

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 19th May 2021 at 7.15pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Haley, Morris, Rainbow, Thurlbourn, Turner and West. Also in attendance: Mrs V Waples, Parish Clerk, Mrs A King, Deputy Clerk, and no members of the public.

1. **OPENING** – the Chairman 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) Apologies for absence were received from Cllrs. Hay and Towers.
 - b) Council consented to accept the apologies received, aif.
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 – Cllr. Morris confirmed that she had been copied in on the email sent to the Clerk regarding DC/21/02476.
 - c) To receive requests for dispensations – there were none received.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:** (all as previously circulated):
 - a) Minutes of the planning committee meeting of 28th April 2021 - all agreed that the minutes as presented were a true and accurate record of the meeting that took place, aif.
5. **PUBLIC FORUM:** – whilst there were no members of the public present, the meeting was made aware of the following comments which had all been sent in via email:
 - DC/21/02476 which had been sent in via email – a summary of which was provided to the meeting:
 - Contrary to NDP
 - Over-development of site given the numbers approved already on part of the field
 - Existing building is not a barn
 - Unclear as to how much of the barn will be retained
 - Concern re impact on rural views
 - DC/20/01716 & DC/20/01249 –
 - Will the outline planning permission (2019) for up to 200 dwellings at the Norton road site be exceeded/ likely to be exceeded with the revised plans which include areas for future planning applications?
 - Are the "revised" plans meeting the needs of residents re Covid proof/ future pandemic proof.
 - Consider the impact on the local hospital both for regular outpatient appointments and A and E.

The Clerk was asked to respond to the above list as these had already been considered by the Parish Council in its various submissions.

 - No further developments along Barrells Road - it is already becoming out of character re density and size of development.
 - Issue of everyone in village (including the digitally excluded) being made aware of significant planning applications in village.
 - Should MSDC be encouraged to include in newsletter and give a 6-week response time (to allow for some time delay in getting into newsletter).

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The Clerk confirmed that she would also respond to the correspondent indicating that these were out of the hands of the Parish Council given that it was only a statutory consultee and advertised all planning applications to be discussed on noticeboards and on the agendas to ensure the public were aware and could make their own representations.

6. PLANNING APPLICATIONS TO BE CONSIDERED:

- a) DC/20/01716 – Hybrid application – erection of 171 No dwellings (inc. 60 affordable) together with associated papers, 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 – it was agreed that overall there was little or no change to previous submissions – the street scene has not changed, and lay-bys have now been removed. The Design Out Crime Officer was scathing of the layout and none of his comments have been addressed. It was commented that already in those areas built under Phase 1 there were cars parked on the verges with a lack of space to allow emergency vehicles to access the areas. Minor revisions to remove lay-bys will create more issues relating to parking and highway safety. Even less details regarding open space and play areas and no soft landscaping with houses leading directly onto the street. It was queried as to whether the PC should make the comment that it is incredulous that the same scheme is being repeated without addressing any of the issues previously raised by statutory consultees? It was agreed that the Clerk would reiterate the reasons for refusal as per the previous submissions, aif.
- b) 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 this would become an overdeveloped site yet again. There were no major differences and in essence the application was the same as previously and had merely replicated the minor amendments as submitted under DC/20/01716. The meeting agreed that it should make the same comments as previously and object on the grounds that the minor changes made no difference to the application, aif.
- c) DC/21/02476 – full planning application – conversion of and extension to barn to form 1 No dwelling @ land to the south of Barrells Road – it was agreed that all of the comments raised at the appeal stage remain valid and that concerns regarding the visibility splay and the impact on the countryside including the principal of development outside of the settlement boundary should form part of the Councils response, aif. It was further agreed that the Council’s concern that this could be split into two domiciles should also be raised, aif.

7. PLANNING MATTERS RELATING TO THURSTON - to consider further the following Planning Applications for which a response has already been issued:

- a) DC/21/01207 – Approval of reserved matters relating to DC/19/05114 – appearance, landscaping, layout and scale for the erection of 9 No. self-build dwellings. Phase 3 Plot 2 (resubmission of DC/20/04531) @ land south of Barrells Road
- b) DC/21/00811 – Discharge of conditions for DC/20/04834 – Condition 3 (Construction Management), Condition 5 (refuse Bins and Collection Areas), Condition 6 (Materials) and Condition 7 (Landscaping Scheme) @ Plot 8, Cedars Close
- c) DC/21/01638 – Planning permission for the erection of a single-storey side extension for benefit of use for registered disabled person @ 52A Oakey Field Road
- d) DC/21/01466 – Planning permission for variation of Condition 2 (approved plans and documents) for DC/19/02033 @ Corner Cottage, Hollow Lane
- e) DC/21/01643 – Planning permission for the erection of a two-storey side extension and front porch, creation of parking including dropped kerb (following demolition of existing porch) @ 18 Oakey Field Road
- f) Dismissal of appeal APP/W3520/D/21/3268029 for the retrospective planning permission for the erection of 4.6m raised platform ref DC/20/04058 @ Maple House, Church Road

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- g) DC/21/00919 – non-material amendment to DC/19/04787 in order to move substation 2 metres to the south of approved location. All other details to remain as previously approved @ land on the West side of Barton Road
- h) DC/21/01485 – planning permission – change of use of land to form gardens to serve Plots 2 and 3 @ land south of Barrells Road
- i) DC/21/02158 - Refusal of permission to carry out works to trees protected by a Tree Preservation Order @ 19 Blackbird Close

8. CONSULTATION – COMMUNITY INFRASTRUCTURE LEVY BID ROND SEVEN – Position Statement for Compliant Bid Project Reference M19-06 – Thurston Community College, Additional Land and School/Community Facilities

- a) Council to consider and respond to the bid application submitted – it was agreed that whilst the bid would allow the school to expand, for community support there did need to be an element that would allow the community to benefit from the facility. The meeting noted the stages outlined in the bid paperwork and that this bid was for the car park area only. All agreed that the Parish Council should support the bid provided there was a community benefit to be accrued from the proposal and that it fully supported the proposal being conditioned with a Community Use Agreement, aif.
- b) Access to the land to the north of the land required by the College under the above bid – the meeting was asked to consider the mechanism by which the Parish Council might be able to obtain the land to the north of parcel 1. The mechanism being proposed would require repayment by the Parish Council to SCC but would allow this to be undertaken once the Council's CIL money comes in. It was agreed that this would align the two bids from SCC and the PC as outlined in the CIL Bid Papers M19-06. All were aware though that the price being paid would be for educational use as opposed to amenity/open space and the Parish Council would need to square this would best value etc. It had been asked of the Community Infrastructure Officers as to whether the PC could submit a CIL bid for the difference between educational prices and amenity prices i.e. paying for the land from the community purse for the amenity. All agreed that on the backing of the bid, the PC should take up the option of easement and allocation and request SCC to ensure that Land 1 and 2 were included in its option agreement to purchase; a planning application be submitted for change of use for the land and a CIL bid be submitted to MSDC for the May 21 round, aif.

9. PLANNING MATTERS TO NOTE COMING FORTH:

- a) Ministry of Housing, Communities and Local Government – Message from Chief Planner
 - i. Planning Newsletter No 2 of 2021 — the meeting noted the contents of the letter circulated.
 - ii. Letter about additional support for neighbourhood planning (April 2021) – the meeting noted the contents of the letter circulated.
- b) Primary School – Footpath on Norton Road – the meeting was made aware of email correspondence between the Clerk and the Senior Development Management Engineer at SCC Highways Department who had met with Linden Homes to discuss a number of issues relating to the pedestrian access to the school and the fact that the footpath did not join up with Meadow Lane. As soon as a programme of works were agreed to address the issues raised the Clerk would be informed. Both SCC Highways and the Schools Infrastructure Programme Manager were aware of the issues relating to access.
- c) Neighbourhood CIL bid regarding Recycling Centre at New Green Car Park – it was noted that the New Green Trust had been unable to obtain one quote for the works required but had managed to put together a sensible estimate of the costs involved. However it had been pointed out there is a risk of a cost overrun, and a decision therefore needed to be made as to who would take the risk and ultimate cost if that were to happen. The meeting was made aware that the planning application for change of use had been submitted. The meeting was asked to consider the proposal that the Climate Awareness and Environment Committee submit the application for CIL funds to enable the project to be ex VAT and the New Green Trust be asked to underwrite the risk of any costs overrun. It was

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noted that ultimately the New Green Trust would receive the recycling credits. All agreed that this should be the course to be followed, aif. It was therefore agreed that the Deputy Clerk would liaise with New Green and once agreement was sought, would submit the bid prior to the deadline of 31st May 2021, aif.

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

- a) 23rd May 2021 at Thurston Community Library, Norton Road commencing at 7.15pm – *post meeting addition*
- b) 16th June 2021 at Thurston Community Library, Norton Road commencing at 7.15pm.

11. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 20.31pm.

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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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