

## THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 18<sup>th</sup> June 2025 in the Community Library, Norton Road, Thurston which commenced at 7.30pm.

**Present:** Cllrs. Dashper (in the Chair) along with Cllrs. Marsh, Millest, Morris, Rainbow, Smith 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 Cllr. Balaam.  
**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 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.
4. **MINUTES OF THE FOLLOWING MEETINGS:**
  - a) Minutes of the meeting of 21<sup>st</sup> May 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) 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, Thurston. This application will be determined by Suffolk County Council.  
The meeting reviewed the plans and raised concerns as to why this was a stand-alone building and why not the initial design had not taken into account that there would need to be additions to address the number of places required? It was questioned as to why a further storey could not be added to the existing premises? Comments were also raised over the current tarmac play area not being sufficiently large enough to accommodate the current pupils let alone an increased number. Issues over the poor landscape design with agreement coming forth in support of the Officer comment in relation to landscaping and whether the proposed building could be repositioned within the site. BNG has been acknowledged, and council supported the ambition that the play areas would not be impacted over the requirement to address the loss of currently landscaped areas.  
**Acknowledging that it was always the intention to increase the school size to accommodate the increased numbers of pupils arising from development within the village, the meeting resolved that it was minded to approve but wish the comments raised to be noted, aif.**  
The Clerk made the meeting aware of the meeting that had been held the day previously with County Cllr.

So approved and signed by the Chair of the meeting at the meeting of 16<sup>th</sup> July 2025

Otton and the Community Liaison Officer from SCC Highways regarding highway safety issues relating to the school and the number of uncontrolled crossing points that young persons had to traverse to obtain entry to the primary school. Discussions had been had over the barriers on the Thurston Park side of the uncontrolled crossing not aligning with the crossing and whether this crossing could be upgraded to a traffic light-controlled crossing. Also discussed was whether the parish council, in supporting the proposal to enlarge the school should, on highway safety issues, condition the support on the crossing being upgraded and a further entrance into the school from the top of Pond Field Road to include the extension of the footpath from Norton Road into Pond Field Road thereby improving access to the school and reducing footfall on Pond Field Road. **It was resolved that this proposal be added to the parish council's response on the application with its support being conditioned on these terms, aif.** It was also agreed that the sight line on the first crossing on Norton Road by the Primary School is still an issue. The Clerk agreed to feed this into the response to the planning application.

- b) 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 the proposal was replacing an existing structure at the rear. On the grounds that the application would not have a detrimental impact on the street scene or the residential amenities of the surrounding area, the meeting **resolved to support the proposal, aif.**

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

- a) DC/25/02973- Discharge of Conditions for DC/23/02973 - Conditions 4 (Great Crested Newt Method Statement) and 5 (Biodiversity Enhancement Layout) Location: Popples, Barrells Road.
- b) DC/25/02133 – Approval for a Non-Material Amendment relating to DC/21/04549 - Amendment of the proposed landscaping plan for the addition of two car parking spaces and the removal of the fence along the eastern boundary at Michaelmas Court. Location: Land on the south side of Heath Road.
- c) DC/25/01607 – Discharge of Conditions for DC/19/02090 - Conditions 6 (Surface Water Drainage Scheme), 7 (Breeding Bird Survey), 8 (Landscape and Ecological Management Plan), 9 (Biodiversity Enhancement Strategy), 10 (Tree Protection Plan) and 12 (Vehicular Access). Location: Land to the east of Ixworth Road.
- d) DC/25/00705 – Refusal of Discharge of Conditions for DC/20/01716 - Condition 13 (Play Area), Condition 14 (Play Area Management Plan), Condition 18 (Trees adjacent to Play Area) and Condition 19 (Open Space Trees). Location: Land on the north side of Norton Road.
- e) DC/25/02066 – Approval for works to trees subject to Tree Preservation Order MS52/A1- T1 Oak - Reduce laterals on southern aspect back to previous points - close proximity to property. Location: 8 Laurel Close.
- f) DC/23/05536 - Approval of Reserved Matters following Outline Planning Permission DC/17/02782 dated 24/12/2020 - Appearance, Landscaping, Layout and Scale for Erection of 15 No. dwellings (including 5 affordable bungalows). Location: land off Church Road, access via garden of 'The Firs'.
- g) DC/25/02217 - Discharge of Conditions for DC/24/04451 - Condition 22 (Surface Water). Location: Land to the east of Ixworth Road.
- h) DC/25/02402 - Non-Material Amendment approval relating to DC/20/01716 - Amendment to Plot 177 to change brickwork on part of the rear and west side to render. Location: Land on the north side of Norton Road.
- i) DC/25/02269 - Discharge of Conditions for DC/19/02090 - Part discharge of Condition 6 (Surface Water Drainage) for part h only. Location: Land to the east of Ixworth Road.
- j) DC/25/04451 - Discharge of Conditions for DC/24/04451 - Condition 15 (Construction Management Plan). Location: Land to the east of Ixworth Road.
- k) DC/25/02137 - Discharge of Conditions Application for DC/19/02090 - Condition 15 (Construction Management Plan). Location: Land to the east of Ixworth Road.
- l) DC/25/01377 - Discharge of Conditions for DC/24/02330 - Condition 21 (Improvements to Footpath 18). Location: Land to the west of Ixworth Road.
- m) DC/25/01388 - Discharge of Conditions Application for 4942/16 - Condition 10 (Materials) Location: Land at Meadow Lane.
- n) Appeal Ref: APP/W3520/W/24/3349998 - Land south of Barrells Road – appeal is dismissed, and application is approved for an award of costs relating to condition 4 which states that: A footpath within the site shall be constructed in accordance with drawing no: 1234/02 received on 30<sup>th</sup> March 2020. The footpath shall

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be carried out in its entirety prior to the first occupation on the site and thereafter retained in this form. The reason given for the condition is: To ensure that satisfactory access is provided for the safety of residents and the public. Reasoning for refusal is that the variation brings the development into conflict with the development plan, read as a whole. There are no material considerations that indicate a decision should be made other than in accordance with it.

- o) DC/25/02219 – Discharge of Conditions for DC/19/02090 - Condition 14 (Parish Liaison Scheme). Location: Land to the East of Ixworth Road – amended post serving: to receive the discharge of conditions for the above application.
- p) DC/25/02220 – Discharge of Conditions for DC/24/04451 - Condition 14 (Parish Liaison Scheme) and Condition 24 (Construction Plan - Public Access). Location: Land to the east of Ixworth Road.
- q) DC/25/01864 – Planning permission for DC/23/02973 - (Householder extensions) for the variation of Condition 2 (Approved Plans & Documents) to provide an amended scheme. Location: Popples, Barrells Road.
- r) DC/25/01656 – Planning permission for conversion of half of the garage into an office space @ 2 Red Admiral Heights.
- s) 4942/16 and DC/24/02211 – The Hedgerows, as advised previously the parish council had been copied in on correspondence over revised layouts for this development which had become known in the comparison of the layout plans for the two applications (4942/16 and DC/24/02211). As there did not appear to be any reason for the variation and there were no matters within the planning portal to suggest that approval to amend the layout had been sought, this matter had now been referred to the Enforcement Team at MSDC.

#### **8. PLANNING MATTERS RELATING TO / CONNECTED TO THURSTON –**

- a) Committee to receive the amended the Parish Infrastructure Investment Plan (PIIP) – (Paper entitled PIIP – Review May 2025) following revisions to the draft document as produced in May 2025 – having reviewed the amended version the meeting **resolved to accept the PIIP as the formal document moving forward, aif.**
- b) Committee to receive the draft copy of the PIIP that will be used to form the basis of public consultation over the use of Neighbourhood CIL – it was resolved that the document should form the basis for public consultation and that the Clerk should seek quotations from specialists to run consultation / engagement process which should also include analysis of the responses received. It was also resolved that CIL funding should be used for this purpose and that the Clerk should seek quotations from a formal tendering exercise, aif. It was also queries as to whether, under the Transport section a further question could be added in to see whether residents would be prepared to use a bus service to other areas in Bury St Edmunds other than the town centre.
- c) NDP review update – the Clerk confirmed that she had spoken to four consultants who had professed an interest in quoting for assisting with the NDP review. Areas for review had covered the reasoning behind the review and the depth to which the review should seek to address. Key areas covered were effectiveness; amendments to National Legislation and Policy; amendments to Local Policy; Local circumstances and evidence and local opinion. It had been agreed that in the first instance all would provide a quotation during the Summer months of areas to cover a basic health check and whether any modifications could be imposed that did not change the nature of the plan but would add additional details to existing policies.
- d) Planning Meeting – the clerk made the meeting aware that following attendance at a meeting to discuss the future of the Taxi- Bus service, the Communities Officer at MSDC had suggested that it would be beneficial to have a meeting with Communities and Planning to discuss the parish's aspirations for the future in terms of infrastructure coming forth to ensure relevant conversations were had with future developers. The Chair indicated that he would be willing to join such a meeting. The clerk agreed to liaise with Officers at MSDC and report back.

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

- a) Planning and Infrastructure Meeting – 16<sup>th</sup> July 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 8.12pm.

So approved and signed by the Chair of the meeting at the meeting of 16<sup>th</sup> July 2025

## 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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