

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 15th November 2023 at 7.30pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Balaam, Morris, Smith, West and Welham. Also in attendance: Mrs. V Waples, Clerk and six 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) Verified apologies for absence were received from Cllr. Rainbow.
 - b) **Council consented to approved the apologies submitted, aif.**
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 – Cllr. Welham Agenda Item 6. There were no other interests declared.
 - b) To receive notification of gifts or 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) 18th October 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 issues from members of the public present on the agenda as written – the following comments were noted:
DC/23/02430: a summary of issues raised is given below: *comments made in the public forum will be briefly minuted and are not a verbatim record.*
 - no public consultation – PC not acting in accordance against the NDP. Revised plan is not palatable – outside village settlement boundary; 2/3 will be built upon; history of area; loss of habitat; balancing pond (now reviewed); loss of existing trees and hedges; safe access; issues with layout and scale; issue re number of vehicles. Public footpath – issues with ASB. Density of site. Loss of biodiversity. Community gain is of insignificant value.
 - Issue with road – outline only – do not show other two accesses. No allowance for people to visit.
 - Access for emergency services. Collection of waste.
 - Country lane – safety not looked at in this project.
 - Is it the opinion of the council that the intention of the landowners is for a monetary gain and that they are accepting what is being proposed as the least bad option?
 - Increase of traffic – six houses – could be up to 50 extra vehicle movements a day. Roads are not wide enough.
 - Opportunity for allotments understood – concern is the amount of traffic onto Church Road.
 - Loss of biodiversity.
 - Tracking of wildlife.

So approved and signed by the Chair at the meeting of 20.12.2023

Following further comments made in the public forum, all were reminded that this was a public meeting and were warned against making comments that could be regarded as libellous, offensive and discriminatory. Such comments have not been minuted.

The Chair in response to questions posed highlighted the following:

In answer to what happens if the allocations do not proceed, this is private land and that will be up to the landowner – applications for this land for other purposes and other development could be submitted.

Significant community benefit for the village – these will not come forward again.

Within the review of the Thurston NDP and the second part of the LDP, the settlement boundary will be move and will likely envelop this parcel of land which will result in it being prime developable land. It is not community land and it is not publicly accessible land.

The support for the significant benefits that are to come into the ownership of the parish council for the community concerns the benefit for the community and is an immediate gain.

Issue regarding traffic is a Highways matter and as a statutory consultee they should make a comment.

The comments that have been made on traffic are all relevant and the PC will continue to press for various changes throughout the village – impact will be had on safety and the PC will investigate, with the appropriate authorities as to whether the 30mph zone could be extended?

The Chair also acknowledged that some s106 improvements from the Significant Five were still to be input.

All were reminded that the Council will have an opportunity to continue to influence the type of dwelling, materials; biodiversity; parking standards.

The Bungalow (one of the dwellings to be demolished), if permission was granted could be retained to ensure mitigation measures are put in place for bat activity. Mitigation measures are likely to be conditioned.

- The Clerk was asked to report the missing or knocked over 30mph on Barrells Road.
- Flooding on corner of Stoney Road / Barrells Road – the Clerk was asked to report this on the highways tool.

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

a) DC/23/02430 - Application for Outline Planning Permission (Access Points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved) Town and Country Planning Act 1990 (as amended) - Revised outline application for the erection of 6 No. Dwellings with associated garaging involving the demolition of 2 existing dwellings and the provision of allotments and community land with its own independent access and car parking. Access points be considered, Appearance, Layout, Landscaping and Scale to be Reserved - @ Land West Of, Barrells Road – reason for re-consultation – proposed description has been amended. It was commented that the application was less of the evil and would give a communal benefit to the village along with some control over other plots of green land in the village. The difficulty on benefit was understood by all and whilst in essence the proposal went against the NDP, in other aspects it supported it as the community gain outweighed the harm of increased housing at this point in the village. It was agreed that the parish council should, in its response, raise the issue over road safety and traffic impacts and that this should be considered in its fullest context by the statutory authority. The parish council would be keen to continue to have dialogue around safety and would engage as widely as possible on this matter. Approval of the application on the grounds that the communal benefits were significant was given, aif. It was noted that the Committee meeting at which this would be discussed was stated as being 6th December 2023. *Post meeting note: this application has been deferred until the January 2024 planning committee meeting – to be confirmed.*

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7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/21/00974 – Discharge of Conditions for DC/19/03486 – Condition 11 (Estate Roads and Footpaths), Condition 12 (Loading/Unloading, Manoeuvring, Parking and Cycle Storage) and condition 13 (Refuse/Recycling Bins) @ land Southwest of Beyton Road
- b) DC/21/00975 – Discharge of Conditions for DC/19/03486 – Condition 10 (Details of Highways Improvements and Mitigation) @ land Southwest of Beyton Road
- c) DC/21/00976 - Discharge of Conditions for DC/19/03486 – Condition 23 (Electric Car Charging) @ land Southwest of Beyton Road
- d) DC/23/04471 – Discharge of Conditions for DC/20/05894 – Condition 11 (Play Area Advanced Information) @ land Southwest of Beyton Road
- e) DC/23/00497 - Discharge of Conditions Application for 5070/16- Condition 16 (Estate Roads and Footpaths), Condition 21 (Manoeuvring and Parking), Condition 22 (Refuse/Recycling Bins) and Condition 26 (Construction Surface Water Management Plan) (part discharge of all conditions relating to Plots 88-114 and 118-153) @ land On The North Side Of, Norton Road.
- f) DC/23/3829 – MSDC declined to determine the following application as the matters contained within the application relate to matters which are specified in an extant enforcement notice as constituting a breach of planning control - Application under S73a for the removal or variation of a condition following grant of planning permission DC/19/05114 dated 16/04/2020 Town and Country Planning Act 1990 (as amended) - Erection of 9 No self-build dwellings - To Vary Condition 5 (Visibility Splays) as per Covering Letter and Transport details @ land South of Barrells Road.

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) SCC Consultation on the admission arrangements to community and voluntary controlled schools in Suffolk for the 2025/2026 school year – Thurston Community College – to amend the school admissions catchment area – council agreed with the proposal to redraw the catchment area boundary for the College to exclude the upcoming Cattishall Housing Development (outline planning approval for 1,375 homes). It was noted that provision for the additional school places from the development had been accommodated in the Sybil Andrews Academy which would be under two miles from the home address.
- b) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review November 2023 – all agreed that this document needed to be seen as a working document and as such the Clerk would share the draft to date so that amendments could be made by all and brought back for future consideration.
- c) Land to the East of Ixworth Road – Appeal Ref – AP/23/00026 - Gladman Application – all noted that MSDC had submitted a request for the Public Inquiry Decision to be reviewed and that this had been accepted as a valid appeal. This would be heard by the court in the New Year.

9. PLANNING MATTERS NOT DIRECTLY AFFECTING THURSTON

- a) To receive the Planning Newsletter from the chief Planner – 19th October 2023 - the committee noted receipt of the Planning Newsletter and its contents and in particular: plans to enforce local authorities into undertaking a rolling cycle to review local plans which might replace the five-year cycle; biodiversity and the impact that this would have on all forms of local government in determining in local plans and local decisions. The Clerk confirmed that she was reviewing a policy for council to adopt and whether it would be appropriate to add a supplementary paper to the NDP on this matter.

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

- a) 20th December 2023 at Thurston Community Library, Norton Road commencing at 7.00pm.
- b) 24th January 2024 at Thurston Community Library, Norton Road commencing at 7.30pm

11. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 20.42pm

So approved and signed by the Chair at the meeting of 20.12.2023

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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