

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 24<sup>th</sup> July 2024 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (in the Chair), Morris, Smith, 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. Balaam.
  - 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) 19<sup>th</sup> June 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 – there were no members of the public present.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:**
  - 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 – **all agreed that the work should be supported as it was deemed to be acceptable as maintenance of tree stock, aif.**
  - b) DC/24/03141 - Householder Application - Construction of cream Hardi Plank cladding to cover the existing render on all first-floor elevations (part retention of). Location: 16 Cloverfields – **it was agreed that as this was merely extending the cover around the house, the application should be supported, aif.**
  - c) DC/24/03142 - Householder Application - Erection of a detached outbuilding for use as incidental to the host dwelling (following removal of existing sheds). Location: Elm Green Farmhouse, Norton Road – it was noted that this was a timber framed shed and although it did not enhance the listing of the farmhouse, it was a replacement of the current timber shed and as such the **committee agreed to support the application as written, aif.**
7. **PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**
  - a) DC/24/02774 - Application for a Non-Material Amendment relating to DC/20/01716 - Amendment to site layout to allow space for disabled parking bays. Location: Phase 3, Land on the North Side of Norton Road.

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- b) DC/24/00252 – Planning permission for the insertion of new window and door openings. Location: 7 Royston Drive.
- c) DC/24/00306 – Planning permission for the 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). Location: Rojulina, Hollow Lane.
- d) DC/24/01463 – Planning permission for the erection of 1 no. self-build dwelling, installation of new vehicular access and landscaping. Location: Land North-East Of Navarac , Great Green.
- e) DC/24/02045 – Refusal of planning permission for application under s73 for the Removal or Variation of a Condition following grant of DC/23/02342 dated 15/03/2024 Town and Country Planning Act 1990 (as amended) – Change of use of land to form gardens to serve Plots 2 and 3 - To Vary Condition 2 (Removal of Permitted Development Rights) as per covering letter. Location: Land Rear Of Plots 2 and 3 Rooks Mead.
- f) DC/24/03054 – Non-material Amendment to Approval of Reserved Matters DC/20/05894 to enable Plots 80-81, 88-89 to be changed from Forbes house type to McQueen house type. Location: Land south-west of Beyton Road.
- g) DC/24/03096 – Discharge of conditions for DC/20/01716 - Condition 9 (Estate Roads and Footpaths). Location: Land on the north side of Norton Road.
- h) DC/24/02092 – Planning permission for the conversion of loft and erection of garage (following demolition of existing garage). Location: 25 Furze Close.
- i) DC/24/02202 – Planning permission for the erection of single storey side and front extension. Location: 10 Stoney Lane.
- j) DC/23/05884 – Refusal of planning permission for the removal or variation of a Condition following grant of Planning Permission DC/19/05114 Dated 16/04/2020 Town and Country Planning Act 1990. Outline Planning Application - (Access to be considered) Erection of 9 no. self-build dwellings - To vary Condition 4 (Footpath) in order to construct the footpath differently to that shown on the previously approved scheme. To refer to drawing 1234-01 G instead of drawing 1234/02. Location: land south of Barrells Road.

## **8. MATTER RELATING TO THURSTON**

- a) Enforcement case - EN/24/00356 - Alleged unauthorised use of premises for a boarding kennel business – it was confirmed that the Case Officer had looked into the matter and visited the site and found that there has not been a breach of planning regulations here. As the primary use of the site still remains a dwelling, there has not been an unauthorised change of use of the premises, and therefore MSDC have failed to establish a breach. As a result, they have closed this case with no further action being taken. It was suggested that In terms of the dwelling being used as a kennel without a licence, this is not a planning matter, and instead the council were directed to the Licencing Team at MSDC.
- b) New entrance on Church Road – the clerk was informed of a new entrance that had been created leading off the field onto Church Road by Smart Offices. It was agreed that the clerk should raise this with the planning team requesting clarification as to whether planning permission was required.
- c) Persimmon and Ixworth Road – the Clerk informed the meeting that communication had been had with the District Councillors in which it was stated that the remedial works on Ixworth Road must be carried out independently of the discussions relating to further development in the village irrespective of the "pressure" that the Case Officer thought they could bring to bear on this matter. It was noted that the District Councillors were pressing for the following on Phase 2 site - 1)Less than 61 homes; 2) larger buffer areas with existing homes and newly proposed ones; 3) Zero heating bills once built properties; 4) Clay lined sustainable drainage area; 5) Pedestrian crossing from 'proposed estate' to the Cedars cottage footpath... folks can then walk to school via Mill lane in safety and 6) Swift boxes/hedgehog access and 7) More than 10% biodiversity net gain.

## **9. 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) – all were reminded that the previous version had

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been circulated to all for contributions as to the content. It was agreed that this now needed to be circulated to full council for receipt and commentary and as the basis for future engagement.

Discussion followed over the importance of liaising with young people over and sourcing a range of facilities that would be suitable and supported by a variety of age ranges. It was agreed that a timeline would be worked up by the Clerk and Deputy Clerk in conjunction with other statutory bodies in the village.

- b) 33 acre Project – Heath Road/Barton Road – following a recent meeting of the Skatepark Working Group, the meeting was informed that the 33-acre project was not being progressed and that the Ben Wragge Skatepark Charity was keen to explore other options including the Barrett David Wilson site. It was noted that the landowner had not officially withdrawn the offer. It was expected that the Chair of the Charity would be in contact with the Clerk to discuss matters moving forward.

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

- a) 21<sup>st</sup> August 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 7.34pm

## 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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