

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 20<sup>th</sup> October 2021 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Haley, Morris, Rainbow 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) 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 – Cllr. Morris declared a local non-pecuniary interest as the PC appointed representative of the Village Hall (Cavendish Hall).
  - 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 MEETINGS:** none to be approved.
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 Representatives spoke on behalf of Cavendish Hall – Sound Solution Consultants of Ipswich have been approached and contracted to carry out a base line noise level assessment over the period of a week. Once assessed against the manufacturer’s specifications, the Committee will be advised of any mitigation measures that the consultant would recommend are imposed. Location is to be the south wall between two buttresses and overall the unit will occupy less than a metre width of the ground. Running hours are to be only when heating is required which will be once the hall is in occupation. Programmed to only be on when the hall is occupied.  
 When questioned it was confirmed that if on a timed basis, then if the hall is in occupation it will need to run to recover the heat. It was anticipated that the running hours would be between 7.00am and 10.00pm or 11.00pm to allow for this factor. The unit was originally proposed to be placed next to the plant room but in conjunction with the residents of Jasmine Cottage it was agreed to be sited further away from Jasmine Cottage.  
 When questioned it was confirmed that the Trust was going to have a structural survey of the roof with regards to the positioning of the solar panels.  
 DC/21/05270 – the member of the public raised concerns as to its siting as outlined in their submission on the planning portal.
  - b) DC/21/03647 - written representations submitted prior to the meeting - the Clerk confirmed that the comments submitted via email in relation to DC/21/03647 had been circulated to all committee members.
  - c) DC/21/03647 – written representations submitted prior to the meeting – the Clerk made the meeting aware that a resident had requested assistance with two questions relating to the application which had been posed to the LPA and the following responses had been received:

So signed by the Chair at the meeting of 17.11.2021

- i. is it permissible procedure to extend the total plot area of an Outline Planning Approval by merely including an amended drawing, for one or more subplots, in the Reserved Matters Application Grants – the Planning Officer has stated that the proposed single storey rear extension building in this case is within the red line as shown in revised drawing 1234-04 E. In response to the question submitted as to whether the building of a terrace at the rear of the property (DC/21/03647) having been omitted from the initial build could be included after occupation, without Approval from BMSDC Planning, as it would be deemed to be covered by DC/21/01485 Condition 5 the response from the LPA Officer was that anything outside of the red line is not considered in this case and would not be part of this application. If this application is approved a note to that effect would be placed on the decision for the avoidance of doubt.
- ii. what do Mid Suffolk District Planning consider to be the percentage increase in the total plot area, for a Grant of Outline Planning Approval, for the change to be considered "material" – the response to this was that if the applicant decided to include a terrace surface outside of the red line and only if it constituted 'development' would they then need to submit a separate application for consideration.

The Clerk confirmed that at all times these responses had been communicated directly to the resident.

#### **6. PLANNING APPLICATIONS TO BE CONSIDERED:**

- a) DC/21/05130 – Full planning application – erection of 1 No self-build dwelling with cart lodge @ land south of Whitefriars, Thedwastre Road – no height for cart-lodge located near to the hedge; obstructive to view for traffic coming from Thurston to Beyton; overcrowding of site; issue for ingress or egress of traffic; impact on junction of Pokeriage Corner particularly at peak times; impact on the drainage system at the corner. It was queried as to whether the sights lines were likely to be affected given where it is to be located. Council agreed that it would recommend the application for refusal on the grounds of access; proximity to junction; drainage; overcrowding of the site, aif.
- b) DC/21/05270 – Full planning application – installation of air source heat pump and PV solar panels to roof @ Thurston Village Hall, Church Road – all agreed that there was an issue over the lack of details relating to noise / sound impact prior to being able to determine the application. It was noted that condensates and drainage can be overcome should a different location be advised. The Council noted the comment from the Senior Environment Protection Officer over the lack of any noise impact assessment on the air source heat pump and that a recommendation had been submitted for a full noise impact assessment prior to the determination of this application. The PC agreed that it could not consider this until further information had been received and would revisit the application at a future date once that was made available to all parties, aif.
- c) DC/21/03647 – Application for approval of reserved matters (in part) following approval of outline permission DC/19/05114 for the erection of 9 No self-build dwellings. Town and Country Planning (General Management Procedure) (England) Order 2015 – appearance, landscaping, layout and scale for Phase 4, Plot 3 @ Plot 3, land south of Barrells Road – all agreed that the Council was minded to retain its original response updated for the latest drawings as overall the application had changed very little. It was also agreed to request further clarification as to whether the issue of development had been answered adequately.

#### **7. COUNCIL TO RECEIVE UPDATES ON THE FOLLOWING MATTERS RELATING TO PLANNING ISSUES:**

- a) Meadow Lane – Clerk to provide an update on the matters relating to Meadow Lane as raised at the Parish Council meeting of 6<sup>th</sup> October 2021 – it was confirmed that the Senior Enforcement Officer at BMSDC had agreed with Cllr. Turner that he would write to Linden Homes regarding the issues of Meadow Lane and ask them to sort out the mud on the road, turf the topsoil ( along the side of the road that is causing the problem) and secure the fencing to the site to stop people walking through and to fix the issue with the ditch. It was agreed that whilst this was positive, the Clerk should chase

So signed by the Chair at the meeting of 17.11.2021

the Officer and request that a site visit be undertaken to review the issues and ensure that the damaged parts of Meadow Lane were fully reinstated.

- b) DC/21/05095 - Application for trees subject to a Tree Preservation Order (MS52/A1) – reduction of 1 No Holm Oak tree in back garden by 1.2/2 metres, 2 limbs to be removed (tree not pruned for some time, neighbour complaints) @ 14 Howes Avenue – Council received an update / comment from the Arboricultural Officer at BMSDC who confirmed that he had had significant pre-application correspondence with the applicant over what was permissible given the history of this tree. He had confirmed that the information, including photos, should have been available to the Council to review and that it was felt that whilst the proposed work was perhaps more than is ideal for the tree it would be difficult to refuse since development was allowed in such close proximity.

**8. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY - to note the determination of the following Planning Applications:**

- a) DC/21/04519 – Planning permission for the removal of render and replacement with hardie plank boarding to front elevation. Erection of front infill porch extension (following demolition of existing open porch) @ Tolcarne, Sandpit Lane
- b) DC/21/03737 – Planning permission for the change of use of agricultural land to equine use and construction of a ménage @ Stockhold Green Farm Cottage, Barrells Road
- c) DC/21/04634 – Planning permission for the enlargement of gardens for converted barn (approved under DC/19/05392) and creation of two car ports @ Harveys Garden Plants, Great Green
- d) DC/20/05180 – Planning permission for the erection of 1 No dwelling and access (following demolition of two outbuildings) @ Poplar Farm, Great Green
- e) DC/21/04351 – Planning permission without compliance of conditions – application under Section 73A of the Town and Country Planning Act – Variation of Condition 5 (Opening Hours) of planning permission 197/100 – erection of 3 No single storey retail units including Hot Takeaway Facility. To allow change of the opening hours for the takeaway unit from 8.00am-7.30pm Monday-Friday and 8.00am-9.00pm Saturday to 8.00am-9.00pm Monday-Sunday including bank holidays @ 26 Thurston Granary, Station Hill
- f) DC/21/04472 - Application for prior approval given for the development by or on behalf of an electronic communications code operator for the purpose of the operators Electronic Communication Network in, on, over or under land controlled by that operator or in accordance with the electronics communication code. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 16, Class A – erection of 20m high Monopole, 6 No antennas, 2 x 600mm dishes, 7 No equipment cabinets and ancillary development @ New Green Community Centre, New Green
- g) DC/21/04640 – Planning permission – change of use and conversion of barn to form 1 No dwelling @ Barn at former Mill Farm, Barton Road
- h) DC/21/02123 – Withdrawal of planning application for reserved matters following outline planning permission DC/17/04197) – appearance, landscaping, layout and scale for construction of a single dwelling house following demolition of two existing buildings @ The Piggery, Great Green
- i) DC/21/04676 – Discharge of conditions – application for DC/20/01182 – Condition 8 (Archaeological Evaluation), Condition 9 (Archaeological Written Investigation) and Condition 10 (Archaeological Works) @ Grove Farm Barns, Barrells Road

**9. PLANNING MATTERS IN GENERAL:**

- a) MHCLG – Planning Newsletters Nos. 5 & 6 of 2021 – Message from the Chief Planner – Council noted the contents of the newsletter.

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

- a) 17<sup>th</sup> November 2021 at Thurston Community Library, Norton Road commencing at 7.00pm

**11. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 7.51pm**

So signed by the Chair at the meeting of 17.11.2021

## 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

So signed by the Chair at the meeting of 17.11.2021