

**THURSTON PARISH COUNCIL**

MINUTES of a MEETING held on Wednesday 22 April 2020 at 2.30pm by VIDEOCONFERENCE to review the responses to be made to Planning Applications under Delegated Authority to the Parish Clerk.

**Present (by video):** Cllrs. Dashper (Chair) & Rainbow (Vice-Chair), Mrs V Waples, Parish Clerk.

1. **OPENING** – it was confirmed that the meeting had been called to discuss the planning applications as identified in Agenda Item 4 below and to agree the following recommendations which will be made under the Delegated Authority given to the Parish Clerk in accordance with Parish Council Minute #5a of 2019/58 and would be submitted to Mid Suffolk District Council.
2. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** – there were no declarations of pecuniary interest nor local non-pecuniary interests received. There were no gifts of hospitality exceeding £25 declared.
3. **MINUTES** – it was noted that these minutes and a record of all recommendations made under Delegated Authority would be presented to the next full Council meeting for formal approval and adoption.
4. **PLANNING APPLICATIONS** – the Clerk confirmed that all Thurston Parish Councillors had been emailed a copy of the agenda and had been invited to submit comments. These had been received by 10<sup>th</sup> April 2020 and it was confirmed that these comments had been circulated to both the Chair and Vice-Chair along with copies of the Clerk's Draft Responses to all applications as per the list below. A late submission had been received by the Agents acting for DC/20/01182 & DC/20/01183 in which attention was brought to the meeting of the submissions by not only the applicant but also the Conservation Officer in support of the planning application. It was stated in the late submission that by providing two dwellings and taking a holistic approach to the site, this development proposal can be carried out viably to preserve Stable Barn and it's farm-yard setting. It was confirmed that the late submission had been viewed by the Clerk, Chair and Vice-Chair of the Parish Council.

The Chair and Vice-Chair confirmed that they had read the Clerk's proposed response to the applications listed below and the following steps were agreed and would form the Parish Council's response to the applications received:

- a) **DC/20/01183 – Application for listed building consent – conversion of barns to residential use to form 2 No dwellings and ancillary storage @ Grove Farm, Barrells Road**  
&
- b) **DC/20/01182 – Full planning application – conversion of barns to residential use to form 2 No. dwellings and ancillary storage @ Grove Farm, Barrells Road**

It was noted that Stable Barn had been on the 'at risk' register for a number of years and that whilst this proposal would result in the building being preserved, the principal of allowing a further building was not one that could be supported by the Parish Council given its previous stance over dwellings in the rural environment and conformity with the made Thurston NDP.

It was agreed that, following comments received from Councillors, the Parish Council would object to both planning applications for the following reasons:

Contrary to Spatial Policy of the Thurston NDP – contrary to CS1 of the Core Strategy; Contrary to proposed settlement boundary of the draft Joint Local Plan; Contrary to Policy 2 of the Thurston NDP  
Reliance on motor vehicle to access amenities and services; lack of safe pedestrian and cycle access to facilities and services; no requirement for the provision of the type of dwelling being offered; highway access; impact on rural area given the location in which it is set.

So approved at the meeting of 06.05.20 with agreement for minutes to be signed by the Chairman away from the meeting.

c) **DC/20/01249 – Application for reserved matters - submission of details under Outline Planning Permission 5070/16 – appearance, landscaping, layout and scale in respect of Phase 2 – erection of 104 no. dwellings @ land on the North side of Norton Road**

It was agreed that, following comments received from Councillors, the Parish Council would be recommending REFUSAL of the application unless the issues raised below can be satisfactorily resolved:

lack of meaningful engagement with the Parish Council contrary to recommendations of Planning Referrals Committee of July 2019; density increased by incorporating the outstanding approved numbers into a much smaller area; failure to take into account the comments made by the Planning Referrals Committee of July 2019 or even the Officer Report for that meeting; urban feel to the manner in which the dwellings have been sited; failure to take into account SCC's Suffolk Design for Residential Areas; failure to take into account the Thurston Character Assessment of 2017; tunnel effect of layout and lack of a rural feel given that this phase will be located on the very edge of the village; size of dwellings; use of 2.5 houses in plan (contrary to wishes of Planning Referral Committee of July 2019 and the Parish Council's); lack of parking spaces in particular visitor parking; lack of play provision in accordance with S106 planning obligation – use of woodland area to be discussed; safety risks of potential increase in numbers given that the school was effectively part of the same site.

It was also noted that despite requests submitted by the Clerk and the Ward Members to the Planning Officer for clarification that advice had been given and sought to the applicant on increased number for this site, to date no response had been received on this matter.

**5. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:** the meeting noted the determination by the Local Planning Authority of the following planning applications:

- DC/20/00547 – planning permission – erection of a single storey rear extension @ Meadowcroft, 21 Barton Road
- DC/20/00689 – planning permission – erection of single storey rear and side extension (following demolition of existing garage). Erection of detached garage @ May Bowers, 72 Barton Road
- DC/20/00068 – discharge of conditions for 5070/16 condition 7 (external public lighting) part discharge for plots 1-87), Condition 18 (road safety audit – Eastern access road), Condition 19 (road safety audit – western access road), Condition 21 (manoeuvring and parking) (part discharge for Plots 1-87) and Condition 22 (refuse and recycling bins) (part discharge for plots 1-87) @ land on the North side of Norton Road
- DC/19/05386 – planning permission for the erection of 1 No dwelling and garage @ Plot 8, off Cedars Close
- DC/20/00573 – planning permission for the erection of single storey dwelling @ land adjacent to Highmead House, Ixworth Road
- DC/20/00643 – discharge of conditions for DC/19/02756 – Condition 10 (surface water discharge prevention), Condition 11 (Refuse bins and collection areas), Condition 12 (provision of parking and turning), Condition 13 (cycle storage/charging points) @ land west of Elgin Lodge, Barrells Road
- DC/20/00579 – refusal of planning permission for the erection of a home workshop and storage barn, home office space and fitness room (resubmission of DC/19/02105) @ Woodland Lodge, 19 Furze Close

**6. To note the following communication received:**

- a) Ministry of Housing, Communities and Local Government – Planning Update Newsletter – March 2020

**7. To confirm the date of future meetings:** it was noted that the next review would take place by videoconference on Wednesday 29<sup>th</sup> April at 6.30pm.

**8. Close of the Meeting** – there being no other business the meeting was closed at 2.57pm.

So approved at the meeting of 06.05.20 with agreement for minutes to be signed by the Chairman away from the meeting.

## 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
CEO[TPC1].	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 approved at the meeting of 06.05.20 with agreement for minutes to be signed by the Chairman away from the meeting.