

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 16<sup>th</sup> March 2022 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Balaam, Haley, Morris, Rainbow and West. Also in attendance: Mrs A King, Deputy Clerk, and via Zoom platform: Mrs. V Waples, Clerk (in part).

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. *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) None received, all councillors were present.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
  - a) To receive declarations of pecuniary, local non-pecuniary interest(s) and personal interests in items on the agenda and their nature including gifts of hospitality exceeding £25 – none received.
  - b) To receive declarations of lobbying for planning matters on the agenda – there were no such declarations made.
  - c) To receive requests for dispensations – there were none received.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
  - a) 16<sup>th</sup> February 2022 - approval of 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:** – to receive issues from members of the public present on the agenda items as listed under Agenda Item 6 below:
  - a) From members of the public present – there were no members of the public present.
  - b) Written representations submitted prior to the meeting – none received.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
  - a) DC/22/00398 – Application for Outline Planning Permission (Access points to be considered, Appearance, Landscape, Layout and Scale reserved) Town and Country Planning Act 1990 - Erection of 3No dwellings @Land at Navarac, Great Green. It was noted that the proposed development is located outside of the settlement boundary as defined in the Thurston Neighbourhood Plan and therefore goes against policy 1: Thurston Spatial Strategy. The development would be poorly connected to any main service and facilities and inevitably would result in the reliance of private vehicles for day-to-day needs. Furthermore there are no footways linking along Norton Road from the site to the any settlement to allow for any other sustainable modes of transport such as walking or cycling. Great Green is primarily countryside, mature trees and hedgerows for the character and landscape setting, it was considered that any new residential dwellings would unnecessarily urbanise the rural area. Also noted was the rejection by MSDC planning department for a similar development in the same location, but across the road.  
It was agreed that a letter of refusal be submitted highlighting where the application goes against the Thurston Neighbourhood Plan policies, the points raised by MSDC in their rejection of a development across the road at Harveys Plants and how the development would impact the character of Great Green.  
Recommended refusal. Aif.

Signed ..... Chair

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- b) DC/22/00045 – Full Planning Application – Erection of 56No dwellings (inc. 20 affordable) together with associated access, infrastructure, landscaping and amenity space @ Land On the North Side of Norton Road – further information submitted. It was noted that no new information that had been submitted was significant enough to change the stance of the parish council and that their strong objection to the application remained valid. Particular concerns remain around the management and change to the original layout of the wooded area, public open space and the design, detail and construction of the children’s play area.

The ecology report made recommendations with regards to birds, badgers, bats, hedgehogs and brown hares highlighting recommendations and precautionary methods. Specific lighting requirements were advised to ensure excess light does not fall on sensitive ecological areas. It was noted that current lighting for the site development fails these recommendations and needs addressing immediately. It was agreed that refusal would be submitted with the original points reiterated and the ecological concerns highlighted.

Recommended refusal. Aif.

- c) DC/22/01195 – Application under S73a for Removal or Variation of a Condition following grant of Planning Permission DC/20/01182 dated 22/05/2020 for Conversion (and extension) of barns to residential use to form 2No. dwellings and ancillary storage. Town and Country Planning Act 1990 – To vary Condition 2 (Approved Plans and Documents) as per covering letter and drawings @ Grove Farm, Barrells Road. The overall change in design affects the internal works of the building and does not impact on the character, external appearance and size of the property.

Recommended Approval. Aif

- d) DC/22/01190 – Application for Listed Building Consent. Alterations to first floor layout of Barn 1 including insertion of 2No roof windows to the west elevation, and further enlargement of Building 3. (Variation to LBC DC/20/01183) @ Grove Farm, Barrells Road. It was agreed that the alterations would have little to no impact on the design and appearance of the buildings.

Recommended approval. Aif.

- e) DC/22/01193 - Planning Application - Erection of 1No dwelling and associated works following demolition of Building 2 @ Grove Farm, Barrells Road. It was agreed that the building being demolished had little architectural significance and so approval was given to the application. However when demolition is undertaken care must be given to any presence of bats, and an ecology report should be undertaken before any work is carried out.

Recommendation for approval with the condition that an ecology survey is undertaken prior to work commencing to establish the presence of bats or any other protected species in the building. Aif.

#### **7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**

- a) DC/21/06143 – Planning Permission granted for - erection of detached carport with first floor storage space Thedwastre White House, Thedwastre Road.

#### **8. TO RECEIVE AN UPDATE ON PLANNING MATTERS RELATING TO THURSTON:**

- a) EN/21/00714 – Enforcement for land on the north side of Norton Road – to receive an update on issues raised: The council were informed that the results of the technical inspection of the ditch have not been disclosed, but it has been recognised that remedial work is needed in the interim.
- b) Fencing and landscaping along Barrells Road – to receive an update on details submitted to satisfy landscaping conditions for Plots 2 and 3, Barrells Road. The council were advised that plans submitted had included close boarded fencing along Barrells Road to allow privacy for Plot 2. Native hedgerow is to be planted alongside the fence to mitigate its impact. The council suggested that the hedgerow be double planted with reference to policy 11 of the Thurston Neighbourhood Plan – provision for wildlife in new development. It was noted that hedgehog holes will be incorporated into the fencing. All agreed that the landscaping must be conditioned correctly.
- c) Ixworth Road – fencing along cycle path; issues relating to the condition of the verge; access to the cycle path and tree planting. The clerk informed the meeting that the fencing along the cycle path has been

Signed ..... Chair

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erected in the wrong position and needs repositioning. Persimmon have acknowledged the error and are to rectify it.

The access road at the back of the college is already breaking up and the condition of the road in general is poor. Persimmon and Highways are to meet on March 17<sup>th</sup> to assess the road conditions and find a solution.

**9. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**

a) 20<sup>th</sup> April 2022 at Thurston Community Library, Norton Road commencing at 7.00pm.

**10. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 7.39pm.

DRAFT

Signed ..... Chair

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**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
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

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