

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 15th March 2023 at 7.00pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Balaam, Morris, Rainbow and West. Also in attendance: Mrs. V Waples, Clerk; one member of the public and for Agenda Item 5a: Mr R Fawcett (Chair) and Mrs S Dawes (Trustee) both of the Friends of Thurston Library, Mr A Wilkinson, Architect and Mr B Leeke from Suffolk libraries.

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 as all were present.
3. **DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTEREST FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £25** –
 - a) To receive declarations of disclosable pecuniary, non-registrable and other 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.
 - 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) 15th February 2023 - **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:**
 - a) to receive a presentation from the Chair of the Friends of Thurston Library Group on the feasibility drawings for the expansion of the Community Library in Thurston – introductions were given, and it was confirmed that Mr Leeke was in attendance to highlight the importance of this expansion for Suffolk Libraries as Libraries were seen as a vital route for connectivity to and a great asset to the community. It was confirmed that the community, given its growth over recent years, has outgrown the space, and all are keen to push this project forward. Accepting that there were a number of issues and challenges that need to be resolve, SCC was committed to the project and fully supportive. Mr Wilkinson provided a short presentation on the concept drawings with explanations as to how the space was envisaged to be used given the parameters set before the Library. The following was noted: existing buildings have a hipped roof and there will be an awkward geometry if the new build tries to replicate this; proposal is to realign the external footpath to give a little more room for the building layout; a further explanation of layout and functionality of the rooms was given as well as an explanation for the need to increase the number of toilets to ensure compliancy with increased usage of the space. Further discussion with stakeholders will need to be had prior to the planning application being submitted.

Questions raised covered:

Is there to be an increase of parking provision? Response was that the provision that SCC sets for a library that is to be the size once expanded, shows that currently it satisfies that requirement – for any increase there is a need to have the discussions with other stakeholders, but Suffolk Libraries was willing to make the issue part of the engagement process. All noted that there is a need to address the misuse of the Library car park.

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What is the intended use of the outside space? It was stated that the concept is for a patio area, and a sensory garden with access to the garden from the front (as opposed to the rear).

Overall the meeting noted that discussion is still to be had with SCC as to the expansion of the school as per the email received from the Headteacher earlier that week. Funding issue is still to be resolved but the mainstream of funds is expected to be via a CIL bid. Confirmation was given that it will be SCC who will be submitting the planning application and the submission of the CIL bid as the statutory body with responsibility for Library provision.

- b) to receive issues from members of the public present on the agenda as written: there were no other matters raised.

6. PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:

- a) Appeal Reference: APP/W3520/W/22/3309911 – DC/22/04215 - 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 – Council to consider whether it wishes to submit further written representations. **All agreed that the Council had previously submitted a comprehensive response to this and that it there was nothing further to add to its position on this application, aif.**
- b) DC/23/00810 - Application for Works to Tree Subject to Tree Preservation Order MS65/T1 – Crown lift 1 No. Oak (T1) to 25ft. Reduce crown by 30% @ 34 Howes Avenue – **all agreed that the works being proposed were not of a significant impact and that the proposal was appropriate and should be supported, aif.**
- c) DC/23/00889 - Full Planning Application - Erection of smoking shelter (retention of) @ Victoria Inn, Norton Road – it was queried as to whether there would be an impact on the neighbouring amenities given the location of the shelter in terms of noise and smoke. Discussion followed over the placement of the shelter and **agreement was forthcoming that the application be recommended for refusal in terms of current location given the impact on the residential amenities of the neighbouring property and that it be recommended that the shelter be resited in a different area within the curtilage of the Victoria Inn, aif.**
- d) DC/23/00881 - Application under S73 for Removal or Variation of a Condition following grant of Planning Permission B/2464/1/Tw following appeal APP/1420/A/51519 dated 31/8/1962 (Erection of bungalow and garage and construction of vehicular access) Town and Country Planning Act 1947. To remove Condition Number: (ii) the occupants are not agricultural (or forestry) workers and have not been for decades, or at all, as detailed in the submitted Planning Statement (Durrants 2023) @ 1 Mill Lane – **the meeting agreed that it had no comment to submit on this application, aif.**
- e) DC/23/00964 - Householder Application - Retention of 1.8m close boarded fence and gate @ 3 Rooks Mead – it was agreed that the proposal impacts on neighbours and was out of keeping with the rural nature of the area. Discussion ensued as to whether the close boarded fence past the end of the garden line towards the railway line, should be returned to post and rail as that would be more in-keeping with the rural nature of the area. It was also noted that there were limited gaps in the fence to ensure the biodiversity and character of the rural area are fully protected and that the fencing created a tunnel effect down the road and had closed the sight lines of the road to existing properties. **All agreed that the committee should recommend refusal of the proposal to retain the 1.8 close boarded fence and gate, aif.**
- f) DC/23/00410 - Application for Outline Planning Permission (Access points to be considered, Appearance, Layout, Landscaping and Scale reserved) Town and Country Planning Act 1990 (as amended) - severance of garden and erection of 1 No. dwelling and detached garage and construction of new vehicular access to Mill Lane @ 1 Mill Lane – **all agreed that whilst the committee was content to support the proposal it should still make the point that the site was outside of the settlement boundary for Thurston, aif.**

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7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/22/05913 – Planning permission for raising roof to form storage for renewable energy system and reordering of conservatory @ Bridge End, 65 Church Road.
- b) DC/21/04549 – Discharge of Conditions – Condition 19 (Sustainability Measures) on land on the south side of Heath Road.
- c) SCC/0037/22MS – Planning Permission for the single storey standalone block which will offer new purpose-built teaching accommodation for 150 additional pupils, including three class bases, two science rooms, a science prep room and toilet facilities @ Thurston Community College, Norton Road.
- d) SCC/0121/22MS – Planning Permission for 18 additional car parking spaces for school use, using part of the existing grasscrete area adjacent to the playing field and the Air Training Corps car park @ Thurston Community College, Norton Road.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) DC/19/02090 – Proposal - Outline Planning Application (some matters reserved)- Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and semi-natural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable dwellings @ land to the East of Ixworth Road –
 - i. to receive a verbal update from the Clerk on the decision arising from the Mid Suffolk Planning Referrals Committee on 8th March 2023 in connection with this application – the Clerk provided the meeting with an update which confirmed that the Committee had supported the Officer Recommendation for Refusal and agreed that, should the application proceed to appeal (Gladman have indicated that they will so file), an informative note be placed on the refusal asking for the Secretary of State to request further investigation for the mitigation measures proposed for Bunbury Arms. One of the grounds for refusal was that the Council could now demonstrate a 10.88-year land supply.
 - ii. to consider whether the Council wishes to become a Rule 6 party (interested person) should Gladman appeal the planning decision taken by the Planning Referrals Committee at the meeting of 8th March 2023 – **it was agreed that the Council should be an interested party only and that it has no wish to enter into cross examination of representatives / witnesses from Gladman, aif. It was further agreed that the Committee did not want to incur further costs through legal representation at this time, aif.**
 - iii. if ii above is positive, to agree to initiate discussions with MSDC to understand each prospective case – **the meeting agreed that it would be sensible to enter into such discussions with MSDC and the Clerk was instructed to commence such conversations, aif.**
- b) DC/20/05894 – Proposal - Submission of details (Reserved Matters) pursuant to Outline Planning Permission DC/19/03486. Layout, Scale, Appearance and Landscaping for the construction of up to 210 dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ land south-west of Beyton Road – to receive an update from the Clerk on the decision arising from the MSDC Development Control Committee A – the Clerk confirmed that she had attended the meeting on behalf of the council and raised issues covering sustainable modes of transport both within the site; egressing the site and connectivity to the village using Thedwastre Road. The meeting was informed that the application was approved by a majority decision as detailed in the officer recommendation contained in the Tabled Papers and with the additional delegations as read out by the Chief Planning Officer – conditions approved were as follows: 1) Approved Plans (Plans submitted that form this application); Further details as to the external appearance and enclosure to pumping station; Construction Management Plan + include Parish Liaison commitment & working times; Further details of air source heat pump attenuation; Parish Liaison Plan; External Materials full details; Archaeology; 100% Electric vehicle charging; Delivery of air source heat pump and PV commitments; Minor adjustment to LEAP position and additional planting to its south; Delivery trigger for the start and finish of construction of the 3m wide cycleway/footpath to be agreed;

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Drawing attention to the associated S106, its triggers in respect of offsite highway improvements; Further details of play equipment, gym trail equipment; Further drawing showing removal of knee rail around from around attenuation basin and replacement with soft planting; Further detail of inlets, outlets and head walls; Notice to be displayed within play area site during construction of dwellings stating that the site will become a play area. That sign to remain in situ until play area is open for use; As required by Committee; As deemed reasonable by the Chief Planning Officer when issuing the decision. The commitment of DM Service to involve TPC in liaison plan preparation and to share draft Construction Management Statement and to encourage SCC to share S38/278 drawings with TPC was also noted. And (2) the following informative notes as summarised and those as may be deemed necessary: Pro-active working statement.

Following representation from the parish council and discussions from committee members, it was agreed that delegated authority be given to the Chief Planning Officer Delegate to review and negotiate: [a] the provision of shared cycle footway provision to create opportunity for cycling off road in the area of Mount Road and [b] to review and negotiate the layout of those plots with triple parking (except where in excess of standards) in order to materially reduce the number of plots where triple parking occurs.

Subject to the conclusion of [a] and [b] Reserved Matters would then be approved as per the recommendation in Tabled papers (and mentioned earlier) with the following amendments: Remove condition for LEAP position; Add condition Solar Panels provided prior to first occupation; Add condition requiring use of permeable surfaces where appropriate.

- c) Consultation under Regulation 16 of Neighbourhood Planning (General) Regulations 2012 (as amended), Submission draft Beyton Neighbourhood Development Plan 2018 – 2037 – [Submission documents](#) – **whilst the the meeting noted that the word focus was used in the spatial strategy policy, it was agreed that it had no comments to make on the consultation document, aif.**
- d) EN/21/000776 - Land at Beyton Road, Thurston – to receive an update on the case heard in the Magistrate’s Court on 13th March 2023 – the meeting was informed that the landowner did not attend Court however their solicitor was present on their behalf and the tenant Byford attended the hearing representing themselves. The Courts were informed that some corrective action has taken place over the weekend in complying with the requirements of the two Enforcement Notices however an adjournment to proceedings was requested. After hearing a summary of the offences against the defendants, it was agreed to allow an adjournment but that this was for until 2.00pm on Monday 24th April 2023 to allow the defendants a period of time so that the requirements of the two enforcement notices would be complied with. A site inspection will be carried out by the Principal Planning Enforcement Officer in due course to see what progress has already been made. Further site inspections will be carried out to ensure that full compliance with the two enforcement notices is achieved. Updates will be provided when they are next available.

9. PLANNING MATTERS IN GENERAL

- a) To note the release of the Planning Newsletters from the Chief Planner (Department for Levelling Up, Housing and Communities) February 2023 – Council noted the release of the newsletter covering amongst others: Proposed increase in planning fees; details on Biodiversity Net Gain implementation and LPA funding and Active Travel England Roadshow.

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

- a) 19th April 2023 at Thurston Community Library, Norton Road commencing at 7.30pm.

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- 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:** it was resolved that the public be excluded from the meeting as publicity of the matter would prejudice the negotiations by the council:
- a) To progress the decision to open discussions with a local trust over use of land for the provision of recreational and /or leisure facilities – **Following a discussion over current and future leisure and recreational provision in Thurston, all agreed that initial conversations should be progressed with the Charity over ownership and management, aif.**
 - b) Land to the west of Ixworth Road with outline planning permission for educational use – an update to this item was provided by the Clerk with all noting that agreement had been sought that the Parish Council should be involved in any discussions moving forward and that it would be seeking significant community gains.
- 12. CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 8.35pm.

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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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