

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 14th October 2020 at 7.00pm by VIDEOCONFERENCE of Thurston Parish Council.

Present (by video): Cllrs. Dashper (Chair), Cllrs. Haley, Morris, Rainbow and West. Also in attendance (by video): Mrs V Waples, Parish Clerk.

1. **OPENING** – the Chairman opened the meeting advising all that the Video Protocol adopted by the Parish Council, would be enacted for this meeting. *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) There were no applicable apologies for absence.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of pecuniary, local non-pecuniary interest(s) and personal interests in items on the agenda and their nature including gifts of hospitality exceeding £25 – there were no declarations declared for the agenda under discussion.
 - b) To receive declarations of lobbying for planning matters on the agenda – there were none declared.
 - c) To receive requests for dispensations – none had been received prior to the meeting.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:** (all as previously circulated) and to agree that delegated authority be given to the Chair to sign the minutes outside of the meeting:
 - a) Minutes of the planning committee meeting of 30th September 2020 - all agreed that the minutes as presented were a true and accurate record of the meeting that took place, aif.
5. **PUBLIC FORUM:** *due to government advice relating to public meetings, it was confirmed that the Meeting ID and Password for this meeting had been made available via the website and the parish noticeboards for those who wished to join the meeting* - there were no members of the public present. The meeting was informed of an email sent in relation to Planning Application: DC/20/04058 in which objections were to be submitted on the following grounds: overlooking and reduction of privacy. A request had been submitted for the Parish Council to revisit this application and support the objectors. All were in agreement that there were no material grounds for objection and that the members of the public should ensure that their comments were submitted to the determining authority.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
 - a) DC/20/03764 – Planning application – installation of external air conditioning units @ Little Cedars, 58 Barton Road – it was noted that this was a commercial premise application and the comments submitted by the EHO appear to be well versed in monitoring matters such as these. It was noted that the units could be running 24 hours and there might be some background noise, but the papers submitted by EHO made reference to this. All agreed to support the application, aif.
 - b) DC/20/04215 - Householder application – erection of single storey rear extension @ 28 Oakey Field Road Field Road – noted that this appeared to be replacement of an existing conservatory. Agreement was forthcoming to support on the grounds that there was no detrimental impact on the neighbouring properties or on the host dwelling, aif.
 - c) DC/20/04210 - Application for works to trees subject to a Tree Preservation Order (MS81, A3) - 1no Field Maple - Reduce in height by 1.5-2 meters. 1no Beech - Lift canopy up to 5m over play-house, remove crossing branches. 3no Sycamores - Side back canopy the fence line. 1no Pine - side back canopy to fence line. 1no London Plane - Remove lowest branch. 1no Wild Cherry - Reduce canopy

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one side over garden by 1.5 meters (All trees overhanging garden) @ Oakwood House, Pokeridge Gardens – it was noted that most of the trees were not in the property but were in the grounds of Thurston Place and that permission of the landowner had been given for the works to take place. It was also noted that some work had been carried out previously and that the proposal was to take the trees back to points of the previously completed work which in essence was back to the boundary, all of which appeared to be general maintenance. All agreed to support the application.

- d) DC/20/04427 – Application for works to trees subject to a Tree Preservation Order (MS52/T2) - 1 No Oak – raise canopy and cut out dead wood (maintenance) @ 13 Norton Road – all were in agreement to support the works as general maintenance, aif.

7. PLANNING APPLICATIONS DETERMINED: to receive details of the planning application considered by the Local Planning Authority (Mid Suffolk District Council):

- a) DC/20/02953 – refusal of planning permission for the erection of a first-floor extension over garage, single storey front extension and two storey side extension @ The Firs, Church Road – the meeting noted the reasons for refusal.

8. TO NOTE THE FOLLOWING PLANNING APPLICATIONS WILL BE DISCUSSED AT FULL COUNCIL MEETING OF 4TH NOVEMBER 2020 AS THEY ARE SIGNIFICANT APPLICATIONS: *it was confirmed that the Planning Officers had agreed an extension to 6th November 2020 for all three applications.*

- a) 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 - reason(s) for re-consultation: Revised drawings dated 22/09/20.
- b) DC/20/01716 - Hybrid Application: Erection of 171 No dwellings (inc. 60 affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 no self-build plots (applied for in outline with all matters reserved, access to be considered) @ Land On The North Side Of, Norton Road – reason for re-consultation: revised drawings dated 22/09/20.
- c) DC/20/04517 – Application for modification or discharge S106 planning obligation dated 11th October 2017 relating to 5010/16 and subsequent appeal APP/W3520/17/3172098 – removal of affordable housing @ land at Norton Road (Hopkins Homes)

9. TO NOTE THE FOLLOWING PLANNING MATTERS:

- a) SN/20/00234/SN – land south of Barrells Road – to note the road names chosen will be Maplefields and Rooks Mead.

10. TO RECEIVE AN UPDATE ON THE RESPONSES TO THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT'S CONSULTATION ON THE REFORM OF THE PLANNING SYSTEM: –

concern is that the reforms will become a developer's charter. Cities appear to be in support of this but there is a need to understand the requirement and the manner in which new dwellings will be built. Cllr. Haley made the meeting aware that in all of the papers he had read on this matter the issue highlighted was the impact on affordable housing particularly in rural areas. He also confirmed that a recent paper by the Community Land Trust had highlighted this issue whilst confirming the benefits of creating a Community Land Trust to deliver affordable housing and suggested that this should be explored by the PC and NDP team in the near future.

- a) Planning for the future - the planning white paper (NALC deadline for responses 15 October) – Council approved the paper as submitted by the Clerk and agreed that the responses to the questions as written by NALC should be submitted as the Council's formal response.
- b) To approve the letter to be sent to Jo Churchill, MP re the planning white paper – it was agreed that the letter as written which focused on the significant issues relating to Affordable Housing should be sent as a lobbying paper to Jo Churchill, MP. It was noted that a significant number of external papers and webinars attended by all focused on the impact that the planning reforms would have on affordable housing for rural areas.

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c) To note comments for inclusion in the response to the MHCLG with regards to Affordable Housing – all agreed to support the comments as submitted in the paper by the Chairs of the NDP which would be forwarded direct to the MHCLG as part of the Council’s submission.

11. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:

a) 11th November 2020 – via Zoom - commencing at 7.00pm

12. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 19.32.

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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
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
EHO	Environmental Health Officer
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
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

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