

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 17<sup>th</sup> November 2021 at 6.30pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Haley, Morris, Rainbow and West. Also in attendance: Mrs V Waples, Parish Clerk and Mrs A King, Deputy Clerk.

1. **OPENING** – the Chair opened the meeting advising all that the Protocol adopted by the Parish Council for reporting at Parish Council Meetings, 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.
  - b) Council consented to accept these apologies.
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 – Cllr. Morris declared a non-pecuniary interest in planning application DC/21/04549 due to her position on Thurston Relief in Need Charity who were the landowner (held the land in trust) for the site in question and Cllr. Haley for the same application due to the proximity of the proposal to his land.
  - b) To receive declarations of lobbying for planning matters on the agenda – there were no such declarations made.
  - c) To receive requests for dispensations – there were none received.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
  - a) 17<sup>th</sup> November 2021 - approval of the minutes as previously circulated was given along with consent for the Chair to sign the minutes as a true and accurate record of the proceedings that took place, aif.
5. **PUBLIC FORUM:** – to receive issues from members of the public present on the agenda items as listed under Agenda Item 6 below:
  - a) From members of the public present – there were no members of the public present.
  - b) Written representations submitted prior to the meeting - the Clerk confirmed that none had been submitted.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
  - a) DC/21/06212 – Application under Section 73A of the Town and Country Planning Act – variation of Condition 2 (approved plans and documents) of planning permission Dc/21/01615 dated 17.06.21 – erection of 2 No detached dwellings and garages. To allow design changes and repositioning of Plot 1 only @ Plot 1 and 2, land north of Cedars Close – the meeting agreed that it had no comment on the variation being proposed and that this option would be the Council’s preferred stance, aif.
  - b) DC/21/06195 – householder planning application – conversion of existing garage loft to office with rooflights and external staircase @ Roswell House, Great Green – it was noted that this was just office space with no services laid on. The meeting agreed that there was no reason not to support the application as submitted, aif.
  - c) DC/21/06275 – Duplicate Application – Submission of details (reserved matters) for Outline Planning Permission DC/19/03486. Layout, scale, appearance and landscaping to be considered for the construction of 210 no dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ land southwest of Beyton Road – overall a real issue with this application and once again disappointed with the response from

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Network Rail and Public Realm at MSDC. All agreed that the Council should discuss with Public Realm as to why they have taken the stance they have and supported the limited play provision. All agreed that the Council's response to the first application still stood and that the Clerk was also asked to bring in the comments made by the Inspector's comment regarding the JLP Spatial Strategy etc; the extant JR and that overall a decision on the outline planning permission was still awaited, aif. The process of submitting a duplicate application was questioned and it was noted that this was similar to the applications submitted by Hopkins Homes for Thurston Park.

- d) DC/21/06343 – Application under Section 73 of the Town and Country Planning Act – variation of Condition 1 (approved plans and documents) of reserved matters approval DC/21/02372 dated 16.06.21 (Outline Planning Permission DC/17/04938 – erection of 1 No dwelling) to allow repositioning of dwelling @ Ashdown, Poplar Farm Lane – all agreed that the repositioning of the dwelling would have no material impact and as such supported the application as submitted, aif.
- e) DC/21/04549 – Re-consultation – Planning Application – erection of a 54 No unit extra care Affordable Housing scheme comprising of 40 apartments, 14 bungalows and communal areas with associated car parking and landscaping @ land south of Heath Road – it was agreed that the meeting was still supportive of the proposal but that it wished to push back on some of the items raised in its submission of 23<sup>rd</sup> September 2021 (Climate Change / Sustainability) – with reference to the changes to NPPF in terms of biodiversity, climate change and comments previously made by the Parish Council in its submission dated 23<sup>rd</sup> September (Points 8 and 9), the meeting concluded that it would like to see these points addressed in more detail. It was agreed that the meeting supported the submission of continuing support for the proposal and should continue to have a dialogue with the applicant on those items it would like to see expanded, aif.
- f) DC/21/06629 – Application for Outline Planning Permission (access points to be considered, appearance, landscaping, layout and scale reserved) Town and Country Planning Act 1990 – erection of 1 No self-build dwelling @ land north of Poplar Farm Lane, Great Green – it was noted that this was the same plot, same reasons as to those that had been previously submitted. Impact on Poplar Farm Cottage, lack of acknowledgement of the proximity to the Listed Building, ecology report dated 2018. Limited details submitted. Reasons as outlined for the previous applications (and Harveys Garden Plants) still stand and all agreed that the original response should be repeated along the lines of lack of connectivity, outside of BUAB, proximity to Listed Buildings, impact on transport system and the application recommended for refusal, aif.
- g) DC/21/06630 – Householder Application – i) formation of Juliet Balcony ii) alteration of rear opening @ Jasper Cottage, Church Road – the meeting agreed that it would support the proposal as submitted, aif.

#### **7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**

- a) DC/21/05701 – Planning permission for retention of outbuilding with included storage area and summerhouse @ Cambridge House, 4 The Rose Gardens
- b) DC/21/05130 – Refusal of planning permission for the erection of 1 No self-build dwelling with cart lodge @ land south of Whitefriars, Thedwastre Road
- c) DC/21/05554 – Planning permission for the erection of two-storey rear extension (following demolition of existing sunroom, single storey outbuilding and covered area). Erection of front open porch/canopy @ Popples, Barrells Road
- d) DC/21/05737 – Discharge of conditions for DC/20/01182 – Condition 15 (works to timber frame) and Condition 16 (internal protection measures) @ Grove Farm, Barrells Road
- e) DC/21/05736 – Discharge of conditions for DC/20/01183 – Condition 7 (works to timber frame) and Condition 8 (internal protection measures) @ Grove Farm, Barrells Road
- f) DC/21/01207 – Planning permission for variation of Condition 1 (approved plans and documents) @ Phase 3, Plot 2, land south of Barrells Road

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- g) DC/21/05047 – Application under Section 73 of the Town and Country Planning Act relating to DC/18/03811 for variation of Condition 2 (approved plans and documents) to allow alterations to internal layout and appearance of Units H-L and D-G @ Elm Farm Park, Great Green
- h) DC/21/06114 – Notification that prior approval for a proposed larger home extension was not required – erection of a single storey rear extension @ Stockholm Green farm Cottage, Barrells Road

**8. COUNCIL TO SUBMIT A COMMENT AS REQUESTED ON THE FOLLOWING:**

- a) Norton Road – Traffic Calming Measures - Council to review and comment upon the positioning of signs No 8 and No 9 (as per drawing 1202 previously circulated by email) – Council noted that there had been two comments to the original proposal – the Police and the Parish Council - who were in support of the amendments (as circulated in October 2021). This response now allowed the scheme to proceed to the advertising stage for the 3 legal Notices: Legal Notice for the traffic calming (humps); Legal Notice for the zebra crossing and Legal Notice for School Keep Clear markings outside the new school. It was also noted that there was a possibility of implementing the scheme in stages rather than all in one go (legal notices for the zebra crossing could be issued early January 2022). With regards to the request for a comment on the positioning of the signs No. 8 and No. 9 as per drawing 1202, it was agreed that there was nothing of note in the hedgerow and that as there was no intention for the total removal of either the trees or the hedgerow (merely a trimming back), there would not be a negative impact in terms of biodiversity. Provided the trees and hedgerow can be maintained, then the Parish Council would support the siting of the additional signs as demonstrated and as shown as No. 8 and No. 9 on drawing 1202, aif.

**9. COUNCIL TO NOTE THE FOLLOWING MATTERS COMING FORTH:**

- a) Receipt of a copy of BMSDC's letter to the Inspectors undertaking the Babergh and Mid Suffolk Joint Local Plan Examination regarding additional work to be undertaken – dated 18 November 2021 – Council noted the contents of the circulated letter.
- b) Receipt of a copy of the Inspectors response to the above letter in connection to the Babergh and Mid Suffolk Joint Local Plan Examination and the way forward – dated 9 December 2021 – Council noted the contents of the circulated letter.
- c) Receipt of a copy of BMSDC's response to the Inspectors – dated 10 December 2021 proposals for the way forward – Council noted the response and the agreement in principle by BMSDC to the Inspectors proposals noting that further discussion will be had on 16<sup>th</sup> December 2021.  
*Copies of the above letters can be found at: <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>*
- d) Copy of the Chief Planners Newsletter – November 2021 – Council noted the contents of the newsletter.
- e) Copy of the document from CPRE – Recycling our land: state of brownfield 2021 – Council noted the circulated document.
- f) Update re JR etc.

**10. TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**

- a) 19<sup>th</sup> January 2022 at Thurston Community Library, Norton Road commencing at 7.00pm.

**11. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 7.53pm

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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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