

THURSTON PARISH COUNCIL – PLANNING AND INFRASTRUCTURE COMMITTEE

Minutes

Minutes of the Planning and Infrastructure Committee Meeting held on Wednesday 29 July 2026 in the Community Library, Norton Road, Thurston, commencing at 7.30pm

Present: Cllrs. Allen, Balaam, Dashper (in the Chair), Marsh, Morris, Rainbow, and West.

Also in attendance: Mrs Border, Clerk; Mrs Waples, Responsible Finance Officer; Richard Fawcett, member of the NDP Review Team; and Andrea Long of Compass Point Planning and Rural Consultants.

No members of the public were in attendance.

1. OPENING OF THE MEETING

The Chair formally opened the meeting at 7.30pm, advising all that the Protocol adopted by the Parish Council for reporting at Parish Council Meetings, would be taken as read.

A copy of the [Protocol for recording at meetings can be downloaded from the website:](#)

2. APOLOGIES

- a) Council to receive apologies for absence – verified apologies for absence were received from Cllr Millett
- b) Council to consent to accept apologies received - Council resolved to accept the apologies submitted

3. DECLARATIONS OF INTERESTS FROM COUNCILLORS INCLUDING GIFTS OF HOSPITALITY EXCEEDING £50 –

- a) To receive declarations of disclosable pecuniary interests; other registerable and non-registerable interests as detailed in Appendix B of the LGA Model Code of Conduct – there were no interests declared for the meeting
- b) To receive notification of gifts or hospitality exceeding £50 – there were none submitted.
- c) To note the determination of requests for dispensations in accordance with Council's Dispensation Policy – there were none to be reported as having been determined

4. THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN

- a) Receive and approve the new and updated policies from Andrea Long, Compass Point Planning and Rural Consultants Andrea Long, of Compass Point Planning and Rural Consultants
 - i. Members reviewed version three of the draft Neighbourhood Plan policies. The revisions strengthen the overall development strategy and include amendments relating to housing, design, community facilities, transport, parking, landscape, biodiversity and green spaces, together with new policies on infrastructure, climate change, heritage, and business and employment. It was noted that several policies remain subject to further consultation and supporting evidence, including but not limited to, highways and the increased use of junctions within

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- the village, the character assessment, design code and identification of additional local green spaces and heritage assets
- ii. Council agreed that the policies should be refined further before consultation and that the consultation questions should be considered and confirmed.
 - iii. Council also agreed to consider formal public consultation could potentially start in February 2027 subject to a proposed and agreed timeline. Andrea agreed to prepare a timeline for the next stages of the Neighbourhood Plan and to review and suggest potential consultation questions
 - iv. It was noted that Suffolk County Council's call for sites is expected to take place in the autumn. Council to consider a community consultation in autumn 2026, noting that Mid Suffolk District Council's Call for Sites assessment may not be available and that the consultation may therefore need to be based on the Council's own assessment of the sites submitted. Council also noted that the Regulation 14 consultation under the Neighbourhood Planning (General) Regulations 2012 could be scheduled for February 2027.
 - v. A query was raised regarding the progression of the sports and leisure facilities project manager appointment. It was reported that the consultant's work will progress alongside the Neighbourhood Plan process. It was advised that the tender for the leisure facilities project is due to be issued in August 2026 to those organisations that have expressed an interest and provided updated information to date. The tender period will remain open for six weeks, with a submission deadline of mid-September. Following evaluation of the responses received, a preferred proposal will be presented to full council for approval in October

5. MINUTES OF THE FOLLOWING MEETINGS: (all as previously circulated):

- a) To receive and approve the minutes of the Planning and Infrastructure Committee Meeting of Wednesday 17 June 2026
 - i. It was resolved to approve the minutes as previously circulated and to give consent for the Chair to sign the minutes as a true and accurate record of the proceedings that took place

6. PUBLIC FORUM

At the direction of the Chair, matters will either be responded to or deferred for further discussion and/or debate.

- a) To receive comments from members of the public on the agenda submitted
 - i. There were no members of the public present

7. LAND NORTH OF ROUGHAM TOWER AVENUE

- i) [To consider the Draft Masterplan Consultation for Policy AP3 Land North of Rougham Tower Avenue](#), Bury St Edmunds, and determine whether the Parish Council wishes to submit a response.
 - i) It was resolved to delegate authority to Officers to submit a response on behalf of the Council, based on the Council's previous comments and representations. During discussion, concerns raised included reliance on Thurston railway station and associated travel patterns; transport links to the A14 via surrounding villages; highway issues at Mount Road, Sow Lane and Fishwick Corner; the lack of a continuous pedestrian and cycle route between the airfield development and Sow

Lane; the cumulative impact of a proposed 500-dwelling development alongside existing and planned developments; the implications for local school provision, notwithstanding proposals for a new primary school; the absence of health and wellbeing facilities; and concerns regarding proposed speed limits and traffic management measures

8. PLANNING APPLICATIONS TO BE CONSIDERED BY THE COUNCIL RECEIVED FROM MID SUFFOLK DISTRICT COUNCIL

Planning applications to be considered by the Council received from Mid Suffolk District Council: full details of the applications listed below are available on the [Mid Suffolk District Council Planning Applications Portal](#).

- a) DC/26/02776 – Application for planning permission - Erection of a single storey front extension
 - i) Council resolved to support the application as submitted, on the basis that it would not negatively affect neighbouring properties or the wider village setting.

9. PLANNING APPLICATIONS DETERMINED: TO RECEIVE DETAILS FROM THE CLERK OF APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY

The Council received the following determination made by the local planning authorities:

- a) DC/26/02530– Approval of Non-Material Amendment, Land North of Norton Road, Thurston
- b) DC/26/02850 – Application for works to a tree protected by Tree Preservation Order MS52/A1 at 19 Blackbird Close, Thurston. Consent was given under the five-day notice procedure to fell a dead pine tree
- c) DC/25/04838 – Refusal of Full Planning Application for proposed building works, extension to building and change of use within Class E use class at Manor Farm Creamery, Pakenham Road, Thurston
- d) DC/19/02090 – Discharge of conditions - Approval of Discharge of Conditions Application (Condition 20 – Lighting Design Scheme for Biodiversity) relating to Outline Planning Permission DC/19/02090 for Land to the East of Ixworth Road, Thurston
- e) DC/24/02330 – Refusal of Discharge of Conditions Application (Condition 35 – Biodiversity Net Gain) for Land to the West of Ixworth Road, Thurston.
- f) DC/20/01182 – Approval of Discharge of Conditions Application for Oakgrove Barn, Barrells Road, Thurston

10. DATE OF NEXT COMMITTEE MEETING

The next Planning & Infrastructure Committee is confirmed as Wednesday 19 August, 7pm, Thurston Community Library

11. CLOSURE OF THE MEETING

- a) There being no other business the meeting was closed at 9.30pm

Appendix A - Glossary of common abbreviations used

Abbreviation	Meaning
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
Cil	Community Infrastructure Levy
Cllr.	Councillor
CMP	Construction Management Programme
CPT	Community Policing Team
Cttee.	Committee
DC	District Council
DCLG	Department of Communities and Local Government
DD	Direct Debit
FOI	Freedom of Information
FR	Financial Regulations
GA	Greater Anglia
GPoC	General Power of Competence
HMRC	His Majesty's Revenue and Customs
HRA	Habitats Regulations Assessment
LGBCE	Local Government Boundary Commission for England
LGA	Local Government Association
LHB	Locality Highways Budget
LPA	Local Planning Authority
MSDC	Mid Suffolk District Council
NEAP	Neighbourhood Equipped Area for Play
NCIL	Neighbourhood Community Infrastructure Levy
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
NR	Network Rail
PC	Parish Council
PCSO	Police Community Support Officer
Pdf	Portable Document Format
PIIP	Parish Infrastructure Investment Plan
PROW	Public Rights of Way
RAAC	Reinforced Autoclaved Aerated Concrete
RFO	Responsible Financial Officer
SARS	Suffolk Accident Rescue Service
SEA	Strategic Environmental Assessment
SALC	Suffolk Association of Local Councils
SCC	Suffolk County Council
SDR	Sensor Data Record

Signed.....Date: 17.08.2026

SID	Speed Indicator Device
SLA	Service Level Agreement
SO	Standing Order
SPS	Suffolk Preservation Society
TCC	Thurston Community College
TOR	Terms of Reference
TPO	Tree Preservation Order
TPS	Thurston Primary School
TRO	Traffic Regulation Order
VAS	Vehicle Activated Sign
VCSE	Voluntary, community and social enterprise organisations