

## THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 15<sup>th</sup> April 2026 in the Community Library, Norton Road, Thurston which commenced at 7.15pm.

**Present:** Cllrs. Dashper (in the Chair) along with Cllrs. Millest, Morris, Rainbow and Smith. Also in attendance: Mr R Fawcett (part of the Neighbourhood Development Plan review team), Mrs V. Waples, Clerk and Mrs. P. Gladwell, Deputy 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 taken as read. A copy of the Protocol can be downloaded from the website: [Protocol for recording at meetings](#).
2. **APOLOGIES** –
  - a) Council to receive apologies for absence – verified apologies for absence were received from Cllr. Balaam, Marsh and West. **Council consented to accept the apologies submitted, aif.**
  - b) Apologies for absence were also noted from Mrs. A. Long (Compass Point Planning and Rural Consultants).
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 declarations of lobbying for items on the agenda – there were no declarations of lobbying for items on the agenda.
  - c) To note the determination of requests for dispensations in accordance with Council's Dispensation Policy – there were none to be reported.
4. [THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN](#) As Mrs Long from Compass Point Planning and Rural Consultants had submitted her apologies earlier that day due to a meeting clash, agenda item 4a would be deferred until the next meeting:
  - a) Draft sites assessments for group review – updated desktop based with constraints along with any responses received to date from statutory consultees – deferred.
  - b) To receive a summary of the meeting on 15<sup>th</sup> April 2026 to commence discussions over future sport and leisure facilities in the village of Thurston with interested stakeholders – the meeting was informed that the overall outcome of the meeting was that it was agreed that the parish council would review the potential for introducing new facilities into the village and/or enlarge others for use at all hours. Whilst the NDP is looking at facilities and capacity, it was felt that there was a need to use consultancy support to draw together some of the ideas and the proposals and look at bringing this together in a coordinated manner and carry this forward as a project into the planning system. It was agreed that CIL was a source of funding that could be used for such a project. The meeting was positive in that it was a positive start to capture the thoughts and differing and emerging needs. Potential as to how some of the land in the call for sites could be used / explored. Andrea Long, the NDP consultant had chaired the meeting and would assist with / provide guidance with accessing external support to help channel the process in conjunction with the NDP review.
5. **THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN**
  - a) To review the [2018 Character Assessment](#) and confirm appropriate updates – further to the meeting with Rachel Leggett, all were reminded that character assessments were needed for the new development areas which were either fully built out. There would be incorporated into the updated Character Assessment being worked upon by Rachel. Areas to be covered and those responsible for the initial work were allocated as follows: Area 8 Cavendish View – Cllrs. Marsh and West; Area 9 College Park – the Clerk and Deputy Clerk; Area 10 - Grange Park – Cllrs. Balaam and Millest and Area 11 - Thurston Park – Cllr. Morris and Mr Fawcett. It was agreed that all photos within the initial assessment should be reviewed and where appropriate updated with more relevant photos. It was also agreed that the NDP designated assets views along Beyton Road, The Planche and Church Road should be incorporated into the NDP. The Clerk was asked to source and send over

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the previously used templates to all those who would be undertaking the assessments.

- b) To review the suggested photos of the village to be added to the draft Design Code – a review of the existing had been undertaken and it was agreed that where possible these would be replaced with modern / more relevant ones.

*Mr Fawcett left the meeting at this point in the agenda.*

## 6. MINUTES OF THE FOLLOWING MEETINGS -

- a) Minutes of the meeting of 18<sup>th</sup> March 2026 - **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.**

## 7. PUBLIC FORUM –

- a) To receive matters of concern from members of the public in attendance on the agenda submitted – there were no comments submitted by the members of the public present.

## 8. PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL AS RECEIVED FROM THE LOCAL PLANNING AUTHORITY –

- a) DC/26/01428 - Proposal: Application for works to trees subject to Tree Preservation Order MS261/W1 – Crown lift 1 No. Beech (T1) to 8m and reduce lower laterals by 2-3metres; fell 1 No. Lime (T2), fell 1 No. White Poplar (T3) and fell 1 No. Beech (T4) Location: Orchard Barn, Mill Lane – it was noted that the assessment was carried out by a qualified person but overall the works appeared to be logical and part of general tree maintenance. **The meeting resolved that it would support the application as written.**
- b) DC/26/01136 - Proposal: Householder Application - Erection of single storey rear extension. Location: 8 Barleyfields – to the rear of the property, replacing like for like with no extension of the footprint. **The meeting resolved that it would support the application as written.**
- c) DC/26/01199 - Proposal: Householder Application - Replacing conservatory with extension. Location: 3 Pheasant Close – to the rear of the property with no impact on the street scene. **The meeting resolved that it would support the application as written.**

## 9. PLANNING MATTERS DETERMINED: TO RECEIVE DETAILS OF APPLICATIONS DETERMINING BY THE LOCAL PLANNING AUTHORITY –

- a) DC/26/00040 - Householder Application – Permission for the erection of a of a 1.5-metre-high fence. Location: 59 Maltings Garth.
- b) DC/25/05170 - Householder Application - Erection of storage barn for mowers, tractors etc. required to maintain parkland landscape. Nether Hall, Church Hill.
- c) DC/26/00908 – Refusal of non-material amendment seeking relating to approval of Reserved Matters Application ref. DC/19/01602 for the appearance, scale, layout, and landscaping in respect of Phase 1 for the erection of 87 no. residential dwellings (30 affordable), pursuant to Outline Planning Permission 5070/16 to amend an approved landscape plan to amend frontage hedgerow. Location: Land on the north side of Norton Road.
- d) DC/26/01235 - Discharge of Conditions Application for DC/25/02731 - 5 (Refuse Provision), 6 (Noise Assessment) and 8 (Kitchen Odour Control). Location: Thurston Granary, Station Hill.

## 10. PLANNING MATTERS RELATING TO THURSTON

- a) DC/25/05301 – to receive commentary from the Assistant Planner from Persimmon Homes on the additional play equipment to be located on College Park (as per planning conditions) – the meeting was advised that a response had been received from the developer to the parish council concerns raised over the limitation of the additional play equipment being offered to cover Phase 1 and Phase 2. It was noted that the developer felt that swinging was already provided for as a new set of swings would be added to the equipment in Phase 1; crawling, viewing and touching were incorporated into the proposed play unit which included an activity panel beneath the slide and group play opportunities were supported through the equipment positioned alongside the bunds in the open space. The however were prepared to offer a spinner and a totem close to the path north of the basin in Phase 1. Regarding accessibility, it was stated by the developer that dedicated accessible play equipment has not been proposed which reflects the absence of M4(3) fully accessible

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dwellings on the site and the fact that such equipment has not been requested by the Public Realm Officer, who is satisfied with the scheme as submitted. The path north of the basin is tarmac and wheelchair accessible, as are the routes leading to the central open space. The meeting agreed that this was not good enough and the Clerk was asked to feed this back to the developers at the next Parish Liaison Meeting. Discussion followed as to whether within the NDP review policies could incorporate accessible play into any new development.

- b) EN/26/00013 - Land to the East of Ixworth Road – to receive an update on this matter – it was confirmed that the s106 and s111 agreements were completed the previous day and that hard copies had been sent to all the legal representatives. It would now be down to the Planning Department at the LPA to progress the application to permission stage. The Clerk had sought timelines as to when planning permission would be forthcoming but as of yet there was no definitive timeline. Council's legal team had confirmed that completion of the transfer is 10 working days after the end of the JR period so completion will be 8 weeks from the issue of planning permission; the JR period commences as soon as planning is issued and ends 6 weeks later (the "Unconditional Date" in the contract is 6 weeks and 1 day after planning).

**11. TO CONFIRM THE DATE OF NEXT COMMITTEE MEETING: to take place in Thurston Community Library –**

- a) Planning and Infrastructure Meeting – 20<sup>th</sup> May 2026 commencing at 7.000pm in the Community Library, Norton Road.

**12. CLOSURE OF THE MEETING** – there being no other business the meeting was closed at 8.48pm.

## 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                                  |
| 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   | Her 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                                       |
| 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 |