

**THURSTON PARISH COUNCIL**

Minutes of the Parish Meeting of the Parish Council held on Wednesday 19<sup>th</sup> February 2020 at 8.00pm in the Community Library, Thurston Community College, Thurston.

**In the Chair:** Cllr. Rainbow

**Present:** Cllrs. Fawcett, Haley, Morris and Thurlbourne.

**In Attendance:** County Cllr. P Otton; Mrs V Waples, Clerk and 2 members of the public.

1. **OPENING** – The Chairman declared the meeting open at 7.30pm and thanked all for attending. A statement was read out indicating that, in accordance with the changes in legislation, the public and councillors were permitted to film, record, photograph or use social media to report on the proceedings of the meeting. *A full transcript is available from the Clerk.*
2. **APOLOGIES FOR ABSENCE** –
  - a. Apologies of absence had been received from Cllrs. Dashper, Turner and West for personal commitments.
  - b. Council consented to accept the apologies as submitted.
  - c. It was noted that District Cllrs. Richardson and Turner had also submitted their apologies.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
  - a. There were no declarations of pecuniary nor local non-pecuniary interests for the agenda under discussion. There were no gifts of hospitality exceeding £25 declared.
  - b. There were no declarations of lobbying for planning matters by those Councillors present.
  - c. The Clerk confirmed that there were no requests for dispensations for the agenda under discussion.
4. **PUBLIC FORUM** –
 

County Cllr Otton made the meeting aware that the County Council's budget went through the previous Wednesday and that the Scrutiny Committee had looked at the implementation of the School Transport Policy – a report was expected soon.

MEMBERS OF THE PUBLIC – the following comments for the agenda under discussion were raised:

  - DC/20/00573 – new detailed application had been submitted. As this was not an outline but a full application there was a lack of detail in the application submitted.
    - Siting of the bungalow to the rear of the existing property.
    - Access to the approved plan - design and access statement both state that the access had been installed as per the outline planning permission, but this is not the case.
    - Drainage – this and neighbouring dwelling is to a septic tank, but application details submitted state that foul drainage will be to the main sewer.
    - Noted that the land contamination questionnaire was incomplete.
    - No dimension to the southern boundary whereas details have been submitted to the north and east.
    - No detailed landscaping or boundary treatment.
    - No mention is made of the status of the approved outline application.
5. **TO CONSIDER MATTERS RELATING TO PLANNING FOR THURSTON:**
  - a. To consider the following planning applications: full details of the applications listed below are available to view online by visiting:
    - DC/20/00485 – Application for consent to carry out works to tree(s) protected by a tree preservation order MS85 – remove branches overhanging gardens @ 29 Heather Close

So signed by the Chairman at the meeting of 4<sup>th</sup> March 2020

Noted that the application states minor works – important tree on the boundary between Thurston and Great Barton. Council was concerned at the term minor and the lack of detail in the application. It was noted that the canopy of the tree is fairly high with some minor branches lower down. As the tree is a well-balanced tree in a line of trees and there is a lack of clarity as to what work is to be carried out, a request should be submitted to the Arboricultural Officer for a full assessment on the merits of the application.

- DC/20/00547 – Householder planning application – erection of a single storey side extension @ Meadowcroft, 21 Barton Road

It was agreed that as the proposal would have little or no impact on the existing dwelling in terms of scale and size and/or neighbouring properties, Council would support the application as submitted, aif.

- DC/20/00573 – Full application – erection of single storey dwelling @ land adjacent to Highmead House, Ixworth Road

It was noted that this is a full application for one dwelling whereas the outline approval was for four dwellings. Council raised concerns as to the proximity of the proposed dwelling to the boundary and the positioning of the property and potential land-use of the remaining section of the plot. It was mentioned that although the application refers to the previous applications submitted (for which approval had been given) there was a concern that there appeared to be a presumption of approval given that there is only one dwelling and yet significant details had been omitted. It was agreed that the Council would object as there were clear grounds for concern and that the comments made in the public forum should also be repeated as being of significant concern for refusal, aif.

- DC/20/00579 – Householder Planning Application – erection of a home workshop and storage barn, home office space and fitness room (resubmission of DC/19/02105) @ Woodland Lodge, 19 Furze Close

It was noted that this proposal appeared to be larger than the exiting dwelling and was situated close to the boundary of two neighbouring dwellings. It was agreed that it was more substantial than the one it was apparently annexed to. The meeting agreed that the previous comments made by the PC and the LPA were still valid and that this application should be recommended for refusal on the grounds that the proposal will result in a domineering development and will impact on neighbouring properties and the host dwelling, aif.

b. To note planning applications determined by the local planning authority:

- DC/19/05377 – Planning permission for the erection of 2 no. detached dwellings and garages @ Plots 1 and 2, Cedars Close

c. To note responses to previous planning comments submitted as statutory consultees:

- DC/17/03268 & DC/19/05114 – Barrells Road – the Clerk provided an update on matters that had been raised with enforcement in relation to the two applications:
  - The works to create a temporary access road onto the land adjacent to the junction between Barrells Road and Stoney Lane are not in relation to the outline planning permissions granted for the land.
  - The access road installed and building materials brought onto site are actually in relation to the development on land adjacent to the 'Popples', adjacent to the east corner of the site and opposite the junction with Oak Road. That development is for the 'erection of 1 no. dwelling and garage. Creation of vehicular access' – granted by DC/18/05281.
  - The temporary access is permitted under Schedule 2, Part 4, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as it is in connection with a development that has full planning permission.
  - The creation of the temporary access road is therefore covered by permitted development related to DC/18/05281 and is not in relation to outline planning permissions DC/17/03268, DC/19/02756 or DC/19/05114 (still to be determined).

So signed by the Chairman at the meeting of 4<sup>th</sup> March 2020

- The building materials are for the same development (DC/18/05281).
  - As such, no breach of planning has occurred, and no further action can be taken.
- d. To note matters arising from approved planning applications:
- Council to consider representations to Suffolk County Council Highways Department to determine whether, and the manner in which, road edges and verges can be granted protection within applications granted approval.  
It was agreed that the PC should start this conversation and that it should involve other rural villages. It was further agreed that SALC should be involved in any discussions going forward and could be requested to lead on this matter. It was however noted that this was dependent on SCC Highways Department coming to the table to discuss such matters.
- e. Council to receive and consider the advice, in light of comments made by BMSDC's Chief Planning Officer - Sustainable Communities to the MSDC Planning Referrals Committee of 29<sup>th</sup> January 2020, as to whether a review of a) the wording under Chapter 4 Spatial Strategy and/or b) Policy 1 Thurston Spatial Strategy of the Thurston NDP is required.  
Council was informed that following conversations and email communication with the Professional Advisors who had guided the Parish Council in the production of the Thurston NDP, it had been stated that there was no need to rework the phrasing as the Chief Planning Officer had chosen to rephrase paragraph 4.1 for his arguments over the weight of the made Thurston NDP. IT was further noted that in omitting paragraphs 4.2 – 4.6 and in rephrasing paragraph 1 a different slant had been placed in the Thurston NDP and its overall weight had been downgraded. It was felt that this was an abrogation of responsibility to come through with this argument. It was discussed and agreed that once the Draft Local Plan was at examination stage then there would be a requirement to review the adopted NDP to ascertain whether any of its policies were in conflict with policies in the emerging local plan covering the neighbourhood area of the plan. As had been made clear by the Parish Council and District Cllr. Richardson, the most recent plan policy should have taken precedence. It was noted and agreed that to ensure the neighbourhood plan does not become out of date once a new local plan (or spatial development strategy) is adopted, the Parish Council would take account of latest and up-to-date evidence of housing need, as set out in relevant guidance. As such, with reference to comments received from the Professional Advisors who assisted with the production of the Thurston NDP, all agreed that there was no need to revisit the wording of the Thurston NDP.
- f. Council to consider submitting a response to the Great Barton Neighbourhood Plan – pre-submission consultation – Regulation 14 – consultation on its Draft Neighbourhood Plan – <http://greatbarton.suffolk.cloud/neighbourhoodplan/>  
It was agreed that suggested areas for comments were as followed: Highways/Transport and Housing. There was a real need to ensure that any impact on top of the impact from Thurston Development on the junction of Bunbury Arms is taken into account. It was noted that the draft NDP for Great Barton discusses the impact of growth on air quality and the environment but has made little mention of the impact on the village and the junction of the Bunbury Arms from other growth areas further along the A143. There was also agreement for the accuracy of the map showing plan development in nearby Thurston (11) to be challenged. Cllrs. Fawcett and Haley agreed to 'pen' a response for onward submission via the Clerk.

**6. TO CONSIDER ITEMS FOR THE NEXT AGENDA** – nothing further to add other than standing items.

**7. DATE OF NEXT MEETINGS –**

- a. 28<sup>th</sup> February 2020 – Policy & Resources Committee Meeting commencing at 10.30am in the Parish Council Office
- b. 4<sup>th</sup> March 2020 – full Council Meeting commencing at 7.30pm in the Community Library, Norton Road
- c. Community Engagement Surgeries – Wednesday 26<sup>th</sup> February 10.30am to 12.30pm.

So signed by the Chairman at the meeting of 4<sup>th</sup> March 2020

8. **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 –** *Council resolved that the public be excluded from the meeting to progress a confidential staff matter, aif.*
  - a. Council to receive and consider an update from Counsel over the process of challenging the lawfulness of the decision taken by Mid Suffolk District Council at the MSDC Planning Referrals Committee – Council received the latest communication from the Council’s legal representatives and agreed to proceed with the course of action proposed. It was agreed to take advice as to whether the actions being approved, once enacted, should be made public.
  
9. **CLOSE OF MEETING** – there being no other business the Chairman closed the meeting at 9.08pm.

So signed by the Chairman at the meeting of 4<sup>th</sup> March 2020

## Appendix B

### 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
CCG	Clinical Commissioning Group
CEO	Chief Executive Officer
Chq.	Cheque
Cllr.	Councillor
CMP	Construction Management Programme
Cttee.	Committee
DC	District Council
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
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
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
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

So signed by the Chairman at the meeting of 4<sup>th</sup> March 2020