

THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 16th July 2025 in the Community Library, Norton Road, Thurston which commenced at 7.30pm.

Present: Cllrs. Rainbow (in the Chair) along with Cllrs. Balaam, Marsh, Millest, Morris and West.

Also in attendance: Mrs Waples, Clerk. There were no members of the public in attendance.

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: <https://thurstonparishcouncil.uk/parish-council/policies-procedures-and-strategy/>.
2. **APOLOGIES** –
 - a) Council to receive apologies for absence – verified apologies for absence were received from Cllrs. Dashper and Smith. **Council consented to accept the apology submitted, aif.**
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.
 - c) To note the determination of requests for dispensations in accordance with Council's Dispensation Policy – there were none to be reported.
4. **MINUTES OF THE FOLLOWING MEETINGS:**
 - a) Minutes of the meeting of 18th June 2025 - **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 outside of the meeting, aif.**
5. **PUBLIC FORUM** –
 - a) To receive matters of concern from members of the public in attendance on the agenda submitted – there were no members of the public present, and no matters had been submitted for the attention of the council.
6. **PLANNING APPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL AS RECEIVED FROM THE LOCAL PLANNING AUTHORITY** –
 - a) DC/25/02639 Householder Application – Erection of single-storey rear extension including alterations to existing single-storey extension. Location: 2 Blenheim Drive – it was noted that this had been considered by the council at the previous meeting.
 - b) DC/25/02883 Full Planning Application – Construction of cold store to rear garden. Location: Victoria Inn, Norton Road – it was **resolved to support the application with commentary as the parish council wished to raise a concern in relation to the location and possible impact on residential amenities, aif.**
 - c) DC/25/02845 Application to Determine if Prior Approval is 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 with pitched roof (Extension length: 4m Proposed Height: 4m Extension Eaves Height: 2.5m) All materials to match existing (following removal of existing glazed conservatory. Location: 17 New Green Avenue – it was **resolved that the parish council would not submit a response or make a comment on this application, aif.**
 - d) DC/25/02942 Application for a Lawful Development Certificate for a proposed Use or Development. Town and Country Planning Act 1990 (as amended). Siting of 1 no. mobile home. Location: Manor Farm. Pakenham Road – as there were no documents associated with this application, it was resolved that the meeting was unable to consider this application further.

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- e) DC/25/02623 Discharge of Conditions Application for 4945/16 – Condition 29 (Site investigation and Post investigation) Location: Land at Meadow Lane – this application was duly noted and would be considered by the relevant statutory body.
- f) DC/25/02773 Discharge of Conditions Application for DC/24/05180 – Condition 4 (Biodiversity enhancement Measures) Location: Maple House, Church Road - this application was duly noted and would be considered by the relevant statutory body.
- g) DC/25/02977 Discharge of Conditions Application for DC/24/02330 – Condition 20 (Archaeology) Archaeological Site Investigation & Post Investigation Assessment. Location: Land to the west of Ixworth Road - this application was duly noted and would be considered by the relevant statutory body.
- h) DC/25/02658 Discharge of Conditions Application for DC/24/02330 – Condition 35 (BNG Condition) Location: Land to the west of Ixworth Road - this application was duly noted and would be considered by the statutory body.
- i) DC/25/02659 Discharge of Conditions Application for DC/24/02330 – Condition 15 (External Facing and Roofing Materials) and part-discharge of Condition 16 (Window Details) in relation to Plots 1 – 6 only. Location: Land to the west of Ixworth Road - this application was duly noted and would be considered by the relevant statutory body.
- j) DC/25/02978 Discharge of Conditions Application for DC/19/02090 – Condition 21 (fire Hydrants) Location: Land to the east of Ixworth Road - this application was duly noted and would be considered by the statutory body.
- k) DC/25/02973 Discharge of Conditions Application for DC/24/04451 – Condition 25 (PROW Surface Works) Location: Land to the east of Ixworth Road - this application was duly noted and would be considered by the statutory body. It was also noted that the proposed route was to be upgraded to a bridleway, cycleway and footpath.
- l) DC/25/02578 Discharge of Conditions Application for DC/19/0209 – Condition 16 (Construction Environmental Management Plan) Location: Land to the east of Ixworth Road – all noted the documentation submitted but agreed that the council had no comments to make on this application. A concern was raised over the current signs that were encroaching into the road and the Clerk was asked to pass this onto the relevant contractors.
- m) DC/25/02779 Development by a Statutory Undertaker – Erection of 3 No. poles. Location: Stoney Lane – it was noted that BT generally had the right to place telegraph poles where they wished as long as they could demonstrate that there was a true need for the pole and that was the best location. It was queried as to why the older existing poles could not be used and council noted the concerns that had been raised by a resident and whether the poles should be placed underground. The committee noted that the application was submitted under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 which merely required BT to give 28 days' notice to the LPA of their intention to erect such poles. It was noted that this infrastructure was part of ongoing upgrades in the area. **The committee noted that this was development by a statutory undertaker and resolved that it had no comments to make on the application, aif.**

7. TO NOTE PLANNING APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY:

- a) DC/25/00538 - Refusal of the 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.
- b) DC/25/02552 Discharge of Conditions for DC/21/04549 – Condition 9 (Surface Water Drainage Verification) Location: Land on the south side of Heath Road.
- c) DC/25/02263 Confirmation of compliance with Section 106 Planning Obligation dated 06/07/2023 of DC/19/02090 relating to Schedule 2, Part 2, Clause 1.2 (Affordable Housing Scheme). Location: Land to the east of Ixworth Road.
- d) DC/25/02218 Discharge of Conditions for DC/19/02090 – Part discharge of Condition 14 (Archaeology) for the majority of the site but excluding the area outlined in blue on the Proposed Mitigation Area plan. Location: Land to the east of Ixworth Road.
- e) DC/25/02113 Permission for the development by a Statutory Undertaker – Erection of 1 No. 13m pole. Location: OPP68 Church Road.

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- f) DC/25/01824 Discharge of Conditions for DC/24/02330 – Condition 14 (Surface Materials for Roads and Access) Condition 23 (Internal Roads) and Condition 25 (prevention of surface water onto the Highway. Location: Land to the west of Ixworth Road.
- g) APP/W3520/W/25/3360015 - Land at Meadow Lane, Thurston, Suffolk. The appeal was made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted. The appeal is dismissed and planning permission for a variation to the previous planning permission is refused.

8. PLANNING MATTERS RELATING TO / CONNECTED TO THURSTON –

- a) Neighbourhood Planning –
 - i. to receive an update on Neighbourhood Development Plans (NDP) following recent commentary from the government – the government has stated that it is still supportive of neighbourhood plans and that they play an important role in the planning system and that where communities consider that the preparation of a NDP is in their best interests. However, it is also stated that support for neighbourhood planning groups should be possible without further Government funding. Information coming forward from BMSDC indicates that the lack of funding might also impact the districts' ability to assist with funding costs for Strategic Environmental Assessment / Habitats Regulations Assessment screening, Examination and Referendum costs which may impact on how Town and Parish Councils choose to take forward NDPs in the future. BMSDC have since stated that they continue to recognise the 'added value' that Neighbourhood Development Plans can bring and support their preparation. Where Town and Parish Councils have Neighbourhood Community Infrastructure Levy monies or alternative means to self-fund their Neighbourhood Development Plans, we would encourage and support this.
 - ii. to note the withdrawal of new neighbourhood planning support services for 2025 as a result of the Government's spending review - the Minister for Housing, Communities and Local Government has stated that their department is unable to commission new neighbourhood planning support services from 2025 onwards. There will also be no new applications accepted for technical support either. As stated above, the district has confirmed that Neighbourhood CIL monies could be used for works relating to the adoption of or a review of a NDP. It should however be noted that any external funding that BMSDC can secure to support Neighbourhood Development Plan Groups may be conditional on those Plans supporting new housing delivery and meeting the strategic objectives of the Babergh and Mid Suffolk Joint Local Plan Review.
 - iii. to note that council is awaited the impact of this on NDPs that are seeking technical support or looking to review their NDP – BMSDC has now confirmed that they are developing an evidence base for the Babergh and Mid Suffolk Joint Local Plan Review and, at the appropriate time, elements of this will be shared with NDP Development Plan Groups to support their Plan preparations. It is noted that the District Councils undertook a Call for Sites exercise for residential development in 2024 and they should be able to share the findings of the Strategic Housing Land Availability Assessment (SHLAA) later this year. This will help inform those seeking to allocate sites for residential development. A further Call for Sites exercise is also planned for later this year.
 - iv. To receive commentary and an update on quotations for NDP review – whilst further quotations were being sought for assistance with a NDP review, it was noted that the council would need to consider the geographical area being considered along with the built-up area boundary settlement which should include recent planning approvals.
- b) To receive commentary and an update on the Parish Infrastructure and Investment Plan (PIIP) Appendix A review – it was agreed that this would be deferred until August with the committee expressing the desire that any consultation be coordinated with informal consultation on the NDP review.
- c) To receive an update on planned works at Ixworth Road – the clerk advised the meeting of the details of an email received from MDS Civil Engineering Ltd in which the works to be carried out along Ixworth Road from 28th July were outlined. It was confirmed that the work would be completed under a s278 agreement that Persimmon Homes had with SCC and the following would be completed: kerbing works including drainage kerbing on the west side of the road along with the reprofiling sections of the cycleway. The works will be

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taking place under a full road closure with a traffic diversion in place. Vehicular access for residential accesses in the works zone will be maintained from the southern end at the Norton Road junction. Pedestrian access will be maintained through the works with footways diverted/narrowed down to permit our works to take place safely.

- d) To receive the West Suffolk Local Plan 2024 – 2041 Examination Inspectors report – since the agenda had been served, and following receipt of the Inspectors’ Report on 1st July 2025, the West Suffolk Local Plan had been adopted by West Suffolk Council. It was confirmed that effective 16th July 2025, it would be used to determine all current and future planning applications. The meeting was advised that the plan allocated sites for the delivery of at least 13,005 new homes to be built by 2041 to meet housing needs across the district. This included 8,712 homes that already have planning permission and for 4,963 to come forward. The local plan has also allocated 85 hectares of land for employment growth enabling the council to help support the expansion of existing businesses, keeping jobs in the area and creating new employment opportunities and skills growth for our communities. [Use this link to view the adopted plan.](#)
- e) BMSDC – Street Naming for the new development at land to the east of Ixworth Road (St Peter’s Chase) – the clerk confirmed that the Custodian had approved the following street names for the development: Skelton Drive; Catlin Close; Mathers Close; Warren Way; Sear Road; Mair Close; Desch Close; Stedman Avenue; Heygate Close and Orpen Close.

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

- a) Planning and Infrastructure Meeting – 20th August 2025 commencing at 7.30pm in the Community Library, Norton Road

10. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 8.25pm.

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

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