

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 20<sup>th</sup> December 2023 at 6.30pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Balaam, Morris, Rainbow, 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/>.*
2. **APOLOGIES FOR ABSENCE** –
  - a) Verified apologies for absence were received from Cllr. Rainbow.
  - 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. Welham declared an interest under Agenda Item 6e. 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) 15<sup>th</sup> November 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/23/05393 - Householder Application - Erection of a new triple bay cartlodge. Location: The Firs, Church Road – it was considered by the Committee that the proposal might impact on the mature beech tree within the grounds but overall there were no grounds to recommend a refusal. **All were in agreement that this matter should be highlighted in the council’s response which was in support of the application, aif.**
  - b) DC/23/05550 - Householder Application - Erection of single-storey rear extension including alterations to existing single-storey extension. Location: 2 Blenheim Drive – **all were in agreement that given the location of the proposal, the size and layout, the application should be supported, aif.**
  - c) DC/23/05536 - Application for approval of Reserved Matters following Outline Planning Permission DC/17/02782 dated 24/12/2020 - Appearance, Landscaping, Layout and Scale for Erection of 15 No dwellings (including 5 affordable bungalows). Location: Land off Church Road, Access Via Garden Of 'The Firs' – the meeting noted commentary on the website regarding access and drainage and agreement was given that the Clerk would ensure that the Council’s response outlined that the committee was only responding to the reserve matters application. In essence, the proposals followed the presentation given by the agent and **all agreed that the reserve matters proposal should be supported in terms of scale, layout, appearance and landscaping, aif.**

So approved and signed by the Chair at the meeting of 24.01.2024

- d) DC/23/05666 - Application for Works to Trees Subject to Tree Preservation Order MS115/A1 - Reduce crown of Horse Chestnut Tree (T1) by 2-3 metres. Location: Chestnut House, School Road – **all agreed that whilst support should be given, the LPA should satisfy itself that an appropriate Arboricultural report has been submitted, aif.**
- e) DC/23/02430 - Application for Outline Planning Permission (access points to be considered, appearance, layout, landscaping and scale to be reserved) Town and Country Planning Act 1990 (as amended) – Revised outline application for the erection of 6 no. dwellings with associated garaging involving the demolition of 2 existing dwellings and the provision of allotments and community land with its own independent access and car parking. Access points to be considered. Appearance, Layout, Landscaping and Scale to be reserved @ land west of Barrells Road – Council to considered whether it wishes to respond further. All agreed that the Clerk should clarify some of the points raised by BMSDC Communities under their response of 16.11.23.
- f) DC/23/05776 - Discharge of Conditions Application for DC/20/05894 - Condition 5 (Parish Council Liaison Scheme) and Condition 17 (Construction Management Statement). Location: Land Southwest Of, Beyton Road – **all agreed that the proposal should be supported, aif.**

#### 7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/23/04638 – Planning permission – Erection of first floor to single-storey dwelling and erection of two-storey extension. Provision of new vehicular access. Location 3 Orchard Lane.
- b) DC/22/00603 – Planning permission - Erection of 1 No. dwelling, cartlodge with games room over and new vehicular access (following demolition of outbuildings) installation of ground source heat pump and solar panels, creation of pond, landscaping and sewage treatment plant, pond, landscaping, sewage treatment plant and vehicular access. Location Land At Mill Farm, Barton Road.
- c) DC/23/02657 - Discharge of Conditions Application for DC/20/01249 - Part discharge of condition 14 (extra landscaping details) for Phase 2 as shown on phasing plan approved by non-material amendment DC/23/00302. Location: Land On The North Side Of, Norton Road.
- d) DC/21/03228 - Discharge of Conditions Application for DC/19/03486- Condition 21 (Materials). Location: Land Southwest Of, Beyton Road
- e) DC/21/00301 - Discharge of Conditions Application for DC/19/03486 - Condition 14 (Construction Management). Location: Land Southwest Of, Beyton Road
- f) DC/21/02407 - Discharge of Conditions Application for DC/19/03486 - Condition 27 (Fire Hydrants). Location: Land Southwest Of, Beyton Road

#### 8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) BMSDC – Invitation to participate in the consultation of Local Listed Building Consent Orders (LLBCO) – **all agreed that the council was broadly supportive of the concept and that criteria should be appropriate to the care and conservation of listed buildings, aif.**
- b) BMSDC – to note the Notice of Adoption of the Babergh and Mid Suffolk Joint Local Plan – Part 1 2018-2037 – all noted the formal adoption by both District Councils. The next round of engagement would now take place over Part 2 which would include land coming forward for development. The first evidence would be a call for site to determine site allocations. All were advised that given the approvals that had taken place since the adoption of the Thurston NDP, the approved BUAB will no longer be that which is shown in the NDP.
- c) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review December 2023) – the meeting reviewed the draft December PIIP and agreed to the additions of the following under current priorities:
  - Improved signage for the crossing on Station Hill or have it moved.
  - Safety crossing point – from Denbury Homes onto Sandpit Lane – *the Clerk was asked to request an update on this matter.*

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- Footpath along Norton Road – past school, into community orchard and to a crossing point opposite Footpath 6.
- Allotments.

It was agreed that all would review the draft PIIP and provide comments to the Clerk on the circulated document by 17<sup>th</sup> January 2024 for incorporation into the draft to be considered at the next meeting. The Clerk agreed to circulate the document to the past Co-Chairs of the Thurston NDP Steering Group for a comment. All were aware that once approved, the revised PIIP would need to be submitted for public consultation prior to formal approval by the Council.

**9. PLANNING MATTERS NOT DIRECTLY AFFECTING THURSTON**

- a) To receive the Planning Newsletter from the Chief Planner – 30<sup>th</sup> November 2023 - the committee noted receipt of the Planning Newsletter and its contents and in particular: Biodiversity net gain implementation; Public consultation: Historic England climate change and adaptation advice note; Environment Agency – planning application consultation response research.

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

- a) 24<sup>th</sup> January 2024 at Thurston Community Library, Norton Road commencing at 7.30pm although this may vary dependent upon the LEC timings earlier that evening.

**11. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 7.47pm.

So approved and signed by the Chair at the meeting of 24.01.2024

## 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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