

**THURSTON PARISH COUNCIL**

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 16<sup>th</sup> February 2022 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

**Present:** Cllrs. Dashper (Chair), Morris, Rainbow and West. Also in attendance: Mrs V Waples, Clerk. As the meeting had been opened to all Councillors, also in attendance were Cllrs. Bond and Priscott.

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) Cllrs. Balaam, Cornell, Grant, Hay and Haley had sent their apologies due to personal circumstances.
  - 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 non pecuniary 00465 and 00487 due to proximity of residential location and 8a) as a Trustee of the Thurston In Relief Charity upon whose land the application had been made.
  - 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) 19<sup>th</sup> January 2022 - 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 pictorial evidence had been submitted for Agenda Item 8d.
6. **PLANNING APPLICATIONS TO BE CONSIDERED:**
  - a) DC/22/00443 - Full Planning Application - Erection of 1 No Self Build Dwelling with Cart Lodge (resubmission of DC/21/05130) @ Land South Of Whitefriars, Thedwastre Road – noted that the plot had moved back and was slightly smaller. Following a review of the PC’s previous response and the planning decision as issued for DC/21/05130, it was agreed that there were no reasons for the Council to change its comments as previously submitted and that a recommendation for refusal on those grounds be submitted, aif.
  - b) DC/22/00465 – Householder Application - Erection of two-storey rear extension and ancillary home office @ Stockhold Green Farm Cottage, Barrells Road – it was noted that the site had permitted rights for development with a large extension to the rear however the footprint was now smaller but being a two-storey extension required the submission of a full application. A concern was raised with regards to whether the terrace might overlook Stockhold Green Farm (listed building). Overall the proposal was an improvement on that which was originally submitted but the office building was noted as being closer to the highway boundary. The meeting recommended approval with a request that the proximity of the office building, which might affect the vision exiting onto the road to the right of the property, be flagged up to SCC Highways for a comment, aif.

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- c) DC/22/00603 – Full Planning Application – Erection of 1No. dwelling, cartlodge with games room over and new vehicular access (following demolition of outbuildings) installation of ground source heat pump and solar panels, creation of pond, landscaping and sewage treatment plant and vehicular access @ Land At Mill Farm, Barton Road – it was noted that following approval under Section Q on the barn would have allowed a maximum of five dwellings. With the barn removed, the impact was now restricted to the one dwelling that had now come forward. The impact of one dwelling on the road infrastructure was agreed to be minimal and that SCC Highways have recommended certain conditions for the visibility or splay of the entrance onto the public highway. It was noted that the Farmhouse was listed but there would be minimum impact. Ecology paper contains a number of recommendations which it was hoped would be conditioned and adhered to. The meeting agreed that it would recommend approval given that overall the proposal was an improvement on that which was currently there, aif.
- d) DC/22/00487 – Householder Application - Raise existing pitched roof, and new pitched roof over existing flat roof to main dwelling; Erection of front veranda. Convert existing garage into additional living accommodation replacing roof and raising eaves height. Erection of single storey pitched roof link extension. Alterations to fenestration including replacement/insertion/blocking up of doors and windows, replacement roof coverings, addition of weather boarding, alteration/extension of raised patio and alteration of driveway @ Willowdene, Church Road – whilst it was noted that this was next to a listed building, overall the design was deemed to improve the dwelling that which was currently on the plot. Recommendation for approval was agreed by all present, aif.
- e) DC/22/00045 - Full Planning Application - Erection of 56 No dwellings (inc. 20 affordable) together with associated access, infrastructure, landscaping and amenity space @ Land On The North Side Of, Norton Road - reason(s) for re-consultation: documents submitted 10.02.22 – Council agreed that it should continue with its stance of objection to its stance of refusal and also draw reference to the fact that the ecological surveys were out of date. All noted the concerns raised by a resident over the increase in street lighting and the impact this was having on moth mating and reproduction. All agreed to recommend refusal and to repeat the letter of 5<sup>th</sup> February 2022 along with the extra comments relating to ecological impact.

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

- a) DC/21/06630 – Planning Permission granted for - (i) Formation of Juliet Balcony (ii) Alteration of existing rear opening @ Jasper Cottage, Church Road
- b) DC/21/05178 - Discharge of Conditions Application for DC/20/01182 - Condition 3 (Visibility Splays), Condition 4 (License for Bats), Condition 5 (Ecological Appraisal Recommendations) and Condition 6 (Biodiversity Enhancement Strategy) @ Grove Farm, Barrells Road
- c) DC/21/06212 – Planning Permission granted for - Variation of Condition 2 (Approved Plans and Documents) and Condition 8 (Landscaping) of planning permission DC/21/01615 Dated: 17/06/2021 - Erection of 2no. detached dwellings and garages. To allow design changes and re positioning of Plot 1 only @ Plot 1 & 2, Land North Of, Cedars Close.
- d) DC/21/06854 – Prior Approval is not required for a a proposed larger home extension - Erection of a single-storey rear extension (following demolition of existing conservatory) @ 2 Birch Road.
- e) Appeal APP/W3520/W/21/3277900 - dismissal of appeal for application DC/21/02476 as refused by MSDC dated 22<sup>nd</sup> June 2021 – development proposal for the conversion of a barn to a dwelling.

#### **8. TO RECEIVE AN UPDATE ON PLANNING MATTERS RELATING TO THURSTON:**

- a) DC/21/04549 – Land south of Heath Road – Housing 21 – to receive and consider the response from Housing 21 with regards to the further issues raised by the Parish Council with regards to electric charging spaces – it was stated that the application was not scheduled for the Development Control Committee meeting of 23<sup>rd</sup> February 2022 to the Case Officer has not submitted their Delegated Officer Report. Council noted the response from the Architects when asked to consider increasing the number

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and location of electric charging spaces within the proposal. The meeting agree that it was disappointed that the applicant was not prepared to increase the provision and agreed that when the application goes before the development committee, the PC should be prepared to ask that the installation of further charging points be conditioned by MSDC. It was noted that the applicant was proposing to ensure that the installation of EV charging points would be future proofed to allow an easy expansion of the number if and when future demand increases.

- b) EN/21/00714 – Enforcement for land on the north side of Norton Road – to receive an update on the issues raised. Previous issues raised had covered: mud on the roadway (Meadow Lane); a need for ditch maintenance (concern was expressed that the ditch may collapse and overflow and so could need strengthening) and securing of fences (metal fences with signs attached noting: ‘Restricted access’ to prevent pedestrians cutting through certain areas on site). It was stated that improvements had been made on site to secure the area and that the verges had now been seeded and reinstated which would hopefully control the mud on the road. Enforcement Officers had also confirmed that the developer had stated that their technical team will be reviewing the condition of the ditch to determine whether maintenance works are required. The Clerk was asked to request that once the assessment had been carried out, the Council be informed as to the steps to be undertaken to address the issue.
- c) Utility lighting on Ixworth Road – to receive a response from SCC Highways on this matter – the Clerk confirmed that she had nothing further to note and was still awaiting a response from SCC Highways as to when delivery of the permanent lamps would be achieved so as to allow part night lighting switching gear to be installed. It was noted that a report from the developer and their lighting contractor was still awaited.
- d) Fencing and landscaping along Barrells Road – to receive details of the response from the Enforcement Team at MSDC – the email from a resident along with the response from the Enforcement Officer was noted by the meeting. All were in agreement that the Clerk should make MSDC Case Officers aware of the concerns of the resident and that such concerns echoed that of the Parish Council. It was agreed that the Clerk would enquire as to when details for the landscaping condition were to be signed off and whether the Parish Council could have an input. All agreed that close boarded fencing on some of the built plots was a concern and not in-keeping with the plans as originally submitted for the layout.
- e) Site cleanliness and issues relating to debris from Thurston Grange (Hopkins Homes) – to receive a response on the issues raised and action to be taken – the Clerk informed the meeting that she had been alerted by residents to the state of the Hopkins Homes site and the impact blown debris was having on neighbouring properties and the wide countryside. Agreement was forthcoming from the site manager that efforts would be made to clear the debris away and steps taken to ensure that similar issues were not encountered. The Clerk also informed the meeting that following further communication with the site manager over excess mud on Sandpit Lane, a road sweep was scheduled for each afternoon while they were mucking away, which could be extended to two if necessary. Unfortunately due to the weather they were finding it extremely difficult to keep on top of this but confirmed that they would do their best to control the mud on the road.

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

- a) 16<sup>th</sup> March 2022 at Thurston Community Library, Norton Road commencing at 7.00pm.

**10. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 8.30pm.

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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
CAS	Community Action Suffolk
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
PROW	Public Rights of Way
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
SLA	Service Level Agreement
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
VCSE	Voluntary, community and social enterprise organisations

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