

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 17th November 2021 at 6.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Haley, Morris and West. Also in attendance: Mrs V Waples, Parish Clerk, Mrs A King, Deputy Clerk and three members 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. *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 received from Cllr. Rainbow due to a personal commitment.
 - b) Council consented to accept these apologies.
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 pecuniary declarations declared for the agenda under discussion – Cllr. Morris declared a local non-pecuniary interest as the PC appointed representative of the Village Hall (Cavendish Hall) Committee.
 - 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) 20th October 2021 - 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 – the following comments were made:

DC/21/05270

 - Noise assessment report has been completed. Senior Environmental Protection Officer has made a couple of recommendations over the time that the plant is run, and the Village Hall Committee is happy to comply with these conditions.
 - Resident spoke over the noise assessment report that had been produced. They indicated that they hoped to speak to the Planning Officer the following day. Disappointed in the report – appeared to be a noise assessment and a supporting document. Spoke regarding the findings of the report. Assessor only used the equipment specification that had been submitted with the application and did not use the technical data. Challenging the assessment periods chosen as the basis for the background period. No reduction correction. Stated objection is the site location of the device and not the principle of housing the unit. Confused by the term: “For this reason, it has been assumed that the proposed ASHP could also operate between 05:00 – 07:00, (considered night-time for the purposes of this assessment) to illustrate a realistic worst-case”.
 - Discussion followed between the members of the public over the issue of siting of the air source heat pump and the hirings of the Village Hall.
 - b) Written representations submitted prior to the meeting - the Clerk confirmed that there were none submitted.

So approved and signed at the meeting of 15.12.2021

6. PLANNING APPLICATIONS TO BE CONSIDERED:

- a) DC/21/05554 – Householder application – erection of two-storey rear extension (following demolition of existing sunroom, single storey outbuilding and covered area). Erection of front open porch/canopy @ Popples, Barrells Road - confirmation was given that the building was not listed, and it was considered that the proposal appeared to be rather radical for what appeared to have been a small cottage at one time. Given that the significant amendments were to the rear, Council noted the precedent set in recommending approval for similar extensions to the rear and agreed that it would recommend this application for approval, aif.
- b) DC/21/05701 – Householder Planning Application – retention of outbuilding with included storage area and summerhouse @ Cambridge House, 4 The Rose Gardens – it was agreed that the specific issue was the retention of the solar panels on the outbuilding that had been erected under permitted development rights. Council agreed that, with reference to the NDP, it would support the application, aif.
- c) DC/21/06016 - Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a Planning Condition. Town and Country Planning Act 1990: Section 191 as amended by Section 10 of the Planning and Compensation Act 1991. Town and Country Planning (General Management Procedure) (England) Order 2015 - Existing use as a dwelling house in breach of Condition 4 (Agricultural Occupancy) of Planning Permission Register Index No. B/68/3/TW/4712 @ 2 Fruit Farm Bungalows, Orchard Lane – given that there was no live enforcement action on this matter and that the dwelling had been occupied outside of this restricted occupancy for more than ten years, Council agreed to recommend approval for the conditions to be removed and the Lawful Development Certificate to be issued for an existing use, aif.
- d) DC/21/06020 - Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a Planning Condition. Town and Country Planning Act 1990: Section 191 as amended by Section 10 of the Planning and Compensation Act 1991. Town and Country Planning (General Management Procedure)(England) Order 2015 - Existing use as a dwelling house in breach of Condition 2 (Agricultural Occupancy) of Planning Permission Register Index No. N/72/1135/TW/6343 @ 3 Orchard Lane - given that there was no live enforcement action on this matter and the dwelling had been occupied outside of this restricted occupancy for more than ten years, Council agreed to recommend approval of the conditions to be removed and the Lawful Development Certificate to be issued for an existing use, aif.
- e) DC/21/06049 – Full planning application – erection of 1 No dwelling with detached cart lodge using shared access (amended scheme to approved DC/19/00197) @ The Fold, Hollow Lane – it was noted that the plot has already planning permission for one dwelling and that whilst the design had changed from that previously approved, the Council had no objections to the amended scheme, aif.
- f) DC/21/05270 – Full planning application – installation of air source heat pump and PV solar panels to roof @ Thurston Village Hall, Church Road – to consider this matter further following receipt of the Noise Impact Assessment Report – the Chair appreciated the additional evidence submitted by all parties present but it was agreed that, from the reading of the report and with reference to the conclusions and recommendations as submitted by the Senior Environmental Protection Officer, the Council agreed to recommend of approval of the application, aif.
- g) APP/W3520/W/21/3277900 - DC/21/03647 – Appeal by Dover Farm Developments Ltd, against the refusal of planning permission for the conversion of and extension to barn to form 1No dwelling @ Land To The South Of, Barrells Road (DC/21/02476 refers) – Council to consider whether it wishes to make further comments, modify/withdraw previous representations made – deadline 24.11.21 – it was agreed that Council had nothing further to add to previous representations made, aif.

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY – there were none forthcoming.

So approved and signed at the meeting of 15.12.2021

8. PLANNING MATTERS IN GENERAL:

- a) Council to consider whether it wishes to make a comment on the following consultations: Draft Babergh and Mid Suffolk District Councils Housing Land Supply Position Statement Consultation November 2021 – identify the number, the targets that need to be reached and the manner in which these figures have been assessed for inclusion / exclusion in the draft local plan. It was agreed that the Clerk would respond that the Council noted those sites included within Category A and B classifications used in the preparation of Mid Suffolk’s five-year housing land supply positions but that clarification on these would be useful along with the understanding of the targets in the SHLAA.

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

- a) 15th December 2021 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 7.18pm.

So approved and signed at the meeting of 15.12.2021

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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