

## THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 19<sup>th</sup> April 2023 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Balaam, Morris, Rainbow and West. Also in attendance: Mrs. V Waples, Clerk and one member 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 as all were present.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
  - a) To receive declarations of disclosable pecuniary, non-registrable and other 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) 15<sup>th</sup> March 2023 - **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:**
  - a) to receive issues from members of the public present on the agenda as written: there were no comments from the member of the public present.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL: *there were none received.***
7. **PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**
  - a) DC/23/00810 – Planning permission for works to trees subject to a Tree Preservation Order (MS65/T1) works to 1 No. Oak @ 34 Howes Avenue.
  - b) DC/23/00274 – Planning permission for conversion of garage into additional living space and erection of first floor side extension @ 2 The Drift
  - c) DC/23/00302 – Non-material amendment consent relating to 5070-16 – Phasing Plan @ land on the North Side of Norton Road
  - d) DC/23/01334 – Non-material amendment consent relating to DC/22/04265 – repositioning of approved garage to avoid Anglian water drain @ 71 Genesta Drive
  - e) DC/23/01322 – Non-material amendment consent relating to DC/20/00633 – alterations to external fenestration @ Fairways, 60 Barton Road
  - f) DC/22/06116 – Discharge of Conditions for DC/20/01249 – Condition 2 (External Materials); Condition 5 (House Type – Further Details); Condition 6 (Boundary details) and Condition 13 (On-Plot Parking) @ land on the North Side of Norton Road.
  - g) DC/23/00889 – Refusal of planning permission for the erection of smoking shelter (retention of) @ Victoria Inn, Norton Road
  - h) DC/23/00881 – Planning permission for the proposal under S73 for Removal or Variation of a Condition following grant of Planning Permission B/2464/1/Tw following appeal APP/1420/A/51519 dated 31/8/1962 (Erection of bungalow and garage and construction of vehicular access) Town and Country

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Planning Act 1947. To remove Condition Number: (ii) The occupants are not agricultural (or forestry) workers and have not been for decades, or at all, as detailed in the submitted Planning Statement (Durrants 2023) @ 1 Mill Lane.

- i) DC/23/002257 - Discharge of Conditions Application for DC/21/04549 - Condition 10 (Construction Surface Water Management Plan), Condition 14 (Parking and Manoeuvring), Condition 16 (Construction Management Plan), Condition 17 (Cycle Storage and Showers) and Condition 30 (Parish Council Liaison) @ Land On The South Side Of, Heath Road, Thurston, Suffolk

- 8. Babergh and Mid Suffolk Joint Local Plan Examination – Proposed Main Modifications and Policies Map Changes - consultation period 16<sup>th</sup> March 2023 to 3<sup>rd</sup> May 2023. Council to consider comments to be submitted on the proposed main modifications to the JLP and Policies Map Changes: <https://www.midsuffolk.gov.uk/planning/planning-policy/joint-local-plan-examination/joint-local-plan-modification-consultation/> - all were in agreement to delegate to the Clerk responsibility to respond to the proposed main modifications with particular reference to SP03 (modifications were deemed to be beneficial); SPO8 (supported); LP01 (supported) and LP08 (better determination needed as to the definition of self-build and custom build). Overall the council was broadly supportive of the modifications proposed, aif.**

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

- a) DC/23/00177 – Discharge of Conditions Application for DC/20/01249 – Condition 4 (Written Liaison Scheme) @ land on the North Side of Norton Road (further information submitted) – to receive an update from the Clerk on this application – the Clerk informed the meeting that the Planning Officer had confirmed that he had been unable to support the Parish Liaison Scheme as written by the applicant as the suggested intervals between liaison sessions were too long. The PC had indicated that such a length of time would not ensure effective and meaningful communication and the applicant had been advised to replace six monthly meetings with monthly meetings.
- b) DC/23/01282 – Discharge of Conditions Application for DC/20/01249 – Condition 4 (Written Liaison Scheme) and Condition 15 (Construction Management Statement) (Part discharge for parcels A and B) @ land on the North Side of Norton Road – to receive an update from the Clerk on this application – the Clerk confirmed that following discussions with the planning officer, Vistry Homes would be asked to make amendments to their applications as neither would be signed off given comments made by statutory bodies. The parish council’s previously submitted comments on the proposals had been noted by the District Council.
- c) DC/20/01716 – Hybrid Application: Erection of 171 no dwellings (inc. 60 affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 no self-build plots (applied for in outline with all matters reserved, access to be considered) @ land on the North side of Norton Road – Clerk provided a verbal update on this application in which it was mentioned that Vistry Homes were seeking to make further amendments to this application and that the District Council were minded to refuse and request that a new application be submitted citing the Supreme Court judgment in the case of Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent) which in essence found against allowing further developments under an original planning permission on a site and that planning permission did not comprise independent acts of development that could be implemented separately.

**10. PLANNING MATTERS IN GENERAL**

- a) To note the release of the Planning Newsletters from the Chief Planner (Department for Levelling Up, Housing and Communities) March 2023 – Council noted the release of the newsletter covering amongst others: Environmental Outcomes Reports Consultation and the Technical Consultation on the Infrastructure Levy.
- b) Technical Consultation on the Infrastructure Levy as issued by the Department for Levelling Up, Housing and Communities – consultation closing date of 9 June 2023. Council noted the consultation and agreed that delegate responsibility be given to the Clerk to feed the Council’s responses into the

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consultation via NALC. All were also in agreement that the proposed 25% flat share of the CIL levy to be passed over the local communities did not incentivise those communities that had or were undertaking a neighbourhood plan and that the CIL regulations should apply nationwide and be streamlined and applicable to all in equal measure.

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

- a) 31<sup>st</sup> May 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

**12. TO RESOLVE THAT UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED:** it was resolved that the public be excluded from the meeting as publicity of the matter would prejudice the negotiations by the council:

- a) To consider matters relating to proposed residential development of land within Thurston – all noted that both of the applications were outline only and that any drawings submitted were indicative only and the detail concerning materials and size would be the subject of reserve matters.
- Barrells Road: further conversations with the landowner had been had over the size of land being offered, location of the allotments and the use of some of the common/shared land. The meeting agreed that it would prefer uniform sheds and green houses to ensure that the area remained aesthetically pleasing and the Clerk advised that she was liaising with other parish councils with regards to suitable rents to be charged for allotments to be offered.
- Church View: all noted the indicative drawings provided.
- Field on Norton Road: all agreed that the Clerk should seek to speak with SCC Highways with regards to access and the provisioning of a footpath past the Primary School to link to Footpath 6.

**13. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 20.13pm.

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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
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
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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