

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 30<sup>th</sup> September 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 16<sup>th</sup> 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.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
  - a) DC/20/03844 – householder application – demolition of the existing garage and outbuildings and erection of a self-contained granny annexe. New hardstanding driveway (revision of scheme approved under DC/17/05596) @ 27 Oakey Field Road. Changes to the scheme:
    - Removal of 1200x1200 window to the west elevation in the living room
    - Increase overall footprint of self-contained annexe from 48 square metres to 63 square metres
    - Move footprint of self-contained annexe 2.5 metres instead of 1 metre away from the Northerly Boundary of the site
    - Increase the proposed driveway to the east side of the self-contained annexe to allow for proposed vehicles to turn ‘front facing’ in the as approved driveway
    - Variation to the as approved size of the bathroom window from 500mm wide x 1050mm high casement to a modest 1200mm wide x 450mm high casement in the south elevation -  
 The meeting agreed that it this was a significant proposal which in effect could be a sizeable bungalow in the back of a small garden. It was acknowledged that the proposal, given its size would block light out to the neighbouring property in 35A. It was mentioned that the on-site plan shows that there is evidence of a building which is in fact a full-size static caravan in the neighbour’s garden. It was agreed that the area has been impacted by such additions. In previous approval there was a condition that it did not become a stand alone dwelling. Noted that this is a larger proposal in terms of sq. footage. Post November 2017, all separate dwellings were considered to have a significant impact on the infrastructure in the village. It was agreed that the proposal did

So approved at the meeting of 14.10.2020

not fit with the description of a granny annexe and that it would have a negative impact on neighbouring dwelling in terms of light. The committee agreed that it wished to move away from the preference for the splitting of gardens and infilling in areas that would have a negative impact on the character of the area in which they were set and that this should be refused on the grounds of loss of light; significant impact on residential amenities and overcrowding of the plot in which it is situated. If approved then it must remain ancillary to the existing dwelling and the original condition upheld, aif.

- b) DC/20/03899 – householder application – erection of a first floor, two storey and single storey extensions @ 51 Oakey Field Road – noted that this was an extension to an existing property which would have little impact on neighbouring properties or the street scene. Agreed that in terms of impact there was no weighting to refuse and the meeting agreed to support this application, aif.
- c) DC/20/04058 – householder application – erection of raised decked platform (retention of) @ Maple House, Church Road – sizeable construction with a significant part of the platform hanging over the cliff. The one next door is not comparable with the one being proposed but it was noted that this would overlook the remaining property and will be visible from the road. The meeting agreed that as there were no objections from the neighbouring property, the Committee agreed that it was minded to support, on the proviso that a building inspection was carried out to ensure compliance with Building Regulations.

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

- a) DC/20/02934 – planning permission for the erection of a single storey side extension @ 3 Sandpit Drive
- b) DC/20/02950 – planning permission for the erection of side single storey hipped roof extension @ 33 Heather Close
- c) DC/20/03816 – Discharge of Conditions for application 4963/16 – Condition 11 (Surface Water Drainage Scheme), Condition 12 (Surface Water Drainage Scheme), Condition 13 (Sustainable Urban Drainage System) and Condition 14 (Construction Surface Water Management Plan) @ land to the west of Ixworth Road.
- d) DC/20/02930 – withdrawal of planning application for severance of part of garden and erection of 1 No two-storey detached dwelling and creation of new vehicular access @ 18 Oakey Field Road.

**8. PLANNING APPEALS DETERMINED: to receive details of the planning appeals considered by the Planning Inspectorate:**

- a) APP/W3520/C/19/3238783 – land off Beyton Road – Appeal A – to succeed in part only (planning permission granted for the creation of new vehicular access) remaining aspects of ENF/14/00200 to be upheld and planning permission is refused; Appeal B – dismissed and the enforcement notice is upheld and planning permission is refused.
- b) APP/W3520/W/20/3254390 – land on the southern side of Barrells Road – appeal against the refusal of planning permission by Mid Suffolk DC for the demolition of a barn and the erection of a detached dwelling (DC/20/01617) – appeal is dismissed.

**9. TO RECEIVE AN UPDATE ON THE RESPONSE TO THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT CONSULATION ON THE REFORM OF THE PLANNING SYSTEM:–**

- a) Planning for the future - the planning white paper (NALC deadline for responses 15 October) – paper will be written and submitted to Council for deliberation at the meeting on 7<sup>th</sup> October 2020.

**10. TO CONFIRM THE DATE OF FUTURE MEETINGS:**

- a) 7<sup>th</sup> October 2020 – full Council Meeting – via Zoom - commencing at 7.00pm
- b) 14<sup>th</sup> October 2020 – Planning Committee Meeting – via Zoom – commencing at 7.00pm

**11. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 19.30.**

So approved at the meeting of 14.10.2020

## 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
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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