Councils
SCC	Suffolk County Council
SID	Speed Indicator Device
SLA	Service Level Agreement
SNT	SaferNeighbourhood Team
SO	Standing Order
SPS	Suffolk Preservation Society
TCC	Thurston Community College
TNPSG	Thurston Neighbourhood Planning Steering Group
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
VAS	Vehicle Activated Sign
VCSE	Voluntary, community and social enterprise organisations

Signed

Chair

Date:15.05.24