

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 11th November 2020 at 6.00pm by VIDEOCONFERENCE of Thurston Parish Council.

Present (by video): Cllrs. Rainbow (who took the Chair for the meeting), Haley, Morris, Rainbow and West. Also in attendance (by video): Mrs V Waples, Parish Clerk and two members of the public.

1. **OPENING** – the Chairman opened the meeting advising all that the Video Protocol adopted by the Parish Council, 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) There were no applicable apologies for absence.
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 – there were no declarations declared for the agenda under discussion.
 - b) To receive declarations of lobbying for planning matters on the agenda – there were none declared.
 - c) To receive requests for dispensations – none had been received prior to the meeting.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:** (all as previously circulated) and to agree that delegated authority be given to the Chair to sign the minutes outside of the meeting:
 - a) Minutes of the planning committee meeting of 14th October 2020 - all agreed that the minutes as presented were a true and accurate record of the meeting that took place, aif.
5. **PUBLIC FORUM:** *due to government advice relating to public meetings, it was confirmed that the Meeting ID and Password for this meeting had been made available via the website and the parish noticeboards for those who wished to join the meeting* – the following comments were received from one of the members of the public present and taken in the order under Item 6:
 - a. Overdevelopment, scheme not supported
 - b. No issues
 - c. Agree with the strategic housing response
 - d. Agree with the strategic housing response – not a self-build. Note that there is a comment on the application for commuted sum for affordable housing. How will this be achieved?
 - e. Amendments do not appear to be an issue as merely a re-alignment.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
 - a) DC/20/02723– Householder planning application – erection of two-storey side extension to existing garage to enable conversion to annex; erection of garage @ Mofley Cottage, Barrells Road – no issue re conversion but positioning of garage does not allow for parking in front of garage which will have an impact on highway safety; garage is in front of house and appearance will impact at this point. Note it is a flint cottage. Facing brickwork to match existing garage, which given its position will have an impact on the overall character of the area. Noted that this is a separate annexe, and a condition should be imposed for it to remain ancillary to the host dwelling at all times. Agreed to support the annexe but recommend refusal of the garage given impact in terms of highway safety, appearance and character, aif.
 - b) DC/20/03880 - Householder planning application – erection of a cart lodge @ Mimosa Cottage, Stoney Lane – given the plans submitted, the Council agreed to support this application, aif.

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- c) DC/20/04532 – Submission of details (reserved matters in part) following Outline Approval DC/19/05114. Appearance, landscaping, layout and scale for the erection of 9 No self-build dwellings. Phase 4 Plot 3 @ land south of Barrells Road – overall the committee agreed with comments made by one of the owners of one of the properties in the vicinity and those of the Strategic Housing Officer at MSDC. Once again the issue of self-build status was raised. The Clerk made the meeting aware that MSDC had previously advised that whilst planning may approve housing, they do not approve self-build (despite being mentioned by the application). However a dwelling might be approved it can become self-build later by developer choice and if it may be CIL exempt or not is for the infrastructure team to consider. The meeting agreed that the proposed was overdevelopment of the plot, failed to adhere to the character of the properties in close proximity; would be prominent features in the landscape and failed to respect the area in which it would be located. Agreement was forthcoming for refusal on grounds mentioned; aif.
The Clerk was asked to ascertain whether the condition relating to Archaeology had been signed off.
- d) DC/20/04531 - Submission of details (reserved matters in part) following Outline Approval DC/19/05114. Appearance, landscaping, layout and scale for the erection of 9 No self-build dwellings. Phase 3 Plot 2 @ land south of Barrells Road – it was noted that once again no landscape details had been submitted and that the proposal would result in overdevelopment of the plot. All were in agreement to refuse this application on the grounds as mentioned under DC/20/04532.
- e) DC/20/04834 – Application under s73 for the removal or variation of conditions relating to DC/19/05386 dated 27.03.20 Town and Country Planning Act 1990 – to vary Condition 2 (approved plans and documents) to amend the design of the proposal @ Plot 8, land off Cedars Close – given that the change appeared to be minor in that it was a change in angle, the meeting agreed that it would support the proposals as submitted, aif.

Barrells Road Development - The Clerk advised that she had been making representations to the Planning Officer at MSDC (since July 20) over issues relating to DC/19/05114 - HGV Movements and the lack of submitted Landscaping Details for approved applications at Barrells Road and that finally this had now been passed to the Enforcement Team at MSDC. They have advised (11.11.20) that they would review the concerns and take appropriate initial action by the end of this week and will update the Clerk further once they have done so.

7. PLANNING APPLICATIONS DETERMINED: to receive details of the planning application considered by Mid Suffolk District Council:

- a) DC/2003733 – planning permission for the erection of first floor extension over existing garage @ 23 Robin Close.
- b) DC/20/03563 – planning permission for the erection of single storey side extension to form cartlodge/workshop @ Maple House, Church Road.
- c) DC/20/04210 – consent to carry out works to trees covered by TPO MS81,A3 @ Oakwood House, Pokeriage Corner.
- d) DC/20/03899 – planning permission for the erection of first floor, two storey and single storey extensions @ 51 Oakey Field Road.
- e) DC/20/03844 - Refusal of planning permission for the demolition of the existing garage and outbuildings and erection of a self-contained granny annexe. New hardstanding driveway (revision of scheme approved under DC/17/05596) @ 27 Oakey Field Road.
- f) DC/20/04822 – Discharge of conditions for DC/20/00573 – Condition 4 (prior to any grounds works – contamination) @ land adjacent to Highmead House, Ixworth Road.
- g) DC/20/04571 – Non-material amendment to DC/20/02950 – reduction in depth of extension and subsequent reduction in ridge height @ 33 Heather Close.
- h) DC/20/03473 – Discharge of Conditions for 5070/16 – Condition 28 (Railway Users Plans) : land north of Highfield, Norton Road.

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- i) DC/20/04427 – Consent to carry out works to trees protected by TPO MS52/T2 @ 13 Norton Road.
- 8. PLANNING APPLICATION STATUS:** to receive details of the withdrawal of planning application due to be considered by Mid Suffolk District Council
- a) DC/20/02717 – application for works to a tree subject to a TPO (MS52/A1) – to note the application has been withdrawn DC/20/01249 due to insufficient details being submitted.
- 9. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**
- a) 9th December 2020 – via Zoom - commencing at 7.00pm.
- 10. CLOSURE OF THE MEETING** – there being no other business the meeting was closed at 6.33pm.

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
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
EHO	Environmental Health Officer
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
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
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

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