

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 31st May 2023 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Balaam, Morris, Rainbow, West and Welham. Also in attendance: Mrs. V Waples, Clerk and 14 (fourteen) members of the public. As the applications to be discussed were of a significant nature, Cllrs. Bond and Moy were invited to join the committee.

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 – Cllr. Welham declared a non-registrable interest under agenda item DC/23/02460. There were no further 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) 19th April 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:

A representative from Fabric First Architects informed the Committee that his firm would shortly be submitting a revised application for an extension to Popples on Barrells Road. The reason for coming before the Parish Council was the need for transparency and to ensure that it was fully aware of the proposal and its reasoning. Such a request had been submitted by the LPA. Overall the detailed extension would be a reduction over the one for which they currently have permission and will also incorporate a front porch design.

Summarised comments were received from the members of the public present with regards to:

Rooks Mead:
retrospectively applied for retention on garden plots of 2 and 3 Rooks Mead
& Enforcement notices outstanding for Rooks Mead - can the PC give clarity as to what it knows is being pursued at this development along Barrells Road?
DC/23/2430 & DC/23/2429:
8 houses off Church Road and Barrells Road – PC condemned scheme for 58 in the past, why is it now being supported?
Ecology is vanishing from where houses are being built and where the new allotments are being proposed.
Allotments – 20% smaller and are they being built up to the railway line?
Allotments currently vacant and not being filled.
Barrells Road – no footpaths on Stoney Lane and Barrells Road – narrowness of road; safety aspect of build.

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Noise – are there any noise measurements that the PC could ask to be considered during the build phase?

Parking – could it be where the houses are to be knocked down – impact on Church Road.

Traffic – whilst not so many houses there will be an impact on Stoney Lane and Barrells Road.

Not so many houses – why is that?

Barrells Road – if the Parish Council had not been offered New Green would they have supported this development with the allotments?

Issues that occurred with Barrells Road in terms of construction traffic will reoccur.

Is this application a fixed point?

The Chair referenced the previous application on Barrells Road which was a significant application with an uplift in numbers (58). It was noted that the nature of the site has unlocked it as an area for development especially given the development to the east of Barrells Road. However there will be massive community benefit – three pieces of land which will remain in perpetuity with the village under the remit of the Parish Council. The Council does not own any land for allotments, play areas and public open space. The aim is to work with the users of that land to bring forward facilities for community use. Good planning looks to the future as well as takes into account current needs. The PC has taken the opportunity to look at all aspects of this proposal.

Access; highways; loss of an amenity; noise; lack of footpaths to the site are issues that are important to mitigate. With the significant growth that has occurred in the village to date there needs to be some recompense for those living in the village and for those moving forward through the village. It was felt that the support of a limited amount of growth would allow for considerable community benefits to come forward.

Each development has to have a traffic construction management plan and the PC is able to feed into these plans and documents. Highways will have a comment on the safety aspect as to how this will be mitigated.

In response to comments over the current speeds being identified along Stoney Lane and Barrells Road, the Clerk confirmed that she is in discussion with SCC Highways regarding a possible speed limit extension along Barrells Road and had asked for the SNT to carry out speed checks along Stoney Lane.

DC/23/02429 – the following specific comments were received on this application:

5 dwellings will lead onto a crossroads.

As part of the land this falls outside the boundaries it goes against the NDP.

Same arguments for impact on road safety and highway safety can be used for this application.

Site right on the edge of the village.

The Chair stated that no application is perfect and that this site would sit on the edge of a hamlet already in existence. The Chair confirmed that the PC could make recommendations and notations on this application, but it should be noted that the issue of land supply is not a line of defence for the stopping of planning.

6. PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL: at the direction of the Chair the order as appeared on the agenda was changed to allow DC/23/02430 and DC/23/02429

- a) 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) - erection of 8 No Dwellings with garaging (6 No new and 2 No replacement dwellings) @ Land West of Barrells Road – it was agreed that whilst Council had noted the concerns of those present, it was also mindful of the significant community benefits with which this application was linked. It was suggested that there was a conflict with being judge and jury on one's own application and the question before Council was did it wish to make a recommendation / comment or not?

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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 comments at this stage, aif. It was however acknowledged that the impact on the biodiversity should be looked to be mitigated at reserve matters submission.

- b) DC/23/02429 - Full Planning Application - Erection of 5 no. dwellings with garaging @ Land At Norton Road – the following concerns were raised by the committee: concern at there being two highway entrances close to the junction preference for there to be one access only; lack of path from the site to the village and whether this would lead to a precedent for further development along Norton Road. It was acknowledged that both this and application DC/23/02430 are linked to the land deal involving the three parcels of land. **On this basis, recommendation to approve on the understanding that this land is linked to the three parcels, was forthcoming via a majority decision.**
- c) DC/20/01716 - Hybrid Application: Erection of 112 no. dwellings (inc. 43 no. 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 – re-consultation – it was noted that this site has three phases and the PC has offered comment on this site in terms of the uplift and been consistent with its response. **All were in agreement that the Council’s recommendation to refuse the hybrid should be upheld, aif.**
- b) DC/20/05894 - Submission of Details (Reserved Matters) for Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping to be considered for the construction of 210 no. dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ Land Southwest Of, Beyton Road – re-consultation. Following a review of the papers submitted, **all agreed to support the improvements to the proposal as submitted under the re-consultation, aif.**
- c) DC/23/02342 - Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/21/01485 Dated: 12/05/2021 Change of use of land to form gardens to serve Plots 2 and 3. Town and Country Planning Act 1990 (as amended) - Non-compliance with and removal of condition 5 (Removal of Permitted Development Rights) Condition Number(s): 5 Conditions(s) removal @ Land Rear Of Nos. 2 And 3 Rooks Mead – **all agreed that the permitted development rights should not be restated and the proposal should be refused, aif.**
- d) DC/23/02446 - Householder Application - Erection of single storey side extension and garage conversion to additional living accommodation @ 23 Victoria Close – **all agreed to support the application on the grounds that there would be no detrimental harm to the host dwelling or the residential amenities of surrounding properties, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/23/01281 – Discharge of Conditions Application for 5070/16 – Condition 27 (Fire Hydrant Provision) (Part discharge for Phase 2 Parcels A and B) @ land on the North Side of Norton Road.
- b) DC/23/00177 – Discharge of Conditions Application for DC/20/01249 – Condition 4 (Written Liaison Scheme) @ land on the North Side of Norton Road.
- c) DC/23/00227 – 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.
- d) DC/23/00287 – Discharge of Conditions Application for DC/21/04549 – Condition 8 (Surface Water Disposal) and Condition 11 (Surface Water – Highway) @ land on the South side of Heath Road
- e) DC/23/00964 - Refusal of planning permission for the retention of 1.8m close boarded fence and gate @ 3 Rooks Mead.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) Dismissal of Appeal APP/TPO/W3520/8692 – 19 Blackbird Close – application DC/21/02158 works to mature Scots Pine

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- b) Dismissal of Appeal APP/W3520/W/22/3309911 – land East of Woodlands, Barrells Road – application DC/22/04215 – erection of 3 detached self-build dwellings.
- c) 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 4th July and last for four days. It will be held at the Blackbourne Community Centre, Blackbourne Road, Elmswell – Council to consider the paperwork submitted and discuss representations it might wish to make. It was agreed that the Council would continue with its stance and make representations at
- d) Babergh and Mid Suffolk Joint Local Plan Main Modifications - Notice of Commencement of Further Examination Hearing Sessions (Regulation 24) JDLP – examination hearing sessions – 10:00am Monday 26th June 2023 until Thursday 29th June 2023 and will be held as Virtual sessions on Microsoft Teams. Council agreed to monitor the session and agreed that it did not want to make representations to the hearing, aif.

9. PLANNING MATTERS IN GENERAL

- a) To note the release of the Planning Newsletters from the Chief Planner (Department for Levelling Up, Housing and Communities) May 2023 – Council noted the release of the newsletter and its contents.

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

- a) 21st June 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

11. 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 a proposed residential development of land within Thurston – the Clerk gave a verbal update on the potential of further development coming forward and **all agreed that there must be significant community benefit for the PC to consider this further, aif.**
- b) To consider matters relating to DC/19/02090 – the Clerk provided an update on matters relating to the appeal that was shortly to be heard and whether there was an interest in discussing further mitigation matters. **All agreed that the Parish Council, at this stage, would not benefit from such a course of action, aif.**

12. CLOSURE OF THE MEETING:

there being no other business the meeting was closed at 20.14pm.

So approved and signed by the Chair at the meeting of 21.06.2023

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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