

## THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 21<sup>st</sup> June 2023 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Balaam, Morris, Rainbow, West (latterly) 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) There were no applicable apologies for absence as all were in attendance.
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) 31<sup>st</sup> May 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.**  
*Following a clarification on an agenda item from the meeting of 31<sup>st</sup> May 2023, Cllr. Welham declared a non-registrable interest in relation to a verbal update that was to be provided by the Clerk and Chair for Planning Application DC/23/02460.*
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/23/02510 – Application for works to trees subject to a Tree Preservation Order MS52/A1 – reduce back front side of 1 No Holm Oak (T1) by approx. 1.5 metres @ 14 Howes Avenue – it was noted that no tree report from a specialist has been submitted in support of the application but all were in agreement that there was a need to keep the tree in proportion under any proposed works. **All agreed that there were no objections to the work being proposed as long as the work was undertaken by a professional and the work was balanced to ensure there was no detrimental impact to the tree, aif.**
  - b) DC/23/02452 – Application for the erection of a single storey side extension @ 31 New Green Avenue – **as there would be minimal impact and the extension was attached to the dwelling, the proposal was supported, aif.**
  - c) DC/23/02449 – Application for the retention of a free-standing Gazebo @ Thedwastre White House, Thedwastre Road – it was noted that this was a retrospective application and that it was before the Council due to the proposal being sited within the curtilage of the listed dwelling. **All were in agreement that given the location of the Gazebo there would be no impact on setting of the listed dwelling and that the material consideration did not warrant a recommendation for refusal, aif.**
  - d) 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 – whilst the meeting was supportive of the amendments to

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the written liaison scheme (Condition 4), there did not appear to have been any amendments to the CMS (Condition 15) as written. **Council was in agreement that it should respond accepting the amendments to Condition 4 and recommend refusal of Condition 15 and for its comments of 19<sup>th</sup> May 2023 to be repeated in their entirety for Condition 15, aif.**

*For information the comments submitted were Condition 15 (Construction Management Statement) - Whilst the Council is generally supportive of the statement as written it does raise the following issues given the location of the site and past performance in the building out of phase 1: construction traffic; effective traffic management; access to the working site and night-time lighting. In the interest of safety and impact on residential amenities and given the site location and its proximity to the primary school, the parish council would like it conditioned that there should be no construction traffic deliveries between 8.00am and 9.30am and 3.00 and 3.30pm. To prevent unnecessary impact on the localised highway network (and given the issues faced by Meadow Lane; Sandpit Lane and Cloverfields during the build out of Phase 1), the parish council would like to ensure that visible banksmen are present to ensure that there is traffic effective management to prevent queues of traffic accessing the site. To prevent a conflict with those accessing the residential properties within Phase 1 and those accessing the Primary School (whether on foot, cycle or motorised vehicle) there should be a visible control of access and egress gates to the working site. To ensure that there is minimal environmental impact on the biodiversity of the area, the parish council would like to request that it be conditioned that there be no unnecessary night-time lighting. It is appreciated that some lighting will be required to suit security requirements and consideration should be given to a less impacting subdued lighting of sorts. The parish council is particularly keen to ensure that there is minimal impact on moth mating and reproduction which, in this area, is annually decreasing.*

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

- a) DC/23/01913 – Withdrawal of application for the erection of garden room (retention of) @ 3 Rooks Mead.
- b) DC/23/01912 - Withdrawal of application for the erection of garden room (retention of) @ 2 Rooks Mead.

#### **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 – all were advised that the Public Enquiry into the Appeal would on 4<sup>th</sup> July and last for four days. It will be held at the Blackbourne Community Centre, Blackbourne Road, Elmswell – Council to consider further the paperwork submitted and discuss representations it might wish to make.
- b) Appeal - APP/W3520/C/23/3319406 & linked appeal: APP/W3520/C/23/3319407 – Appeal against Enforcement Notice for Non-Compliance with approved plans for Outline Planning Permission DC/19/05114 & Reserved Matters Permission DC/20/02211 @ land south of Barrells Road – Council to consider whether it wishes to submit further comments to the Planning Inspectorate (deadline 4<sup>th</sup> July 2023) – the meeting agreed that it had nothing to add to the appeal
- c) West Suffolk Local Plan Timeline – Council to receive an update on the emerging West Suffolk Local Plan – Council were advised that the programme for the West Suffolk Local Plan has been amended to reflect a delay in the consultation on the final draft. This would now be January 2024 as opposed to November / December 2023.
- d) 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) – Clerk and Chair to provide the committee with action taken and its reasoning following the decision by Council at the meeting of 31<sup>st</sup> May 2023 “All agreed that as the Parish Council was named on the planning statements as being supportive of this proposal, it would not make any further

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comments at this stage, aif” – the Clerk and Chair confirmed that, as advised at the full Council meeting of 7<sup>th</sup> June 2023, they had met with the Case Officers for this and Planning Application DC/23/2429 and the Principal Planning Officer on 15<sup>th</sup> June 2023 to discuss the community benefits that would arise from these proposals which were intrinsically linked. The meeting also covered a number of concerns raised by statutory consultees as well as the comments made by objectors, as can be viewed on the planning portal pages. The Officers on the call were informed of the committee decision taken on 31<sup>st</sup> May 2023 and advice was given that they thought the Council ought to address some of the comments that had been made in the public forum as opposed to remain silent on the matter. It was suggested that this should be done via the planning portal. The Clerk, as the Council’s Proper Officer, with support of the Chair and Vice-Chair, took the decision to deviate from the Committee’s decision of 31<sup>st</sup> May 2023 and respond concentrating on the reasoning as to why the proposals were being supported, as outlined in the letter that has been uploaded to the document file for this application on the Mid Suffolk Planning Portal. In accordance with the Public Bodies (Admission to Meetings) Act 1960, this matter was now being brought back to this Committee with a verbal explanation, as opposed to a written report, as to the course of action taken and its reasoning. The committee was also advised of a meeting that had taken place with the agent and applicant for both proposals, District Cllr. Davies, the Chair, Vice-Chair and Clerk earlier that evening. It was noted that a number of comments as raised by statutory consultees would be reviewed and amendments would be considered to mitigate issues arising. The committee discussed the issue of whether it would be appropriate for the applications to be an Officer Delegated Decision or should they be placed before Mid Suffolk’s Planning Committee. **All agreed with the Clerk’s recommendation that the District Councillors be formally requested to call-in the applications for determination by Committee irrespective of the officer’s recommendation, aif.**

The committee debated further as to whether the community benefits that would arise from the support of these applications was fully appreciated by the wider community and what might be the consequences of the applications not coming to fruition. **It was agreed that the Clerk would prepare an article to be uploaded to the council operated website which would put the case for the benefits versus the consequences, aif.**

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

- a) 19<sup>th</sup> July 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

**10. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 8.05pm.

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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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