

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 15th June 2022 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Morris, Rainbow and West. Also in attendance: Mrs. V Waples, Clerk and Cllr. Bond.

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. Balaam and Haley for personal commitments.
 - b) **Council consented to accept the apologies given, aif.**
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of disclosable pecuniary interests and other registerable interests as detailed in Appendix B of the LGA Model Code of Conduct – there were no such declarations received.
 - b) To receive notification of gifts of hospitality exceeding £50 – there were no such notifications received.
 - c) To receive declarations of lobbying for items on the agenda - there were no declarations submitted.
 - d) To note the determination of requests for dispensations in accordance with Council's Dispensation Policy – the meeting was informed that none had been submitted for determination.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
 - a) 20th April 2022 - **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.**
 - b) The meeting noted the cancellation of the meeting of 18th May as there had been no business to transact.
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 – there were no issues raised.
 - b) Written representations submitted prior to the meeting – none had been received.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE DISTRICT COUNCIL:**
 - a) DC/22/02823 - Application for Works to Trees subject to Tree Preservation Order MS65. Crown raise epicormic growth of 1 No Oak (T003). Remove lower epicormic growth and deadwood of 1 No Oak (T004) and reduce lateral crown growth by 2m. Crown raise 1 No Oak (T005) and prune canopy by 2m @ Highlands, Station Hill – it was stated that the report which accompanied the application was comprehensive and covered the works to be carried out and rationale for this and future works. **All agreed that the application should be supported, aif.**
 - b) DC/22/02901 – Submission of Details (Reserved Matters Application) and Discharge of Conditions 7 (Highways Parking and Turning) under Outline Planning Permission DC/19/02224. Details of appearance, Landscaping, Layout and Scale for the erection of 2 No dwellings and vehicular access @ land at Navarac, Great Green – access is noted to be at the side of the property for this application. Concerns previously raised at the access to and use of lane are still valid as well as ingress and egress onto the main highway. Scale of buildings proposed will not have a significant impact on the plot and whilst the design is not a particular issue for the parish council, there was still the issue of the

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application being approved when it was clearly contrary to the Thurston NDP and MSDC's own plan. **It was agreed that the response from the parish council should state that whilst it had no issue with the particular design, it still opposed the principal of development at this point of the village and reference to the Council's previous submission for the outline application should also be made, aif.**

- c) DC/22/02943 – Full Planning Application – Erection of timber dining huts and decking to rear garden @ Victoria Inn, Norton Road – overall the parish council felt that it had no issue with the proposal submitted and **agreement was forthcoming for the proposal to be supported, aif.**

7. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE COUNTY COUNCIL:**

- a) SCC/0037/22MS - The proposal is for a single storey standalone block which will offer new purpose-built teaching accommodation for 150 additional pupils, including three class bases, two science rooms, a science prep room and toilet facilities consisting of unisex WC's, an accessible WC and a hygiene WC @ Thurston Community College, Norton Road – it was noted that the building would be a stand-alone unit and not connected to the main school site. Rear – previously there had been a requirement that there would be community support for applications submitted but it was noted that this is purely educational space. **All agreed that the application as submitted should be supported, aif** – and that the Clerk should continue to press the District Councillors for a response /action with regards to funding from other CIL pots should the proposal be funded via a CIL bid from MSDC's Infrastructure pot and allocated from funds earmarked for Thurston.

8. **PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**

- a) DC/22/01657 – Planning permission – erection of garden room extension and alterations as per Design and Access Statement @ Victoria Inn, Norton Road
- b) DC/22/01675 – Planning Permission – Conversion of and extension to outbuilding to form an annex for family use @ Magnolia House, Barrells Road
- c) DC/22/00872 – Planning Permission – Erection of single storey rear extension @ Emoh, Church Road
- d) DC/22/01974 – Consent given to carry out works to Trees Subject to Tree Preservation Officer MS52/A1 – reduction of 1 No Quercus Robur by 2-3 metres @ 6 Lapwing Close
- e) DC/22/01829 – Discharge of conditions for DC/20/01183 – Condition 4 (Agreement of Materials) @ Gove Barn, Barrells Road
- f) DC/22/01801 – Discharge of conditions for DC/20/01182 – Condition 12 (agreement of Materials) @ Grove Barn, Barrells Road
- g) DC/22/01588 – Outline Planning Permission (access points to be considered, appearance, landscaping, layout and scale to be reserved), Town and Country Planning Act 1990 - erection of 8 No dwellings (following demolition of existing dwelling) @ 92 Barton Road
- h) DC/22/008047 – Refusal of Discharge of Conditions Application for DC/21/01485 (Plots 2 and 3) – Condition 3 (Landscaping Scheme) @ land South of Barrells Road.

9. **PLANNING MATTERS RELATING TO / CONNECT TO THURSTON**

- a) Council to consider in light of the planning permission granted for DC/22/01588 whether further comment should be made to the Planning Department / other authorities over the process of determining this application at MSDC – it was agreed that within the Officer Report there was no acknowledgement of any cumulative impact or the cumulative development. Highlights the lack of communication between the Planning Officer and Ward Members as surely they would have reasonably been expected to be notified of the decision process being undertaken and allowed to request a "call-in". All agreed that overall the considered process was a bit vague as opposed to the fact that they had not followed due diligence. **It was agreed to defer further discussion on this matter until know the result of District Cllr. Davies' call-in application was known, aif.**
- b) Shepherd's Grove Development, Walsham-Le-Willows – Council to receive the notes from Walsham le Willows Parish Council following their meeting with Jaynic the developers for the site at Shepherd's Grove and to consider whether the Parish Council would like to be part of a combined response to

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the proposal – having reviewed the notes from the initial meeting as taken by Walsham Le Willows Parish Council, all felt that there would be a clear or potential impact on Bunbury Arms in Great Barton as opposed to a direct impact through the village. **It was agreed that as the Council's own transport impact goes as far as Great Barton and Ixworth, the PC would subject a request to be a part of the combined response to the proposal, aif.**

10. PLANNING MATTERS IN GENERAL:

- a) To note proposed planning system reforms – Levelling Up & Regeneration Bill: <https://www.gov.uk/government/publications/levelling-up-and-regeneration-further-information/levelling-up-and-regeneration-further-information> - Council noted the proposed reforms to the planning system through the Levelling Up and Regeneration Bill which had come about from responses to the Government's 2020 White Paper – Planning for the Future. The Bill had its first reading in parliament on 11th May 2022 which has created the foundation for ensuring that the government's agenda is delivered. Timescales and further consultation are likely to follow for some of the detail, but it was noted that the changes to planning procedures were expected to take place from 2024 once the Bill has Royal Assent and associated regulations and changes to national policy are in place.
- b) To note the Planning Newsletter from the Chief Planner: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1080291/Chief_Planners_Newsletter_May_2022_2_.pdf - Council noted the latest newsletter covering updates in particular on changes to Building Regulations which will impact on housing design and which may require amendments to planning approvals: Part L (Conservation of Fuel and Power); Part F (Ventilation); Part O (Overheating requirement) as well as the commencement of a consultation on a Design Code for Schools and Colleges (June – November 2022).

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

- a) 20th July 2022 at Thurston Community Library, Norton Road commencing at 7.00pm.

12. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 7.43pm.

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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
CAS	Community Action Suffolk
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
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
NHSpm	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
PROW	Public Rights of Way
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
SLA	Service Level Agreement
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
VCSE	Voluntary, community and social enterprise organisations

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