

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 17th February 2021 at 6.00pm by VIDEOCONFERENCE of Thurston Parish Council. It was confirmed that, given the significant matters to be discussed, the planning meeting would be opened under agenda Item 7 and 8 to all Parish Councillors.

Present (by video): Cllrs. Rainbow (Chair), Cornell, Haley, Morris, Towers and West. Also in attendance (by video): Mrs V Waples, Parish Clerk and Mrs A King, Deputy Clerk the public (two in part).

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) Apologies for absence were submitted from Cllrs. Dashper and Turner due to personal commitments and Cllr. Thurlbourn due to work commitments.
 - b) Council agreed to accept the apologies as submitted, aif.
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 27th January 2021 - 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* – whilst there were no members of the public present the comments submitted by members of the public relating to Agenda Item 6c were read out to the meeting.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
 - a) DC/21/00417 – Householder planning application – erection of first floor extension over garage to form home office and single storey front extension (resubmission of DC/20/02953) @ The Firs and Stockhold Green Farm, Church Road – the meeting was concerned that overall the height had not changed although the length of the garage had been reduced. It was also noted that the fascia facing the road was more attractive with some flintwork, but in all other aspects the overall proposal had not changed in any significant detail. The meeting felt that there was no significant improvement of the impact that would be had on the street scene as the proposal would still appear to be overly dominant and not in keeping with the size and design of the existing dwelling. It was agreed that the Parish Council’s recommendation should be for refusal, aif.
 - b) DC/21/00342 - Application for works to a tree protected by a Tree Preservation Order MS128/G1 – Oak (T1) – reduce lowest large lateral limb over neighbouring roof by up to 2m to a suitable growing point @ 13 The Acorns – the meeting agreed that there were no grounds to recommend refusal and that it was in favour of the work being carried out, aif.
 - c) DC/20/04531 – Application for reserved matters - submission of details (reserved matters in part) for outline planning permission DC/19/05114 – appearance, landscaping, layout and scale for

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erection of 9 No self-build dwellings – Phase 3 Plot 2 – it was considered by the meeting that by merely flipping the dwelling on the plot, the proposal in no way addressed the concerns previously made by the Parish Council. Comments over the proposal not being in conformity with Policy 4, Policy 9, Policy 11 and Policy 12 as raised previously were still valid and as such all were in agreement that the application be recommended for refusal citing the reasons previously raised in its email response dated 16th November 2020, aif.

- d) DC/21/00585 - Application for works to a tree protected by a Tree Preservation Order MS81, A3 – dead wood and reduce back over hanging canopy by approx. 2 – 3 metres. G1 (conifers) – side back to fence line @ Beech House, Pokeriage Gardens – the meeting was in agreement to support the application as submitted, aif.
- e) DC/21/00474 – Householder Planning Application – erection of front porch @ 22 Howes Avenue – the meeting was in agreement that given the materials and size being proposed, it would support the application and recommend that it be approved, aif.

7. SIGNIFICANT PLANNING APPLICATIONS TO BE CONSIDERED BY FULL COUNCIL affecting or impacting Thurston:

- a) DC/20/01249 – Application for reserved matters - submission of details under Outline Planning Permission 5070/16 – appearance, layout and scale in respect of Phase 2 – 104 no. dwellings @ land on the North side of Norton Road – revised drawings submitted 25.01.21 –

By way of summary the following points were raised:

Overall materials in line with what was being built but this does not represent a rural community.

Drainage – issues not really with the drainage – overall density etc is a problem.

Little change in the layout since the submission in late 2020 – all of the comments made on 5th November 2020 still stand.

Elevations and street scenes – could be anywhere, of limited architectural interest – merely continuing the same as Phase 1. No change in numbers of bungalows, 2.5 storey houses and whilst the percentage of affordable housing for this phase is indicated as 38% the overall percentage for the whole development will obviously depend on that which was built under Phase 1.

Positive is that there appears to be a good mix of planting within the scheme – Place Services have suggested different size trees and multi stemmed trees and overall this should be supported.

However yet again there is a need for more street trees and management planting scheme needs to be adhered to.

How do we ensure that the points raised in NT's paper are adhered to – lack of stakeholder engagement.

Play Area – one mention of play area in the NW corner – no other mention of play or open space – details are very sparse. Play equipment is shown on Landscape sheet 10/11 which shows the position of a play area and path running through the north of Lady Greene's Plantation. The Revised Management Plan drawing 228424-50d, date 25/01/21, shows this wood as being under the management of Thurston Parish Council. This will need to be clarified.

EV Charging points – communal and/or to the premises – emphasis the lack of such a facility.

Need clarity on the true boundary of the site – layout appears to show the inclusion of the copse by the stream that runs through the site and that under the revised management plan it is to be maintained by the Management Company. Need to be aware that this is listed as a Priority Habitat Woodland through which the stream runs. This is an isolated area and a valuable habitat. The attenuation area and the pumping station are situated very close to this area of woodland so perhaps it could be of benefit to the site with any excess water being pumped into the wood? It that is to be the case then it will need to be maintained by the Management Company.

Ecological response – Place Services have provided a comprehensive report which should be supported, and all efforts made to ensure it is adhered to. Key points are: skylark mitigation; impact of artificial lighting on biodiversity (wildlife sensitive lighting design scheme); wildlife friendly

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lighting strategy; tree and hedgerow removal to be avoided; public pathways to be provided and clearly marked to avoid encroachment on woodland; waste bins provided.

Engagement – appears to be no intention of part of the developers to engage with the community and/or stakeholders. How will they be held to account with regard to meeting the conditions outlined in the report.

Highways – little difference between this and previous application submitted. In letter of 12 October 2017, SCC Highways stated that there was no further capacity on the A143/Bunbury Arms / Thurston junction once the Thurston Five were built out. SCC make no further comments other than the dimensions of footpaths and maintenance strips. Lack of detail as to how the access and services for the primary school have been addressed in this application as requested by SCC.

The meeting agreed that it was minded to recommend refusal on the grounds previously raised in its submission of 05.11.20 incorporating the additional points raised that evening, aif.

- b) DC/20/01716 – Hybrid application: erection of 171 dwellings (inc. 60 affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 no self-build plots (applied for in outline with all matters reserved, access to be considered) @ land on the North side of Norton Road - revised drawings submitted 25.01.21 –

The meeting agreed that in the main the comments raised under the previous application as well as previously submitted were valid with additional comments summarised below:

Numbers are contrary to the Thurston NDP which has allocated this site for planning permission for 200 houses.

Drainage – scheme not a particular issue in this stage.

Layout – addition of a few laybys on main arterial road as parking bays – comments as raised on 5th November 2020 are still valid.

No change in the number of bungalows (17) or the number of 2.5 storey houses and therefore the building allocations do not correlate with the requirements highlighted in the Thurston NP. The percentage of affordable housing is just short of 37% - the minimum required.

Density – just about numbers, no change in street elevations, no change in layout. No extra benefits to the community with the increased numbers.

Small green / recreational areas - very few small "green / recreational" areas .

Landscaping – lack of open space, bare minimum of tree planting along the main road with none around the rest of the built-up area of the estate.

Building materials – no change as to that submitted previously.

Play Areas – couple of drawings that show generic wooden play equipment. No details or anything in conformity with that as requested by the Parish Council previously. Noted that Sport England in May 2020 had raised comments on the type of facilities that should be offered with development for additional housing and this was not in conformity and that their comments still held for the re-consultation. It was noted that Sport England had reaffirmed their comments in an email on 6th October 2020. It was agreed that the Clerk would review the recommendations from Ethos Planning in the Play Strategy for Thurston and comment accordingly.

Query the area that is stated as being maintained by Thurston Parish Council. Is this the woodland? As it is in the position of the Lady Green Plantation? Is this to be gifted to the Parish Council?

Where precisely is the play area to be located?

Highways – SCC make further comments on the capacity of the A143/Bunbury Arms/Thurston given the increase volume of housing proposed. They have concluded that despite the junction being over capacity with the proposed traffic signal mitigation, it is not of sufficient severity to merit restricting planning permission. But SCC don't necessarily have a traffic management solution that works on that junction and without the mitigation the junction is clearly over capacity at times both am and pm.

SCC also proposed that the developer supports improvements to the footpaths on Station Hill and a crossing near the railway station, which if not implemented correctly is likely to have a further impact on traffic flows in that part of the village which was the type of impact SCC have previously

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indicated they did not want to see when the 4-way lights proposal was previously suggested under the railway bridge.

The meeting agreed that it was minded to recommend refusal on the grounds previously raised in its submission of 05.11.20 incorporating the additional points raised that evening, aif.

- 8. PLANNING CONSULTATIONS:** full Council to consider whether Council should formulate a response to the consultation on the National Planning Policy Framework and National Model Design Code which seeks views on draft revisions to the National Planning Policy Framework. The text has been revised to implement policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report.- deadline for comments 27th March 2021:
<https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>
- It was noted that the Parish Council has in the past complained about design and it was agreed that it should take the opportunity to feed into the consultation. All agreed that all Councillors would be invited to feed into this consultation and that formal discussion of this would take place at the next Planning Committee Meeting scheduled for 17th March 2021.
- 9. PLANNING APPLICATIONS DETERMINED:** to receive details of the planning applications considered by the Local Planning Authority (Mid Suffolk District Council):
- a) DC/20/05821 – Permission granted for works to Trees subject to a Tree Preservation Order MS115 A1/A2 @ Thurston Lodge, Sandpit Lane
 - b) DC/21/00418 – Discharge of conditions application for DC/19/03486 – Condition 15 (Tree Protection Measures) @ land South West of Beyton Road.
 - c) DC/20/05918 – Planning permission for the erection of extension to clubhouse @ Thurston Rugby Club, Ixworth Road
 - d) DC/20/05758 – Planning approval for variation of condition 2 (approved plans and documents) @ Corner Cottage, Hollow Lane
 - e) DC/21/00141 – Discharge of conditions for DC/17/02232 – Condition 10 (Fire Hydrants) and condition 26 (Railway Users Plan) @ Land on the West side of Barton Road.
 - f) DC/20/05812 – Planning permission for the erection of single storey rear extension (following demolition of existing conservatory) @ East View, 59 Barton Road
- 10. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**
- a) 17th March 2021 – via Zoom - commencing at 6.00pm.
- 11. CLOSURE OF THE MEETING** – there being no other business the meeting was closed at 19.01pm.

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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
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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