

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 19th July 2023 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Rainbow (Chair), Balaam, Morris, Smith, West and Welham. Also in attendance: Mrs. V Waples, Clerk.

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/>.* The Chair welcomed Cllr. Smith to the committee.
2. **APOLOGIES FOR ABSENCE** –
 - a) Verified apologies for absence were received from Cllr. Dashper.
 - b) **Council consented to approved the apologies submitted, aif.**
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 – Cllr. Smith declared an other interest under Agenda Item 8b) Appeal: APP/W3520/C/23/3323876. There were no other interests declared.
 - b) To receive notification of gifts or 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) 21st June 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 members of the public present.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:**
 - a) DC/23/03120 Application to determine if prior approval is required for proposed: Excavations or Deposits of Waste Material reasonably necessary for the purposes of Agriculture. Town and Country Planning General Permitted Development Order 2015 (as amended) Schedule 2, Part 6 - Creation of an irrigation reservoir @ Land West Of, Great Green – the meeting was made aware of a few points which were generic for all farm reservoirs - difference between clay lined and plastic lined reservoirs have a big effect on the environmental outcomes; reservoirs allow winter extraction from rivers when water levels are high rather than summer extraction via borehole while aquifers is lower. Footpaths no.TH15 & TH9 run adjacent and close to the proposed area of works. The committee noted that it was located in or near to a sensitive area, with some archaeological/historical interest as had been indicated in the archaeology response to the application. **The committee agreed that given the potential for archaeological / historical and the potential impact on biodiversity, it would request that prior approval is sought for the siting and/or design of the works being proposed, aif.** It was also agreed to request further details as to how the reservoir would be filled.
 - b) /DC/23/03105 - Householder Application - Erection of a two-storey side extension and single storey rear extension (following demolition of garage) @ 25 Oakey Field Road – **all agreed that given the precedent that had been set, approval of the application would be recommended as there would be minimal impact, aif.**

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- c) DC/23/03096 - Householder Application - Erection of garden fence @ Tolcarne, Sandpit Lane – this would align the new fence with the existing and would have minimal impact. **The committee agreed to recommend the application for approval, aif.**
- d) DC/23/03238 - Planning Application - Retention of covered pergola for use as log store / recyclable waste storage area @ Victoria Inn, Norton Road – it was noted that this was the original proposed area for the smoking shelter. **All agreed that there were no grounds to object to this application and it was recommended for approval, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/20/05894 – Approval of Reserved Matters - Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping to be considered for the construction of 210no dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ Land South-West of Beyton Road – as covered under the meeting of full council of 5th July 2023.
- b) DC/23/02510 – Consent to carry out works to tree(s) protected by a tree preservation order – MS52/A1 – reduce back front side of 1 No. Holm Oka (T1) by approx. 1.5m @ 14 Howes Avenue.
- c) DC/23/02446 – Erection of single storey side extension and garage conversion to additional living accommodation @ 23 Victoria Close.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) DC/19/02090 – Appeal Under Section 78 - Outline Planning Application (some matters reserved)- Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and semi-natural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable dwelling @ Land To The East Of, Ixworth Road – the Clerk provided a verbal update of the public inquiry held earlier in July and informed the committee that she had managed to address the Inspector with the Council's concerns over the impact on the road network from increased traffic and in particular the pinch points of Norton Road crossroads, Bunbury Arms junction, Pakenham Crossroads and Fishwick Corner. The final day had also covered s106 agreements and planning conditions to be imposed should the Inspector be minded to approve the proposal. The clerk confirmed that she had managed to secure a condition for a Parish Liaison Scheme with both parties agreeing the wording and format for such a condition to be imposed. Closing arguments had been given by legal representatives from both sides. It was anticipated that an outcome would be known shortly after 21st August 2023.
- b) Appeal: APP/W3520/C/23/3323876 - Appeal by: Mr & Mrs G Last. Appeal against Enforcement Notice for the erection of a 1.8m close boarded fence adjacent to the highway and the erection of a 1.8m gate and posts @ 3 Rooks Mead – all were in agreement that there were no further comments to be submitted.
- c) Parish Infrastructure and Investment Plan (PIIP) – the Committee received the current version of the PIIP and noted that this is to be formally reviewed at the meetings in August and September 2023. It was noted that initial work on the updating of the PIIP would be carried out by the Parish Council (Planning Committee under delegated powers) with a draft copy to be submitted to the Parish Council. At this stage, engagement with the community will be undertaken prior to formal adoption. The clerk emphasised that all ages of the community should be included within the engagement process to ensure that the PIIP contained infrastructure that would accommodate an expanding village.
- d) New Road, Rougham – following recent incidences at Fishwick Corner, the Clerk provided the meeting with an update as to the approved works to be undertaken by Bloor Developments Ltd. The planning conditions imposed by West Suffolk Council on planning permission DC/19/1519/OUT have been discharged and the reserved matters application DC/20/2262/RM has been approved. It has been confirmed by the Planning Dept. At West Suffolk Council that the applicant now has all the details approved in order to carry out the development. The applicant has more recently submitted an

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application for a lawful development certificate to establish whether these permissions remain extant, and officers are currently considering that application (DC/23/0156/CLE). West Suffolk Council have stated that they cannot compel the applicant to carry out any further works in relation to Fishwick Corner, but they were of the belief that the applicant remains committed to delivering the scheme. It was also noted that the Case Officer for the residential development off Beyton Road had stated that Bloor Homes had indicated that their current programme for delivery of the Fishwick Corner improvements indicated S278 works to commence around late Spring 2024 with an estimated duration of 20 weeks. This is obviously subject to external factors such as land purchase and the S278 legal agreement. It was also confirmed that the Fishwick Corner improvements are required to be completed prior to the 210 dwelling residential development being able to advance.

Post meeting note: the Clerk along with County and District Cllrs. were actively seeking to raise the profile of this junction with appropriate temporary signage.

9. GENERAL PLANNING MATTERS

- a) BMSDC – Hybrid Facility for Mid Suffolk Planning Committee Meeting – the meeting was made aware that BMSDC were now able to offer the hybrid meeting facility for some of the Mid Suffolk Planning Committee Meetings. This means that Public Speakers (Town/Parish Council Representatives, Objectors, Supporters and Ward Members) will have the option to participate in the meetings via Microsoft Teams rather than attending in person. The hybrid option would only be available for meetings which are held in the Council Chamber, due to technology requirements. The Agenda for each meeting will include details of the location for the meeting, and whether speakers are able to join virtually. People attending virtually will do so through Microsoft Teams and will be required to inform the Committees Team at least 24 hours before the meeting that they wish to attend virtually to enable the team to put arrangements in place. This information will be included within the agenda, and full details will be emailed to attendees joining virtually once they have registered. Members of the Committee, presenting officers, the planning lawyer and the governance officer will be required to attend in person to ensure that should there be any technical issues the meeting can still proceed.

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

- a) 16th August 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

- 11. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 8.30pm.

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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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