

THURSTON PARISH COUNCIL

Minutes of the extra ordinary Parish Meeting of the Parish Council held on Wednesday 28th August 2019 at 7.30pm in the Community Library, Thurston Community College, Thurston.

In the Chair: Cllr. Dashper

Present: Cllrs. Fawcett, Mrs Morris, Rainbow, Robinson, Thurlbourn and West.

In Attendance: Mrs V Waples, Clerk and 4 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. Council to receive apologies for absence – apologies for absence were received from Cllrs. Angus; Haley and Hasler (personal commitments).
 - b. Council consented to accept the apologies received, aif.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a. There were no pecuniary or local non-pecuniary interests for the Agenda. There were no gifts of hospitality over £25. Cllr. Dashper declared a pecuniary interest under Agenda Item 7b as there was an anticipation that an application will be made to the LEP for funding at a later stage.
 - b. Declarations of lobbying – it was agreed that the Council as a corporate body would confirm that it had been subject to lobbying on items on the agenda.
 - c. The Clerk confirmed that there were no requests for dispensations for the agenda under discussion.
4. **MINUTES OF THE PREVIOUS MEETING** –
 - It was agreed that the minutes of the Parish Council Meeting held on 7th August 2019 and those of the current meeting should be deferred for signing to the next scheduled meeting, aif
5. **PUBLIC FORUM – MEMBERS OF THE PUBLIC** – *the following comments were made by the members of the public present:*
 - Reservation over Agenda Item 6d) – concern that the annex proposal should remain as an annexe and not a commercial enterprise eventually.
 - Gladman application – concerns – currently outside of the village envelope; lack of footpath access and highway issues along Ixworth Road. Poor access in and out of the village.
 - Bloor Homes – Health and Safety issues – buses regularly mount kerb under the bridge and onto the junction of Beyton Road – path is very narrow and very poorly lit. All footpaths from the south of the village equally poorly lit for pedestrians.
 - Bloor – flooding Pokeriage Corner; accident black spot for Pokeriage Corner junction.
 - Bloor – congestion under bridge with current roundabout will be exacerbated by another roundabout the other side of the bridge.
 - Bloor – environmental impact.
6. **TO CONSIDER MATTERS RELATING TO PLANNING FOR THURSTON:**
 - a. DC/19/03486 - Outline Planning Application (some matters reserved - access to be considered) - erection of up to 210 dwellings, means of access, open space and associated infrastructure, including junction improvements (with all proposed development located within Mid Suffolk

So signed by the Chairman at the meeting of 4th September 2019

District, with the exception of proposed improvements to Fishwick Corner being within West Suffolk) @ Land South West Of, Beyton Road

Whilst the meeting acknowledge that there had been dialogue with the developer who had shown an eagerness to engage, the proposal was outside of the settlement boundary being proposed by the Thurston NDP. It was further noted that the site, as proposed under the Parish Call for Sites asked that the same land be assessed for 90 dwellings.

The following concerns were raised by those present:

- Were the plans under Bridge workable. Concern that they will lead to a bottle neck in the vicinity. There was a real concern that, despite a request for meetings and comments, the PC had still to hear back from SCC Highways on this matter.
 - PC's principal concern is of safety highways issues:
 - access onto Mount Road from development
 - staggered crossroads at Fishwick Corner
 - SCC school transport policy
 - Reduction of public bus transport
 - Priority system on Thedwastre Road
- Cumulative impact – the plans are based on the assumption that people will not go under railway bridge, along Barton Road and up to the Bunbury Arms – feasibility of Bunbury Arms did not take into account this extra number. Assumption that this can be accommodated needs to be considered and should be taken into account in the traffic modelling along with:
 - School Transport Policy
 - Cumulative impact from all developments.
- Land supply – MSDC is claiming that it has a 5.26 which includes a 20% buffer – this is surplus to requirements.
- Education – this extra provision is not taken into account in the new primary school - inadequate planned early years provision and primary school. It has been previously stated that SCC did not want to build a 630 school. If this is approved then a 420 school is of an inadequate size.
- NP – not included within the NP settlement area – not included within the BUAB settlement.
- Against NP Policies - Policy 1 - Thurston Spatial Policy; Policy 2 – Meeting Thurston's Housing Needs; Policy 3 – Meeting Specialist Care Needs; Policy 6 – Key Movement Routes; Policy 7 – Highway Capacity at Key Road Junctions
- Health Centre – currently provision at Woolpit will be impacted by the growth in Thurston, Woolpit and Elmswell. Lack of provision for Thurston which should be addressed if the village was to continue to grow.

The meeting stated that to allow it to make an informed comment on whether the education and highway infrastructure proposals were adequate, it needed further answers from SCC Education Dept and SCC Highways Dept. on the issues raised and in essence the proposal was offering nothing new.

Both this application and the Gladman one are tipping points with no consideration of strategic planning for rapidity of growth and no understanding as to how to assimilate change. Furthermore, both are out of kilter with the socio economics of rapid growth. It was further agreed that there should be an overall study of the total impact on the community and not just in terms of road infrastructure and education.

The meeting agreed that on all levels it objected to this application, aif. It was however noted that the ecological report was thorough and detailed. As the parish was already dealing with the cumulative impact, at this point in time this application was too late and would cause considerable harm.

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- b. DC/19/03527 – householder planning application – erection of a front/side extension to provide self-contained annexe @ 37 School Road.
It was noted that the PC had previously supported a similar proposal at 7 School Lane although it was noted this this was quite close to permitted development rights and did not have an impact on surrounding properties. Site is considered to be of sufficient size to accommodate the growth and proposal is noted to be part of the original dwelling. Noted for respite purposes. Approval was agreed by all, aif.
- c. DC/19/03858 – planning application – change of use of A1 Hair Studio to A5 Hot Food Takeaway @ 27 Thurston Granary, Station Hill.
PC should highlight the issues relating to traffic currently using the area with the current development as built and as being proposed for the site. Also note that there will be further movement from the 97 flats that are still to be erected on the site. It was noted that on the version approved for the site, the units currently occupied were to be demolished. Concerns were to be expressed that as there were no times on the opening hours to be used and given the current anti-social behaviour occurring in the vicinity of the proposal, this will add to the anti-social behaviour being experienced in this area. A request for the police to be asked to comment on this application should be submitted. Council agreed to object to this application, aif.
- d. DC/19/03871 – householder planning application – erection of single storey rear extension to garage and conversion of first floor to annexe @ 3 Cedars Close
The meeting had no objections to the extension as a proposal but agreed to raise concerns that it should be purely residential and remain ancillary to the host dwelling at all times. The meeting agreed that it would only support this application as long as these clauses were added to the planning conditions, aif.
- e. DC/19/03681 – application for outline planning permission (some matters reserved – access to be considered) – erection of 1 No. dwelling @ land adjacent to Navarac, Great Green
The meeting agreed that it would continue with its stance for a previous application on this site although it was agreed that MSDC’s previous decisions did not correlate with comments and decisions for applications recently granted in the area. Precedent of granting two should not be extended to this application – intensification of site. Council agreed to object to this application using reasons as cited previously, aif.
- f. DC/19/02915 – application for advertisement consent – erection of advertising board on workshop and erection of illuminated sign to replace existing @ Thedwastre Place, Station Hill.
Precedent has been set by the illumination of signs on the new development. The PC would recommend that there be a condition that the sign is only lit during the official opening hours of the business in the interests of highway safety. Approved by a majority decision.

7. OTHER PLANNING MATTERS AFFECTING THURSTON –

- a. New Development at Land on The North Side of Norton Road (Linden Homes) – request for new road names for this development.
It was agreed that the names to be recommended should follow those names that could be found on old tithe maps: Meadow Close; Nuts Lane; Meadow Lane Pightle; Bar Close; Low Meadow; Pond Field; Hall Bitterns.
- b. Ipswich Northern Route – Council to consider a response to this consultation (closing date is 13th September 2019) - <https://ipswichnorthernroute.org.uk/>
More rapidity of movement the greater risk for the infrastructure in the current area of the A14 in which Thurston is located. The road would enable sustainment of more traffic which might have an impact on the growth aspirations of a wider area one of which could be those located on the A14. Any such proposals will need to have a wider study on the impact along such corridors. The Clerk was asked to pass on this view and the council’s concerns over the lack of infrastructure to cope with further expansion.

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- c. DC/19/02090 – 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 dwellings @ land east Of Ixworth Road –
- Council to consider a request from the developer for comments (without prejudice) on the indicative proposals for facilities currently planned for the site and those off-site that could be delivered through the planning application – Council agreed that it would decline to comment as it felt that the application overall was inappropriate in terms of need and provision.
 - Council to consider whether to submit further comments following the recently held meeting with Gladman Developments Ltd – the meeting discussed the letter written by SCC in May 2019 recommending a holding refusal in terms of highway safety and the impact on current infrastructure. It was agreed that the Parish Council should issue further comments in terms of impact on infrastructure - education and transport given comments raised under the Bloor Homes application. Overall there was a concern that neither this nor the Bloor Homes application had taken into account the areas raised as at capacity back in 2017 and both had failed to react to SCC School Transport Policy – especially as it had been confirmed as those being most impacted were to the North of the village.

8. BABERGH AND MID SUFFOLK JOINT LOCAL PLAN - Council Draft - July 2019 – to consider the Council's response to the consultation on the Draft Babergh and Mid Suffolk Joint Local Plan - Preferred Options Consultation (Reg 18) – the meeting agreed that overall it had concerns at the allocations being proposed for Thurston and as such their inclusion should be challenged.

Other areas for concern were:

- Site allocations – explanation provided by MSDC as to density on some sites versus others to be challenged
- Will MSDC alter settlement boundaries to conform with those NPs that are passed at referendum. Would expect those passed at referendum to take precedent and that they will change their plans to conform to those such as of Thurston.
- Expect local plan to be based on factual accuracy rather than casual judgement.
- Transport letter of May 2019- Sam Harvey – has this been taken into account in the infrastructure delivery plan for Thurston
- Standards of housing build – surely this is the opportunity to exceed the space standards as opposed to merely achieve them. Why is there no reference or limited reference to building homes for life?
- Biodiversity – translation of the aim to respond to climate change into policies on the ground – harvesting of rainwater; harvesting of grey water.

9. PLANNING APPLICATION 4963/19 - Outline Planning Approval for up to 250 new dwellings, open space and associated infrastructure, up to 4.4Ha of land for educational uses for Thurston Community College, and a new Primary School site, including details of access on land west of Ixworth Road –

- Council to note the discussions being held with SCC/MSDC and the PC over the use of the land (4.4HA) that has been granted approval for educational use by the College and for a Primary School – Council received the notes from the meeting held the previous week.
- Council to consider confirming to SCC its indicative use of the land not required by SCC for educational use – primary target is to protect the land from being handed back for housing. Agreed that the PC should be reasonably vague as to the use of the land and preserve it with as much flexibility for the future – community use. It was agreed that the Clerk would confirm to SCC that the PC would welcome continuing dialogue with this process and is happy to engage fully.

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- Council to consider including within its response under 8 above, its request that the land submitted under planning application 4963/16 (4.4ha) be allocated within the Local Plan for educational/community/open space – agreed that the more formal allocation of this land the better.
- Council to consider whether the area not required by SCC for educational purposes, subject to planning permission for change of use, be part of a CiL bid by the PC – agreed to support this moving forward as a CiL bid under a future round.

10. PLANNING APPLICATIONS DETERMINED: the following details of the planning applications considered and determined by the Local Planning Authority (Mid Suffolk District Council) were received:

- a) DC/19/02337 – discharge of conditions for application DC/18/01376 – condition 3 (surface water drainage), land to the South of Norton Road.
- b) DC/19/02581 – Refusal of Planning Permission for the erection of 3 No dwellings and garages @ Plots 1, 2 and 3, Cedars Close.
- c) Dismissal of Appeal-W3520/W/19/3225219 for the erection of two detached dwellings at land at Poplar Farm Lane, Great Green.
- d) DC/19/02910 – Planning Permission for the erection of a single storey front porch extension and single storey rear extension (following demolition of existing conservatory) @ Blakey Topping, Sandpit Lane.
- e) DC/19/02993 - Planning Permission for the erection of Erection of two storey front and side extension and single storey front extension (following demolition of existing garage); extend dropped kerb by 3.66m @ 39 Rowan Way
- f) DC/19/02870 – Planning Permission for the erection of cart lodge and creation of new vehicular access; erection of entrance gates and fence @ Greenwood, Hollow Lane

11. DATE OF NEXT MEETINGS –

- a) to confirm the date of the next Parish Council Meeting as scheduled for 4th September 2019 commencing in the Community Library, Norton Road.

12. CLOSE OF MEETING – there being no other business the Chairman closed the meeting at 21.18pm.

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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
CCG	Clinical Commissioning Group
Chq.	Cheque
Cllr.	Councillor
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
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
TBC	To be confirmed
TCC	Thurston Community College
TNPSG	Thurston Neighbourhood Planning Steering Group
TPO	Tree Preservation Order
TRO	Traffic Regulation Order
VAS	Vehicle Activated Sign

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