

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 19th June 2024 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (in the Chair), Balaam, Morris, Smith, Rainbow, West and Welham. Also in attendance: Mrs. V Waples, Clerk and Mrs. P Gladwell, Deputy 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 and read out the applicable statement. *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 as all were present.
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) 15th May 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/24/02392 - Proposal: Application to confirm compliance with a Section 106 Planning Obligation relating to DC/20/01716 having regard to Schedule 2 Part 7 - Parish Liaison Scheme. Location: Land on the north side of Norton Road – on the understanding that this was an extension of the scheme that had been applied to Phase 2, **it was resolved to recommend the application for approval, aif.**
 - b) DC/23/05536 - Proposal: 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' – re-consultation due to additional information received 12.06.24 – it was noted that the changes related to drainage, access and landscape and there were no changes to layout and principles of building. It was queried as to whether there was still to be a route of access for the farmer or has the increased land been included to satisfy the comments from highways due to highway safety on the part of pedestrians? All agreed that a positive move was noted that the landscape planting included the planting of Elm trees. **On the grounds that the parish council had previously supported the proposal, it was agreed that the support be extended to the amended proposal, aif.**
 - c) Appeal Reference: APP/W3520/D/24/3342065. Appeal by: Mr T Lucas. Proposal: Householder Application - Erection of shed, greenhouse and picket fence (retention of) Location: 2 Rooks Mead, Thurston. Appeal Start Date: 21/05/2024 - council noted the submission of the appeal with confirmation given that the council’s previous submissions would be passed to the inspector. **It was agreed that the council had further to add, aif.**
 - d) DC/24/01463 - Proposal: Full Planning Application - Erection of 1No self-build dwelling, new vehicular access including landscaping. Location: Land north-east of Navarac, Great Green – council to receive

So approved and signed at the meeting of 24.07.24

commentary from the case officer on this matter – it was confirmed, by the case officer that the original outline permissions remain extant as the reserved matters had been submitted in time and would only lapse if they were refused or withdrawn. The resubmitted applications are to address and consolidate some site plan and ecology matters that were not picked up on the other submitted applications to ensure that the new outline and full applications are delivered in a clear manner and are made on the basis that there is an extant permission for the site. This in effect extends the permissions for a number of additional years.

- e) DC/24/02211 – Application under S73a for the Removal or Variation of a Condition relating to 4942/16 dated 08/01/2019 Town and Country Planning Act 1990 (as amended) - Residential development consisting of 64 dwellings and associated highway, car parking and public open space. To Vary Condition 1 (Approved Plans and Documents) - To reduce the provision of affordable housing on site in line with the financial viability report. Location: Land At, Meadow Lane – to receive further communication from the case office on this matter – it was confirmed that this application would be submitted to committee given the scale of the development and that the officer's recommendation to committee would be informed by the outcome of an independent external review of the viability assessment that has been carried out.

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/24/01201 – Approval for a non-material Amendment relating to 5070/16 - To amend the approved site layout and approved plan conditions to Outline Planning Permission 5070/16 and subsequent Reserved Matters Applications DC/19/01602 and DC/20/01249. Location: Land north Of Norton Road and east of Meadow Lane.
- b) DC/23/00177 – Discharge of conditions for DC/20/01249 – Condition 4 (written Liaison Scheme) @ land on the north side of Norton Road.
- c) DC/24/01663 – Discharge of conditions for DC/20/01249 – part discharge of condition 5 (further house type details) for plots 89, 115, 140, 154 and 156 only @ land on the north side of Norton Road.
- d) DC/24/02136 – Approval of amendments for a non-material amendment relating to DC/22/04265 – insertion of windows to north and west elevation of approved garage @ 71 Genesta Drive.
- e) DC/24/02225 – Discharge of conditions under DC/20/05894 – Condition 8 (Solar Panels Option) @ land south-west of Beyton Road.
- f) DC/24/01641 – Discharge of conditions under DC/19/03486 – Condition 19 (Travel Plan) and Condition 20 (Travel Pack) @ land south-west of Beyton Road.
- g) DC/24/01280 – Planning permission for the erection of pool pavilion, pergola and swimming @ Nether Hall, Church Hill, Thurston (part in the parish of Pakenham).
- h) DC/20/00585 – Withdrawal of appeal against non-determination for the erection of dwelling with associated works, including provision of landscaping and internal access road @ Harveys Garden Plants, Great Green.
- i) DC/24/02647 – Approval for a non-material amendment relating to DC/20/01716 – to amend condition 6 to state “the development shall be built out in accordance with materials plan P18-2417-73 revision E unless otherwise agreed in writing by the Local Planning Authority”. To update the materials plan to approve the use of Weston Red Multi Stock on Phase 3 rather than Ibstock Thakeham red Multi Stock @ land on the north side of Norton Road.
- j) DC/24/00691 – Planning permission for the change of use of land to garden curtilage for installation of a non-permanent framed guest pod with associated parking @ The Old Stables, Barton Road.
- k) DC/24/02497 – Discharge of Conditions Applications for DC/24/0091 – Condition 3 (Foul Drainage) and Condition 4 (Biodiversity Enhancement Layout) @ The Old Stables, Barton Road.
- l) DC/24/02224 – Discharge of Conditions for DC/20/05894 – Condition 13 (Footway/Cycleway) @ land southwest of Beyton 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 June 2024) – the meeting, having received the latest draft by email that day, received a commentary from the clerk over recent amendments including the inclusion of a further appendix outlining the infrastructure that was associated with the approved development

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in Thurston. It was agreed that all would review the document and the clerk would finalise the appendix relating to infrastructure prior to the next meeting. It was further agreed that the next steps would be consultation on the document. It was agreed that there would be merit in working with the Infrastructure working group to ensure that a variety of mediums were used to raise the profile of infrastructure whether current, promised or lacking.

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

- a) 24th July 2024 at Thurston Community Library, Norton Road commencing at 7.00pm.

10. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 7.16pm

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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