

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 17<sup>th</sup> March 2021 at 6.00pm by VIDEOCONFERENCE of Thurston Parish Council.

**Present (by video):** Cllrs. Dashper (Chair), Haley, Morris, Rainbow and West. Also in attendance (by video): Mrs V Waples, Parish Clerk.

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 – there were none received.
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 17<sup>th</sup> February 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* – there were no members of the public present.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
  - a) DC/21/01215 – Application for consent to carry out works to tree(s) protected by a TPO – MS81 – crown lift and thin by up to 30% T1 (Beech) @ Thurston Place, Beyton Road – it was noted that it was a simple application received with, aif.
  - b) DC/21/01207 – Application for reserved matters – submission of details (reserved matters in part) relating to DC/19/05114 – appearance, landscaping, layout and scale for the erection of 9 No self-build dwellings. Phase 3 Plot 2 (resubmission of DC/20/04531) @ land south of Barrells Road – Council reviewed the letter from an objector as submitted on the Planning Portal and agreed that it supported the serious comments regarding this application in terms of parking design; dimensions of garage; orientation of dwelling; access to side of property; reserved matters and self-build nature and resubmission of reserved matters. It was noted that this was a resubmission of that previously approved and that it had resulted in the removal of the garage and a realignment of the ground floor layout bringing the garage into the dwelling itself. This therefore followed that there would be less accommodation with regards to car parking etc. It was agreed that the current application was now overbearing; too large for the plot; would impact negatively on the dimensions of site and location; would result in reduced parking space which was not in accordance with SCC parking standards. All agreed to recommend rejection of the application and utilise the comments raised previously by the Parish Council noting those raised by the objector on the planning portal, aif.

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- c) DC/21/01018 – Application for prior approval – agricultural to dwelling – change of use of agricultural buildings to 2 No dwelling houses (Class C3) and for building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class Q @ Barn at Moat Farm, Barrells Road – no different to that submitted in 2018. Previously rejected on the grounds of impact on the village, layout and design of dwellings. All agreed that the Parish Council should be consistent and recommend refusal and that some of the comments made under the Appeal decision as notified under Agenda Item 9d should be applied to this application. It was further agreed that the comments from SCC on parking and access and also the status of the Thurston NDP should also be included. It was agreed by all present that this should be recommended for refusal, aif.
- d) DC/20/04058 – Appeal Reference: APP/W3520/D/21/3268029 – Householder Application – erection of raised decked platform (retention of) @ Maple House, Church Road – Council to consider whether it wishes to make further representations on this application – it was agreed that the Council did not wish to change its original response nor make further comments, aif.

**7. PLANNING MATTERS TO BE CONSIDERED BY THE PARISH COUNCIL:**

- a) Fields off Beyton Road – Enforcement Ref: EN/14/00200 – Council to consider whether it should formally request the Local Planning Authority to investigate whether the lighting erected on the site on poles requires planning permission – the meeting was made aware of an email trail between Cllr. Turner and the Enforcement Officer at MSDC which drew reference to lighting on the site. There were a number of small lights erected on the ‘farm shop’ (ie polytunnel) and mobile home which do not amount to development requiring planning permission. However, there were also a number of pole mounted lights around the site, for which planning permission is required. Informal advice of a planner on whether an application may receive support had been sought by the Enforcement Officer and providing the application is supported by suitable luminance/light projection information, the submission of a planning application would be one way of resolving this matter. The alternative, is to remove the pole mounted lights. It was agreed that the PC should encourage a planning application to be submitted for the pole mounted lights around the site and that these be considered in full planning terms vis-à-vis impact on biodiversity, aif.
- b) BEYTON (MID-SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14) – Council to consider whether it wishes to submit a comment on the pre-submission consultation on the Draft Beyton Neighbourhood Plan – consultation expires 23rd April 2021. Documents can be viewed at: <https://beyton.suffolk.cloud/beyton-parish-council/neighbourhood-plan/> - it was noted that the NDP had nothing that impacted Thurston in terms of site allocations but it was agreed that the possibility of the site along Tostock Road would generate more traffic. The Parish Council was aligned in supporting more parishes in producing Neighbourhood Development Plans and overall supportive of the emerging NDP for Beyton and would welcome the opportunity to work together to mitigate / resolve any impacts that might come about from such growth.

- 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 - it was noted that the text has been revised to implement policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report. Council also noted the deadline for comments 27<sup>th</sup> March 2021. The meeting was advised that whilst there were no changes to the NPPF as such there was an understanding that the revisions to the NPPF placed greater emphases on ensuring that beauty and placemaking should be a key consideration in policy and decision making. “Design tools deliver better design outcomes” - wording changes that relate to beauty and more emphasis on national design codes. It was agreed that for this to be most effective and for the PC to be able to respond there was

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a need to understand and see what measures MSDC and BDC would incorporate from this and how parishes and town councils will be able to have an input into that process. Overall the document was non-specific with very little relating to the rural design – mainly urban and town based. The changes were silent on local community involvement with regards to consultation and engagement. Cllrs. West and Haley agreed to review the document further and provide the Clerk with relevant points to add for Council's submission.

9. **PLANNING APPLICATIONS DETERMINED:** to receive details of the planning applications considered by the Local Planning Authority (Mid Suffolk District Council):
  - a) DC/20/04531 – Approval for reserved matters - submission of details (reserved matters in part) for outline planning permission DC/19/05114 – appearance, landscaping, layout and scale for erection of 9 No self-build dwellings @ Phase 3 Plot 2, Barrells Road
  - b) DC/20/00585 - Permission granted for works to Trees subject to a Tree Preservation Order MS115 A1/A2 –@ Beech House, Pokeriage Gardens
  - c) DC/21/00270 – Planning permission for the erection of single storey front extension including insertion of sun tunnel to roof slops @ Silver Birches, 53 Barton Road.
  - d) Appeal APP/W3520/W/20/3250591 – dismissal of appeal under DC/19/05113 – for the erection of two detached dwellings with cart lodges and vehicular access (including amendment to existing stable access to the rear) @ land between Peak House (Planche Croft) and Thurston Park (Smart Garden Offices), The Planche, Church Road.
  - e) DC/21/00915 – Discharge of conditions application for 4963/16 – Condition 25 (Railway Users Plan) @ land to the West of Ixworth Road.
  - f) DC/21/00045 – Planning permission for the insertion of side UPVC window to garage conversion @ 25 Cloverfields.
10. **TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**
  - a) 14<sup>TH</sup> April 2021 – via Zoom - commencing at 6.00pm.
11. **CLOSURE OF THE MEETING** – there being no other business the meeting was closed at 18.42.

So signed by the Chairman at the meeting of 14.04.2021

## 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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