

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 20 April 2022 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 and two members of the public.

- **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/>.*
- **APOLOGIES FOR ABSENCE** –
 - a) Apologies for absence were received from Cllr. Haley for personal commitments.
 - b) **Council consented to accept the apologies given, aif.**
- **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 under Agenda Item 7f) As a Trustee of the TRIN Charity. There were no further declarations received.
 - b) To receive declarations of lobbying for planning matters on the agenda – there were no declarations submitted.
 - c) To receive requests for dispensations – there were none submitted.
- **TO APPROVE THE MINUTES OF THE FOLLOWING PLANNING COMMITTEE MEETINGS:**
 - a) 16th March 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.**
- **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 – members of the public present commented on Agenda Item 6e) DC/22/01588. Comments raised covered: principle issue of build; planning statement – pre-application discussion noted; SCC Highways also consulted as part of pre-application, but no detail given as to their comments merely stated in the planning statement; anomalies within the planning statement as to the status of the application site - “domestic garden” in one paragraph and later on “brownfield Site”. Planning Officer has since clarified that it is not a brownfield site. Inadequate parking and manoeuvring ability is a concern. Disagree with the social aspect that this house brings a much-needed benefit to the village. General belief that it was going ahead for four bungalows as opposed to 8 houses. Believe the proposal is excessive and that 2 new access points on Mill Lane are inappropriate. Request submitted for Council to recommend refusal.
 - b) Written representations submitted prior to the meeting – none received.
- **PLANNING APPLICATIONS TO BE CONSIDERED:**
 - a) DC/22/00872 – Householder Application – erection of single storey rear extension @ Emoh, Church Road – **the committee recommended support of this application on the grounds that there would be no significant impact from the proposal, aif.**
 - b) DC/22/01515 - Application for a Lawful Development Certificate for an Existing Use, Operation or Activity including those in breach of a Planning Condition. Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015 - For unrestricted

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residential occupancy @ Hillside, Mill Lane – **all were in agreement that this would have no impact on the village and should be supported, aif.**

- c) DC/22/01675 - Householder application – conversion of and extension to outbuilding to form an annex for family use @ Magnolia House, Barrells Road – **all agreed that the Council’s support was linked to there being a condition that the outbuilding remain ancillary to the host dwelling, aif.**
- d) DC/22/01657 -Planning application – erection of garden room extension and alterations as per Design and Access Statement @ Victoria Inn, Norton Road – it was agreed that this was a substantive extension but was in keeping with the current build and within the curtilage of the plot. Whilst the Committee were acceptable of the development and the reopening of the public house, a concern was raised over the number of parking spaces as there is no public parking within the village. **The meeting agreed that it would support the application as submitted and raise the concern that if it becomes a popular destination parking may be an issue, aif.**
- e) DC/22/01588 - Application for Outline Planning Permission (Access points to be considered, Appearance, Landscaping, Layout and Scale to be reserved) Town and Country Planning Act 1990 - Erection of 8 No dwellings (following demolition of existing dwelling) @ 92 Barton Road – visibility splay at bottom of Mill Lane is not good; highway safety; overbearing; out of character over development; 3 or 4 houses or 4 bungalows would be acceptable. Issues on Mill Lane re parking; insufficient visitor parking within curtilage of site; issues with the overuse of Mill Lane vis-à-vis walkers and cyclists, no pavements along Mill Lane. Challenge the requirement for family homes given the scale of development being built in Thurston currently. Chair reminded all of the response would need to be based on the impact on highways; access and exit points onto Mill Lane; density; impact on neighbour amenity; development is within the BUAB, but it is on the boundary and the NDP is vocal on the treatment of the rural edge of the village. **All agreed that the response should be based on the points made along with the consideration that this would be considered excessive development on the edge of the built boundary, aif. Agreement was also forthcoming that this application should be subject to member call in and be flagged up to Development Control Committee.**
- f) DC/22/01974 - Application for Works to Trees subject to Tree Preservation Order MS52/A1 – Reduce 1 No. - Quercus Robur. (T1) by 2-3 metres @ 6 Lapwing Close – it was noted that the damage to the tree was required and that the tree would be balanced following the work to be undertaken. **The meeting agreed to support the application as submitted, aif.**

- **PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:**

- a) DC/22/00465 – Planning permission – erection of two-storey rear extension and ancillary home office @ Stockhold Green Farm Cottage, Barrells Road.
- b) DC/22/00487 – Planning permission - Raise existing pitched roof, and new pitched roof over existing flat roof to main dwelling; Erection of front verandah. Convert existing garage into additional living accomodation 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.
- c) DC/22/00443 – Refusal of planning permission – erection of 1 No. self build dwelling with cart lodge (re-submission of DC/21/05130) @ land south of Whitefriars, Thedwastre Road.
- d) DC/22/01461 – Discharge of Conditions Application for DC/17/02332 – Condition 15 (Sustainable Urban Drainage System) @ land on West Side of Barton Road.
- e) DC/22/00824 – Approval for a Non Material Amendment relating to DC/18/02713 – Change to approved external finish to Weatherboard Cladding and Render @ Aaland, Heath Road.
- f) DC/21/04549 – land south of Heath Road to receive a verbal update following the Deelopment Control Committee Meeting of 20th April 2022 – the Clerk and Cllr. West provided the meeting with an update in which it was confirmed that the application was approved unimously by the Committee. It was noted that the recommendations as outlined in the Officer’s Report were approved with the following additions: Ecological Mitigation condition recommendation (will include any wildlife

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friendly lighting); Highways condition shall include provision of disabled parking; EV shall be agreed prior to slab level as per SCC Highways condition and Energy statement – prior to slab level an assessment/review of the proposal for energy efficient and details of appropriate measures to secure high energy efficient shall be agreed. It was noted that the Area Planning Manager had provided clarity on the inclusion of a S106 condition for the affordable housing to remain so in perpetuity. Clarity had also been requested on whether the West Suffolk CCG Group could submit a CIL bid for increased capacity at nearby surgeries given the status of the application being a residential care home facility – this had not been given in sufficient detail whilst some members of the Development Control Committee had enquired over the extent the West Suffolk CCG were aware of the primary care needs of such a facility.

- g) Ixworth Road – planting scheme by Persimmon – the Committee was informed that the Clerk was dealing with an issue which had come to light over the new planting scheme that was being carried out as part of the landscaping conditions along the Ixworth Road shared cycle/foot path. It appeared that 3 Field Maple and 4 Beech Trees had been planted whereas the specifications were for Field Maples and Oak Trees.

- **TO CONFIRM THE DATE OF THE NEXT PLANNING COMMITTEE MEETING:**
 - a) 18th May 2022 at Thurston Community Library, Norton Road commencing at 7.00pm.
- **CLOSURE OF THE MEETING:** there being no other business the meeting was closed at 19.43.

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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

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VCSE	Voluntary, community and social enterprise organisations

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