

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 26th May 2021 at 7.11pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Rainbow (Chair), Haley, Morris, Tower and West. Also in attendance: Mrs V Waples, Parish Clerk and no 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 Cllrs. Dashper due to personal circumstances.
 - b) Council consented to accept the apologies received, 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 – Cllr. Morris confirmed that she had received an email regarding the Recycling Centre.
 - c) To receive requests for dispensations – there were none received.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:** (all as previously circulated):
 - a) Minutes of the planning committee meeting of 19th May 2021 - all agreed that the minutes as presented were a true and accurate record of the meeting that took place, aif.
5. **PUBLIC FORUM:** – there were no members of the public present and the Clerk confirmed that no comments relating to the agenda had been received via email.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
 - a) DC/21/02738 – Householder application – erection of single storey rear extension (following demolition of existing structures); insertion of window to front elevation @ 5 Ryefields – it was agreed that as the proposal did not encroach on any area and was in-keeping with similar applications in the vicinity, the Committee would support the proposal, aif.
 - b) DC/21/02655 – Planning application – change of use of land for the provision of an 8-bin recycling collection point surrounded by 1.5metre post and rail fencing infilled with recycled plastic slats @ New Green Community Centre, New Green Avenue – concern was raised over the recycled plastic slats which were black and the detrimental impact this might have on the appearance of New Green Avenue. It was confirmed that the design was from New Green Trust themselves and that the plastic slats were designed for future proofing in terms of maintenance and sustainability. It was also queried as to why there could not be an entrance from the car park as it was felt that this would be safer and prevent congestion on New Green Avenue itself. Discussion followed and overall the Committee agreed that it would support the application as submitted, aif.
 - c) DC/21/02962 – Application for consent to carry out works to trees protected by a Tree Preservation Order – T1 Beech (*Fagus Sylvatica*) – reduction of five metres off the top and three meters off the sides @ Thurston Place, Beyton Road – it was agreed that the work would balance up the tree and that the works to be carried out were not excessive. All agreed that as there were no grounds to object, the meeting would recommend approval, aif.

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- d) DC/21/02944 – Householder application – erection of a single storey side extension @ 3 The Hambros – it was noted that the neighbouring property had a similar extension and as such it was felt to be in keeping and would balance the dwellings. All agreed to support this application as it would have no detrimental impact, aif.
- e) DC/21/02943 Householder application – erection of cart lodge and extension and conversion of garage to form annexed accommodation @ Mofley Cottage, Barrells Road – no complaints regarding the annex but the cart lodge was still potentially a problem given its location. It was still held that the cart lodge was too close to the road and to the front of the dwelling and would have an impact on the setting of the area, and as such the arguments for ingress and egress accessing the cart lodge were still valid, aif.

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

- a) DC/21/02484 – Agricultural determination – erection of a potato storage building for agricultural use @ Manor Farm, Pakenham Road. Formal approval of the details of the proposed development is not required.

8. COMMUNITY INFRASTRUCTURE LEVY (CIL) BID ROUND SEVEN -

- a) Council to receive an update on matters to progress Phase 3 – purchase of remaining land forming party of the county council option agreement - as identified under the CIL Bid M19-06 Thurston Community College – the meeting was made aware that of the following:
 - The Clerk had submitted a letter of support for the CIL Bid M19-06 with conditions:
 - Support was for plan Appendix A1 as revised and approved at the planning stage
 - Noted that this was part of a phased joint bid from SCC/MSDC and TPC
 - Noted that this was for Phase 1 only – car park and turning circle
 - Support was contingent on it being conditioned by a Community User Agreement
 - The PC fully expected SCC and MSDC to be supportive of TPC desire to ensure that the physical and mental well-being of the current and future residents is achieved by access to public spaces with a range of recreational uses
 - The meeting noted that whilst the Parish Council did not wish to lose any changes of purchasing Plot 2 or even being gifted another plot of land, the Clerk, Chair and Vice-Chair had discussed the situation and had overall concerns that the Parish Council was being rushed into making a CIL bid without all the necessary paperwork and firm costs to support such a bid. It had been agreed that it might be a bridge too far to try and get a CIL bid in for the monies for the land as the PC still had no firm costs from SCC and no response from MSDC as to how best to work this out. Deadline was May 31st and as such it was felt that the PC were not in a favourable position to put forward a CIL bid. Following discussion it was agreed that this was the best course of action and that the PC would be in a better position to submit a bid when the SCC Phase 2 comes forward. The clerk confirmed that she would be submitting a register of Interest form which would put the case forward that the PC wished to register for money. Initial conversations had suggested that this would be limited but that it might be able to be sourced from the ringfenced CIL monies held for Thurston as a result of the cap that had been place on TPC in the monies being allocated to it as part of Neighbourhood CIL. It was suggested that this might then be able to assist with the case for best value given that if the PC were to purchase land it would not be at open space/recreational prices.

9. PLANNING MATTERS TO NOTE COMING FORTH:

- a) Babergh and Mid Suffolk Joint Local Plan – to receive details of the Inspectors Matters, Issues and Questions, Draft Hearings Programme and Guidance note for the examination of the Local Plan document.

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Key dates are:

- 12 noon on Friday 21 May 2021 deadline to advise the Programme Officer of your wish to participate in a physical or virtual hearing session;
 - 12 noon on Friday 4 June 2021 (for Matters 1a and 2-7, Stage 1) statements (optional) submitted electronically to the Programme Officer
 - 12 noon Friday 13 August 2021 (for Matters 1b, 9 and 10, Stage 2) statements (optional) submitted electronically to the Programme Officer
 - Stage 1 hearings commence: Monday 21 June 2021
 - Stage 2 hearings commence: Autumn 2021 TBC
- b) Primary School – Site Newsletter as issued by the Schools Infrastructure Team at SCC in conjunction with Barnes Construction – all noted the newsletter that had been circulated. It was agreed that this should be added to the next edition of the Parish newsletter.

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

- a) 16th June 2021 at Thurston Community Library, Norton Road commencing at 7.15pm.

11. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 19.47pm

So signed at the meeting of 16.06.2021

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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