

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 14th December 2022 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Balaam, Morris, and Rainbow. Also in attendance: Mrs. V Waples, Clerk and two members of the public.

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) Apologies for absence were received from Cllr. Haley due to personal circumstances and Cllr. West due to a personal commitment.
 - b) **Council consented to accept the apologies given, aif.**
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of disclosable pecuniary interests and other registerable interests as detailed in Appendix B of the LGA Model Code of Conduct – there were no such declarations received.
 - b) To receive notification of gifts of hospitality exceeding £50 – there were no such notifications received.
 - c) To receive declarations of lobbying for items on the agenda - there were no declarations submitted Cllr. Rainbow made the meeting aware that DC/22/05811 had been submitted by his neighbours.
 - d) To note the determination of requests for dispensations in accordance with Council’s Dispensation Policy – the meeting was informed that none had been submitted for determination.
4. **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
 - a) 12th October 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:** – the following matters relating to planning in Thurston were brought to the Council’s attention:

The Granary – issue is connected to development at The Granary – issues have been raised over the approval of the applications in 2011, 2015, 2016, 2019 – question that had been raised was who is accountable for the enforcement of the planning applications as approved? Plan in August was a separation of the site – 54 dwellings has been passed as a non-material amendment which in essence is contrary to the original plans. Approval for 134 car park spaces is insufficient for both residential and commercial users. Appears to have been a lack of control over the land and manner in which it is being developed with issues being raised over the access road to the 97 dwellings; access to enforcement to ensure they were fully aware of the consequences of this; impact that is being had on dwellings adjacent to the rear of the site along with the reconstruction of the wall. It was queried as to why there was not better infrastructure in the area to counteract the increase in traffic and whether there was a way for additional infrastructure to be taken from the developer to mitigate the impact of the hindrance to the village whilst development is taking place? *The Chair recommended that these concerns be highlighted in an email to the Clerk and the Parish Council would endeavour to assist with ensuring enforcement and the planning department were appraised of the situation.*
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE DISTRICT COUNCIL:**
 - a) DC/22/05628 – Householder application – erection of single storey rear extension (following demolition of conservatory); construction of 6 no. dormer windows in conjunction with loft conversion @ 1 Mill Lane – **all agreed that the visual impact would be minimal given the hedgerow surrounding**

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the property and that the proposal would have very little impact on neighbouring properties, should be supported, aif.

- b) DC/22/05811 – Householder application – erection of single storey front porch extension; erection of single storey rear extension and conversion of garage to playroom/store and construction of pitch roof replacing existing flat roof @ 20 Birch Road – **all agreed that the proposal would have limited or nil impact on the street scene, that the materials were in-keeping, and that the application should be supported, aif.**
- c) DC/22/05913 – Householder application – raising roof to form storage for renewable energy system and re-ordering of conservatory @ Bridge End, 65 Church Road – whilst it was noted that this might be out of keeping with the remainder of the dwellings on the street, it was noted that the proposal was for a self-contained extension and that there were no material reasons to recommend refusal. **All agreed that the Council should support the proposal, aif.**
- d) DC/22/06067 – Application for Approval of Reserved Matters following approval of DC/19/05155 submission of details for appearance, landscaping, layout and scale and condition 6 (parking and turning) for erection of 1 no. dwelling with provision of internal access road and landscaping @ land at Navarac, Great Green. The aforementioned outline planning application was not an environmental impact assessment application - fourth property on the site – outside the BUAB and outside of the principals of the Thurston NDP but the precedent was set with the first approval on this site. **All agreed that the original response as submitted for the outline application should be repeated and that the Council should recommend rejection on this basis, aif.**

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/22/04215 OUT – Refusal of application for Outline Permission (All Matters Reserved) Town and Country Planning Act 1990 (as amended) - Erection of 3 no. detached self-build dwellings @ Land East Of Woodlands, Barrells Road.
- b) DC/22/04360 – Planning permission for the erection of single storey rear extension and canopy linked garden room (following demolition of existing lean to and removal of oil tank) @ Appletree Cottage, Great Green.
- c) DC/22/04723 – Permission granted for works to trees subject to Tree Preservation Order MS276/G2- Reduce lateral limbs of 3 No. Norway Maple (T1, T2 and T3) on the north side of tree by up to 3/4 metres. Reduce lateral limbs of 1No. Sycamore on the west side of the tree by up to 3/4meters @ 3 Marley Close.
- d) DC/22/04722 – Permission granted for works to trees subject to Tree Preservation Order MS276/G2 - Reduce the lateral limbs of 2No. Poplars (T1 and T2) on the west side of the tree by up to 3/4 meters. Reduce the lateral limbs of 1No. Scots Pine (T3) on the west side of the tree by up to 1-2 meters @ 2 Marley Close.
- e) DC/22/4725 – Permission granted for works to trees subject to Tree Preservation Order MS297/A1 - Reduce the lateral limbs of 1No. Lime (T1), on the west side of the tree by up to 3/4 meters. Reduce the lateral limbs of 2No. Scots Pine (T2 and T3), on the west side of the tree by up to 3 meters. Reduce the lateral limbs of 1No. Sycamore (T4), on the west side of the tree by up to 3/4 meters @ Redmarley, 87 Barton Road.
- f) DC/20/01249 – Approval of 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.
- g) DC/22/04594 - Planning permission for the erection of extensions and alterations and creation of permeable bound aggregate surface finish to existing driveway @ 8 Heather Close.
- h) DC/22/04623 – Planning permission for the erection of double detached garage @ May Bowers, 72 Barton Road.
- i) DC/22/05078 – Planning permission for the erection of a single storey flat roof extension to provide wheelchair accessible bathroom @ 12 Royston Drive.

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8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) Development at land on the north side of Norton Road – Council has been requested to consider proposing six road names for Parcel 2A (42 plots) and parcel 2B (11 plots) – **it was agreed to suggest that the surnames of past Nether Hall Owners – Chinery; Greene; Bassett, Bacon, Tyrell as well as Nether View for the road names as all were deemed to have a local connection, aif.**
- b) Thurston Parish Infrastructure Investment Plan (PIIP) – Meeting to agree that this Committee, being the committee best placed as the lead on planning matters relating to the parish of Thurston, be tasked with undertaking a review of the Council's PIIP – the meeting formally agreed that it would undertake this task and that works relating to infrastructure and highways works arising from the "significant five" should be fed into this piece of work. The Clerk confirmed that she had been in discussions with a company to obtain costs to carry out traffic counts to see how movement aligned to that predicted in the AECOM report of 2019. Particular areas of concern would be the Ixworth/Norton Road crossroads and Pokeridge Corner. The meeting was reminded that SCC Highways Infrastructure Manager, at the recent meeting with Network Rail, had confirmed that no traffic counts had been undertaken since 2019. It was agreed that this work would be necessary prior to any meetings with SCC and MSDC to discuss lack of progress on highway infrastructure as approved in the planning applications for the significant five.
- c) To note the release of BMSDC's Joint Homes and Housing Strategy issued October 2022 – the release of the document was noted and that currently there was no need for further input from the parish council.

9. PLANNING MATTERS IN GENERAL

- a) To note the new measures set out by HM Government in the Levelling Up and Regeneration Bill to place local communities at the heart of the planning system – all noted the – see email re comments
- b) To note the release of the Planning Newsletters from the Chief Planner (Department for Levelling Up, Housing and Communities) dated 4th November and 28th November 2022 – Council noted the latest newsletters and their content.

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

- a) 25th January 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

11. TO RESOLVE THAT UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED

– Council resolved that members of the public be excluded from the meeting due to the sensitive nature of the matter being discussed and that early release might be prejudicial to the Council's position, aif.

- a) To consider further matters relating to a proposed residential development of land within Thurston – **the meeting agreed amendments to the circulated confidential document which were believed to reflect the position in which the Council found itself, aif. It was agreed that this would be passed to the other party for their approval prior to release to the wider public. Agreement was forthcoming that any amendments, following discussion with the other party, would be approved via email to ensure continuity within a reasonable timeframe, aif.**

12. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 20.13pm.

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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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