



The Parish Councillors of THURSTON PARISH COUNCIL PLANNING & INFRASTRUCTURE COMMITTEE are summoned to attend a meeting on Wednesday 20th August 2025 commencing at 7.15pm in THURSTON COMMUNITY LIBRARY, NORTON ROAD, THURSTON, IP31 3PB.

The Council, members of the public and press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded.

A G E N D A

1.	Commencement of the meeting inc. statement covering recording at meetings	7.15
2.	Apologies – a) Council to receive apologies b) Council to consent to accept apologies received	7.17
3.	Declarations of pecuniary and non-pecuniary interests – a) To receive declarations of disclosable pecuniary interests, non-registrable interests and other registerable interests as detailed in Appendix B of the LGA Model Code of Conduct. b) To receive declarations of lobbying for items on the agenda. c) To receive the list of dispensations previously determined.	7.20
4.	To approve the minutes of the following meetings and to grant approval to the Chair for the minutes to be signed in accordance with legislation a) Minutes of 17 th July 2025	7.25
5.	Public Forum – to receive issues from members of the public present on the agenda as written.	7.30
6.	Planning Applications to be considered by the Council received from Mid Suffolk District Council: full details of the applications listed below are available to view online by visiting: http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/search-for-applications/ a) DC/25/02731 Full Planning Application – Erection of single storey detached building for hot food takeaway (Sui generis). Location: Car Park, Station Hill. b) DC/25/03357 – Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition Town and Country Planning Act 1990 (as amended) – Use of land at Bright Meadow as a residential caravan site in as per planning supporting statement. Location: Bright Meadow Park, Beyton Road. c) DC/25/03467 - Application for works to trees protected by Tree Preservation Order MS85/T8- Oak (T1), whole crown reduction by 1.5 to 2.0 m. Tree branches overhang garden of the property, encroaching on the house and neighbouring gardens. Work to allow sufficient clearance to property. Location: 29 Heather Close.	7.45
7.	To receive commentary on the following planning applications: a) DC/23/02429 - Hybrid Planning Application – Full Planning application: Erection of 3 no. dwellings with garaging and open space provision on adjacent site. Outline Planning application: (Access Points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved) - Erection of 7 no. dwellings with associated garaging involving the demolition of an existing building and the provision of allotments and community land with its own independent access and car parking on adjacent land. Location: Land at Norton Road and land at Barrells Road. b) SCC/0020/25MS - Proposal: Construction of new stand-alone 210-place teaching block and 30-place extension to existing pre-school with associated car parking, hard and soft landscaping works. Construction of new stand-alone 210-place teaching block and 30-place extension to existing pre-school with associated car parking, hard and soft landscaping works. Location: Thurston Church of England Primary Academy, Pond Field Road.	8.00

8.	<p>Planning Applications determined: to receive details from the Clerk of applications determined by the Local Planning Authority including:</p> <p>a) DC/25/02845 Prior Approval is not required for a proposed larger home extension. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A – Erection of rear single storey extension. Location 17 New Green Avenue 538 Application to confirm compliance with a Section 106 Planning Obligation dated 21/12/2023 of DC/20/01716 relating to Schedule 2, Part 3, Clause 1 – Open Space Scheme for Phase 3. Location: Land on the north side of Norton Road – Refused.</p> <p>b) Appeal Ref: APP/W3520/W/25/3363636 - Land at Summertime, Great Green - the appeal was made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission. The application Ref is DC/25/00499. The development proposed is the erection of 1 self-build dwelling. The appeal is dismissed.</p> <p>c) Costs application in relation to Appeal Ref: APP/W3520/W/25/3363636 - Land at Summertime, Great Green - the application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5). The application is made for a partial award of costs against Mid Suffolk District Council. The appeal was against the refusal of planning permission for the erection of 1 self-build dwelling. The application for an award of costs is refused.</p> <p>d) DC/25/00041 - Discharge of Conditions for DC/24/02330 - Condition 3 (S278 Works - Off Site Highways Improvements). Location: Land to the west of Ixworth Road.</p> <p>e) DC/25/04451 - Discharge of Conditions for DC/24/04451- Condition 21 (Estate roads and footpaths). Location: Land to the east of Ixworth Road.</p> <p>f) DC/25/02242 - Discharge of Conditions for DC/24/02330 – Condition 17 (CEMP for Biodiversity), Condition 18 (Wildlife Sensitive Lighting Design) and Condition 30 (Biodiversity Enhancement Layout). Location: Land to the west of Ixworth Road.</p> <p>g) DC/25/02243 – Discharge of Conditions for DC/24/02330 – Condition 12 (Landscaping Details) and Condition 13 (Landscape & Ecological Management Plan). Location: land to the west of Ixworth Road.</p> <p>h) Appeal Ref: APP/W3520/W/25/3361001 - Barn at Moat Farm, Barrells Road, Great Green. The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application Ref is DC/24/03353. The development proposed is Class Q - Conversion of agricultural building to form 2 No. dwellings (Class C3 dwellinghouses). The appeal is dismissed.</p> <p>i) DC/25/02639 – Planning permission for the erection of single-storey rear extension including alterations to existing single-storey extension. Location: 2 Blenheim Drive.</p> <p>j) DC/25/02978 - Discharge of Conditions for DC/19/02090 - Condition 21 (Fire Hydrants). Location: Land to the east of Ixworth Road.</p> <p>k) DC/25/02977 – Discharge of Conditions for DC/24/02330 – Condition 20 (Archaeology). Location: Land to the west of Ixworth Road.</p>	8.15
9.	<p>Date of next Committee Meeting:</p> <p>a) 20th August 2025 – Thurston Community Library, Norton Road - commencing at 7.30pm.</p>	8.30
10.	<p>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 –</p> <p>a) To consider the quotations submitted for consultancy support for a review of the made Thurston Neighbourhood Development Plan (NDP).</p> <p>b) To approve a recommendation to full Council to appoint a consultant to lead the review of the Thurston NDP.</p> <p>c) To consider the merits of a Steering Group to assist with the review of the Thurston NDP.</p>	8.35
11.	Close of Meeting	8.50

Mrs V Waples

Clerk to the Parish Council

14.08.2025