

THURSTON PARISH COUNCIL

MINUTES of the Thurston Planning Committee MEETING held on Wednesday 24th January 2024 at 8.00pm in Thurston Community Library, Norton Road, Thurston.

Present: Cllrs. Dashper (Chair), Balaam, Morris, Rainbow, West and Welham. 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) Verified apologies for absence were received from Cllr. Smith.
 - 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 – there were no such 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) 20th December 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 members of the public (past co-chairs of the NDP Steering Group) confirmed that they were in attendance for Agenda Item 8c. With agreement from the Chair would speak further during the consideration of this matter.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL:**
 - a) DC/23/05884 - Application under s73 for Removal or Variation of a Condition following grant of Planning Permission DC/19/05114 Dated 16/04/2020 Town and Country Planning Act 1990. Outline Planning Application - (Access to be considered) Erection of 9no. self-build dwellings - To vary Condition 4 (Footpath) in order to construct the footpath differently to that shown on the previously approved scheme. To refer to drawing 1234-01 G instead of drawing 1234/02. Location: Land South Of, Barrells Road – all agreed that whilst the proposal did not appear to impact more than two of the dwellings, it was agreed that the variation was not of sufficient detail to determine the exact route. The proposal demonstrated that the route of the proposed footpath was subject to negotiations with further landowners. **It was agreed that as the application was not formed enough and considered as incomplete, the parish council would not submit a comment, aif.**

The following application having been submitted after the serving of the agenda and circulated to all on the committee, was considered by the meeting with all confirming that they had viewed the files online:

 - b) DC/23/05885 - Householder Application - Erection of shed, greenhouse and picket fence (retention of) Location: 2 Rooks Mead – **it was agreed, for consistency, that the parish council would recommend the application be refused on grounds as previously given, aif.**

So approved and signed at the meeting of 21.02.24

Following agreement by all present, Agenda Item 8c was moved for consideration at this point in the meeting:

- 8c) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review December 2023) – the Clerk provided a commentary on the paper was produced detailing the updated investment priorities; the revised infrastructure audit; the external infrastructure audit as well as projects that had been funded under Neighbourhood CIL funds. Further amendments were agreed to priorities with updates to the infrastructure audit both within the parish and externally. All agreed that this proved a sound basis for communication with the public in particular the advertising of the projects that had been funded.

The Clerk also provided a brief update of the provisions for growth within the adopted Local Plan - Part 1 as adopted by BMSDC in November 2023 along with the manner in which housing needs would be assessed. She also confirmed that she had requested an early meeting with the Strategic Policy Team at BMSDC so that council could better understand the manner in which growth would be allocated and the commitment of delivery from MSDC for the plan period (2018-2037).

Public comments: the Chair opened the meeting to the members of the public:

The two members of the public thanked the committee for the work that had been undertaken to date. However, whilst the council was complimented on the manner in which it had used its NCIL funds to fund localised infrastructure, there was still the issue of key infrastructure either missing from the village, being held up or remaining unfunded. The question arose as to how does the parish move forward in getting the essential infrastructure enacted (funded and in place) by the outside agencies.

The Local Plan Part 2 demonstrates that there is the potential to have even more growth and a lack of infrastructure and investment arising from the original planning approvals will only exacerbate a situation that is already severely tested. A number of posts on local forums appeared to suggest that there was overall agreement that there needed to be changes and it needed to take place now prior to further development coming forth. It was queried as to what action could be taken and whether something different should be done to galvanise the people in the village to voice their issues with the lack of investment and infrastructure.

Discussions were had as to whether a petition, signed by residents suggesting that before any more sites are approved, the infrastructure that has been requested needs to be funded and implemented, would be an appropriate way forward. It was noted that whatever was undertaken, it needed to attract the attention of councillors and officers of MSDC prior to the completion of work on the Local Plan Part 2. A systemic introduction of infrastructure and housing should be followed. It was also queried as to whether the parish council should illicit assistance from other organisations who would be best placed to provide clarity on how to take these issues forward.

The Chair thanked all for raising the issues and recommended that such engagement should not only be explored but it would also bring forward concepts which would be included / relevant to the revision of the Thurston NDP.

Following further discussion, **it was agreed that a working group should be set up to establish the best forum and format for taking the overall lack of investment in essential infrastructure in the village forward, aif.** The Chair asked that this be added to the February agenda as a request for people to come forward and sit on the group that would be tasked with undertaking appropriate action to raise the profile of this issue.

7. PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) SCC/0037/22MS/VOC9 – Planning permission - Vary Condition 9 to refer instead to car parking as approved under SCC/0121/23MS. Site Address: Thurston Community College, Norton Road.
- b) DC/23/0543 - Discharge of Conditions Application for DC/17/02782 - Discharge of condition 16 (Land contamination) . Location: Land off Church Road, access via garden of The Firs.
- c) DC/20/01716 – Planning permission: Hybrid Application: Erection of 112 no. dwellings (inc. 43 no. affordable) together with associated access, infrastructure, landscaping and amenity space (applied for

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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.

- d) DC/23/05666 – Consent to carry out works to Tree Preservation Order MS115/A1 - Reduce crown of Horse Chestnut Tree (T1) by 2-3 metres @ Chestnut House, School Road.
- e) DC/23/05777 - Discharge of Conditions Application for DC/20/05894 - Condition 15 (Headwall Detail). Location: Land Southwest Of, Beyton Road
- f) DC/23/05818 - Discharge of Conditions Application for DC/17/02782 - Condition 17 (Farmland Bird Survey) and Condition 18 (Biodiversity Method Statement). Location: Land West Of, Church Road
- g) DC/23/05778 - Discharge of Conditions Application for DC/20/05894 - Condition 10 (Play Area and Gym Trail). Location: Land Southwest Of, Beyton Road.
Late addition:
- h) DC/23/05550 Planning Permission - Erection of single-storey rear extension including alterations to existing single-storey extension. Location 2 Blenheim Drive

8. PLANNING MATTERS RELATING TO / CONNECTING TO THURSTON

- a) BMSDC – Consultation on draft Scrap Metal Policy 2024-2029 – Council to consider whether it wishes to respond to this consultation (deadline 05.02.24) – **the meeting agreed that it had no comment to make on this consultation, aif.**
- b) BMSDC – Consultation on draft Sexual Entertainment Policy 2024-2029 (version 2) – Council to consider whether it wishes to respond to this consultation (deadline 05.02.24) – **the meeting agreed that it had no comment to make on this consultation, aif.**
- c) Committee to discuss revisions received to date for the review of the Parish Infrastructure Investment Plan (PIIP) – Paper entitled PIIP – Review December 2023) – covered earlier in the agenda.
- d) Committee to discuss whether it should recommend to full Council to carry out a strategic housing needs survey to assess the need for housing for 18- to 24-year-old residents – following the suggestion that the Parish Council explore the provision of social housing for 18–24-year-old residents, the Clerk confirmed that she had approached MSDC for assistance with identifying the need for this age group. MSDC had confirmed that whilst they could explore the topic of social housing allocation / update on the new developments, there was no provision within the data to ascertain he requested information. The council had been redirected to the Strategic Housing who worked with CAS who could undertake a Local Housing Needs Survey to establish need within the Council. **All agreed that this was the way forward and the Clerk was asked to ascertain costs and obtain further details and place this as a recommendation to Council at the meeting in February 2024, aif.**

9. PLANNING MATTERS NOT DIRECTLY AFFECTING THURSTON

- a) To receive the Planning Newsletter from the Chief Planner – 21st December 2023 - the committee noted receipt of the Planning Newsletter and its contents and in particular: changes to the NPPF which were designed to facilitate flexibility for local authorities in relation to local housing need; clarify a local lock on any changes to Green Belt boundaries; safeguard local plans from densities that would be wholly out of character; free local authorities with up-to-date local plans from annual updates to their five-year housing land supply; limit the practice of housing need being exported to neighbouring authorities without mutual agreement; bolster protections from speculative development for neighbourhoods that develop their own plans; support self-build, custom-build and community-led housing; and cement the role of beauty and placemaking in the planning system).

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

- a) 21st February 2024 at Thurston Community Library, Norton Road commencing at 7.30pm – as this meeting was called within the February half-term the date is subject to confirmation of attendance.

11. CLOSURE OF THE MEETING: there being no other business the meeting was closed at 21.38pm.

So approved and signed at the meeting of 21.02.24

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
NCIL	Neighbourhood Community Infrastructure Levy
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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