

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 21st February 2024 at 8.00pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Rainbow (in the Chair), Balaam, Morris, West and Welham. Also in attendance: Mrs. V Waples, Clerk and two 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) Verified apologies for absence were received from Cllrs. Dashper and Smith.
 - b) **Council consented to approve 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 – there were no such interests declared.
 - b) To receive declarations of lobbying for items on the agenda - there were no declarations submitted.
 - c) 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) 24th January 2024 – the committee **resolved to approve 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/23/05536 – 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) @ land off Church Road, access via Garden of The Firs – re-consultation following receipt of further information – the meeting noted the comments raised by the statutory bodies and assumed that these would be addressed. There were no further comments raised by the committee.
 - b) DC/24/00543 - Householder Application - Conversion of detached double garage to form annexed accommodation for family member, including construction of cladding to main dwelling @ Millfields Cottage, Mill Lane – **it was resolved to support the application in terms of appearance and that any response should include the usual clause concerning the annexe remaining ancillary to the host dwelling, aif.**
 - c) DC/24/00306 - Householder Application - Erection of two storey extension and single storey rear extension, including conversion of attached garage to additional living accommodation and construction of new roof; Erection of front porch and double garage (following removal of existing chimney, dormers and front porch) @ Rojulina, Hollow Lane – it was agreed that the proposal appeared to be in-keeping with properties along the lane and that there would be no detrimental impact to the surrounding area. **The committee resolved to support the application as submitted, aif.**

So approved and signed by the Chair at the meeting of 17.04.24

- d) DC/24/00445 - Application for Works to Trees Subject to Tree Preservation Order (MS84/A1) – Fell No.14 Elms. Fell to ground level as they are all dying back in the crown, dead or rotten at their bases @ Greatfold House, Cedars Close – it was noted that this application had been decided on 31st January 2024 with permission not required, despite a request for a comment submitted on 30th January 2024. The Clerk would seek clarification as to why this course of action was not communicated to the parish council.
- e) DC/24/00405 - Householder Application - Erection of a two-storey front extension and single storey rear extension including window amendments to front and rear elevations @ 57 Maltings Garth – **the committee resolved to support the application on the grounds in-keeping with the street scene, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/23/05776 – Discharge of Conditions Application for DC/20/05894 – Condition 5 (Parish Council Liaison Scheme) and Condition 17 (Construction Management Statement) @ Land Southwest of Beyton Road
- b) 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 County Planning General Permitted Development Order 2015 (as amended) Schedule 2, Part 6 – Creation of an irrigation reservoir @ land west of Great Green – prior approval is required due to matters of archaeological importance.
- c) Discharge of Conditions Application for DC/19/03486 – Condition 24 (Landscape and Ecological Management Plan) @ land southwest of Beyton Road.
- d) DC/23/05910 – Discharge of Conditions Application for DC/23/04638 – Condition 8 (Precautionary Method Statement for Mobile Priority Species) @ 3 Orchard lane.
- e) EN/24/00050 – the meeting noted that an acknowledgement letter had been received regarding alleged non-compliance with approved plans following grant of planning permission DC/17/04014 @ Glenfell, 62 Barton Road.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review December 2023) – the Clerk confirmed that a number of revisions were still to be added following further information received from statutory bodies and councillors.
- b) Committee to agree the terms of reference for the Infrastructure Planning Working Group – approval to form as agreed by full Council at its meeting of 7th February 2024 – **it was resolved to approve the terms of reference with an amendment to the membership numbers to be a minimum of two residents, aif.**
- c) SN/23/00343/SNL - New Development at Land on the North Side Of (Phase 3) Norton Road – Council is requested to suggest eight new road names from those submitted by council members – the following names were agreed to be submitted to the Low Meadow, Snake Bush, Nether View, Poppy, Sunflower, Cornflower, Foxglove, Snowdrop, Forget-me-not, Daisy and Buttercup.
- d) Committee to note the scheduled meeting with Strategic Planning (BMSDC) on Friday 22nd March. Committee to determine the direction of the meeting in terms of agenda, review of NDP and Part 2 of the Joint Local Plan – leave it to the clerk.

9. PLANNING MATTERS NOT DIRECTLY AFFECTING THURSTON

- a) To receive the Planning Newsletter from the Chief Planner – 30th January 2024 - the committee noted receipt of the Planning Newsletter and its contents and in particular: NPPF clarification on 5-year Housing Land Supply; mandatory implementation of Biodiversity Net Gain (BNG) for all major developments as of 12th February 2024; consultation on the Future Homes and Buildings Standard and review of Building Regulations 2010 (Part G) for tighter water efficiency standards.

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

So approved and signed by the Chair at the meeting of 17.04.24

a) 20th March 2024 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 7.59pm.

So approved and signed by the Chair at the meeting of 17.04.24

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
NCIL	Neighbourhood Community Infrastructure Levy
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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