

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 21st August 2024 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (in the Chair), Balaam, Morris, Rainbow and West. 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 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) Verified apologies of absence were received from Cllr. Smith.
 - b) Council consented to accept the apologies submitted.
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 July 2024 – the committee **resolved to approve the minutes as previously circulated 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 – the following comments were raised in relation to Agenda Item 6c) concerns raised at the impact of the proposal on the listed farmhouse; responsibility and concerns raised over the negative impact on the protection of the setting of the Grade 2 Listed Mill Farmhouse. Lack of overall masterplan to the planning permission that has been granted. Barn requires making good of existing structure and there appears to be no mention of renovation of the brick and flint building and/or walls. Covenant on the wall for its retention. Little detail into the landscape design, no detailing of the trees, lack of details into the timescales involved in the overall completion of the approved proposal.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:**
 - a) DC/24/03304 - Application for Advertisement Consent - Construction of 2 No. 'Coming Soon' Stack Sign V Boards and 4 No. flagpoles, one sign located on the western boundary of the development, and the other on the northern boundary. Location: Land south-west of Beyton Road – all agreed that this should be treated as a retrospective approval as the signs had already been erected (end of the previous week). **It was agreed that the council could see no reason to refuse the application, aif.**
 - b) DC/24/03353 - Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development)(England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of barn to form 2 No. dwellings. Location: Barn At Moat Farm, Barrells Road – discussion followed over the parameters of Class Q conversions and the regulations that have changed since this proposal was last granted permission for conversion. It was noted that the entrance was not onto a sustained highway and as such would be prejudicial to highway safety and that the design and external appearance of the building does not fail to continue the agricultural character of the existing structure – **for the reasons cited, all were in agreement that the**

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council would recommend that this proposal should go to full planning application as opposed to being approved under prior approval, aif.

- c) DC/24/03451 – Application under S73 for the Removal of Variation of a Condition following submission of DC/22/00603 dated 20/11/2023 - Town and Country Planning Act 1990 (as amended) - Erection of 1 No. dwelling, cart lodge 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 - To vary Condition 2 (Approved Plans and Documents) - To allow for demolition of outbuildings on site. Location: Land At Mill Farm, Barton Road – the following comments were made by the committee and formed part of the overall debate of the matter under discussion: planning consent gained without the cart lodge being shown on the plans; previous permission did not grant approval for the demolition of this barn, current proposal does not give clarification of the listed setting of the barn; is it a non-designated asset or a listed asset in which case it would need LBC; heritage statement draws reference to the integrated farmstead incorporating the mill, farmhouse, barn and associated land; heritage clarification on the barn and the linkage to the listed building required to enable its historical significance to be considered. Concern that the designation of the site into residential will open the scope for further development in the change of use from farmyard into residential. **All agreed that the demolition of outbuildings on site should be refused, and that Condition 2 (approved plans and documents) not be varied, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/24/03146 - Application for works to trees protected by Tree Preservation Order MS115 (A1) - Remove overhanging lower branches of Horse Chestnut tree leaning into School Road. Crown lift multi stem Cedar (T1) to approx.. 3m as lower side branches are catching on vehicles in adjacent driveway that serves Barn Lodge and Holly Lodge. Location: The Willow, Lodge Close
- b) DC/24/02773 – Approval for a Non-Material Amendment relating to DC/19/02090 - To substitute approved Site Access Drawing 18366-003 Rev B with Site Access Drawing IXTHRD IWD XX XX DR T 9100 Rev P03. Amend Planning Condition 2 from: The development shall be carried out in accordance with the Site Location Plan CSA/4164/108 Rev A and Site Access Drawing 18366-003 Rev B. To: The development shall be carried out in accordance with the Site Location Plan CSA/4164/108 Rev A and Site Access Drawing IXTHRD IWD XX XX DR T 9100 Rev P03. Amend Planning Condition 11 from: Before the access is first used visibility splays shall be provided as shown on Drawing No. 18366-003 Rev B and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays. To: Before the access is first used visibility splays shall be provided as shown on Drawing No. IXTHRD IWD XX XX DR T 9100 Rev P03 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays. Location: Land To The East Of, Ixworth Road.
- c) DC/24/03195 – Discharge of conditions application for DC/24/00306 – Condition 4 (Biodiversity Enhancement Measures) @ Rojulina, Hollow Lane.
- d) DC/24/03298 – Discharge of conditions application for DC23/05393 – Condition 3 (Landscape Protection) @ The Firs, Church Road.

8. PLANNING MATTER RELATING TO THURSTON

- a) Enforcement case - EN/24/00420 - Alleged unauthorised access onto Church Road and other works – council to receive commentary on this matter – council were advised that the Enforcement team at MSDC were looking into the alleged unauthorised access as well as alleged unauthorised septic tank installation / ground works at a site in Church Road.
- b) DC/23/02429 – to note that further plans have been submitted to the Case Officer along with a Heritage Statement for land at Norton Road – council to receive commentary on this matter – the Clerk

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advised that a revised site plan and heritage report had been submitted to the LPA which showed further amendments to the site layout and the area that needed to be given over for BNG. It has been agreed with the landowner that the area to be used for BNG would not be transferred to the parish council but would be transferred to and managed by a management company. It was also confirmed that the applications would not be submitted for consideration at the meeting of 11th September and that currently 25th September 2024 was suggested as an alternative.

9. PLANNING MATTERS IN GENERAL

- a) To receive and note the contents of the Chief Planner's Newsletter – August 2024 – the committee noted the contents of the newsletter which in essence provided for development being acceptable unless it can be proven otherwise. – presumption in favour of development. Changes to the NPPF were being proposed by the new government to meet its wider objectives which were to achieve sustainable growth in the planning system and economic growth and build 1.5 million new homes. Specific proposals covered a standard method for assessing housing needs being made mandatory; reversal of policies that were seen as a break to housing supply; implement a new method and calculation to ensure local plans are supporting the commitment to build more homes; broaden the definition of brownfield land and identify grey belt land within the green belt area.

10. TO CONFIRM THE DATE OF THE NEXT COMMITTEE MEETING at which planning matters will be discussed:

- a) 18th September 2024 at Thurston Community Library, Norton Road commencing at 7.00pm.

11. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 7.46pm.

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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
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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