

THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 18th March 2026 in the Community Library, Norton Road, Thurston which commenced at 7.00pm.

Present: Cllrs. Dashper (in the Chair) along with Cllrs. Balaam, Marsh, Morris, Rainbow, Smith and West. Also in attendance: Mrs. A. Long (Compass Point Planning and Rural Consultants), Mr R Fawcett (part of the Neighbourhood Development Plan review team), Mrs V. Waples, Clerk and Mrs. P. Gladwell, Deputy Clerk.

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. Millest. **Council consented to accept the apologies 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 – 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](#) Review workshop with Andrea Long from Compass Point Planning and Rural Consultants.
 The following matters were covered during the workshop:
 An introduction was provided relating to the timeline of sites that are being promoted in Thurston covering those submitted in 2024, with a further number being resubmitted in 2026 with one new one on Norton Road. Mrs Long confirmed that the map of live sites had been sent to a range of statutory consultees including Sports England for pre-engagement comments. MSDC were sent a copy as a courtesy.
 It was clarified that the site assessments are work in progress and any background check in planning terms will also be fed into the site assessments.
 Aim is to get a data set on each site to enable further consultation / engagement with the public.
 The following comments / constraints were noted for each site:
HE22984
 Commentary on context – amendment to surrounding land uses noted. Possible 1980’s planning application – refused. Constraints – location; size; distance from educational facilities; distance to railway station. Limited opportunity for greenspace, onsite community open space. Site is currently wooded. No TPO, within SSSI impact zone. Currently habitat for wildlife etc.
HE23029/HE23942
 Range of housing. No loss of community / recreational / cultural but could create such a facility – consolidate such facilities.
 Priority habitat. Issue of multiple access onto Ixworth Road. Flood zone 2 and 3. Potential low water impact at this side of the village. Impact on Pakenham. Increase traffic generation onto Ixworth Road including access to Pakenham. Grade 2 agricultural land.
HE23294/HE23809
 Small site. Residential surrounding. Adjacent to the immediate settlement boundary. Limited affordable housing and mix. Small yield of green space. Distance from amenities. Traffic through some of the key junctions. Issues of surface water but not excessive. No mains. Landscape and heritage constraints.
HE23399/HE24173
 Housing – affordable and mix. Heritage issues. Significant green space. Listed buildings. Prone to flooding. Issue for EA – flood zone 3. Constraints – vista, heritage, PROW.

Signed.....

Date: 15th April 2026

HE23439/23121/23122

Heritage assets, Mill Lane single narrow lane; possible for open space and green infrastructure. Access to external facilities via known pinch point. Traffic will be drawn through highway pinch points. Wood pasture and parkland priority habitat. Flood zone 1, no surface water issues. Issues along Barton Road by The Mere. Sewage capacity. Interested developer known.

HE23443/HE24239

Potential for a soft entrance to the village – recreational and leisure use. Likely to draw traffic through key junctions. Grade 2 agricultural land. No PROW. Heritage assets close. Housing could accommodate a mix. Flood zone 1, no surface water issues.

HE23477/HE24121/HE24239

Heritage asset, Mill Lane narrow single lane; could generate affordable housing; access to external facilities via known pinch points. Existing PROW. Flood zone 1.

HE23506

Large enough for housing. Distance from facilities. No TPO but areas of habitat within the site including parkland and woodland. One of the oldest Oak trees. House is Grade II listed. Listed buildings in vicinity. Sensitive in terms of heritage. Outside of settlement boundary. Open space could be accommodated. Natural pond to the front. Flood zones 2 and 3.

HE23552

Current rugby playing field. Will be adjacent to the existing settlement. Would result in a loss of recreational facilities. Look to identify it as an area that should be protected. No environmental designations. Intensified access.

HE23928

Sunny Meadow – small amount of affordable housing and a small mix. No designations on it – listed building to north-east. Flood zone 1. No footpath but potential to include one on part of the land.

The Clerk also made the meeting aware that she had arranged a meeting with local sports and leisure clubs to discuss the requirements for differing forms of open space to enable clarity as to their justification so that this could be fed into the review of the Neighbourhood Development Plan (NDP). This had been shared with Mrs. Long who was in agreement that this would be a positive move. The meeting was scheduled for 15th April 2026 at 5.00pm. An invitation to attend had also been submitted to Grant and Public Realm Officers at MSDC as well as the District Councillors.

Design Code Workshop – all were reminded of the online meeting the following Monday 23rd March during which the first draft of the Thurston Design Guidance and Codes document would be reviewed.

Mrs Long, Mr Fawcett and Mrs Gladwell left the meeting at this point in the agenda.

5. MINUTES OF THE FOLLOWING MEETINGS -

- a) Minutes of the meeting of 18th February 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.**

6. 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.

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

- a) DC/26/00968 - Proposal: Householder Application – Extension to existing single garage. Location: The Limes, Barton Road – it was **resolved to support the application on the grounds that there would be little or minimal impact to the dwelling, locality and neighbouring amenities.**
- b) DC/26/00842 – Proposal: Application for consent to display an Advertisement (s) – installation of 1 no. externally illuminated fascia sign and 1 no. internally illuminated fascia sign. Location: Thurston Granary, Station Hill – it was **resolved to support this application with a request that a time restriction be imposed.**

Signed.....

Date: 15th April 2026

Council to note commentary on the following

- c) DC/25/05301 – Application to confirm compliance with a Section 106 Planning Obligation dated 17th October 2024 of DC/24/02330 relating to Schedule 2. Parts 4 and 5 – Open Space Equipment. Location: Land to the West of Ixworth Road – the meeting was made aware that an email had been received from the developers regarding the parish council’s comments in relation to the play equipment being offered for this site and

additional equipment for College Park (as conditioned). The indication was that additional equipment had been offered although precise details were not forthcoming. The meeting was made aware that the Clerk would be following this up direct with the Planning Officers with a request that the council would be allowed to comment further on this matter.

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

- a) DC/26/00438 - Permission given for works to trees subject to a Tree Preservation Order MS81/A3 - Prune the overhanging branches back to the boundary line by use of tripod ladder and pole saw / pole loppers to a height of 12m approximately as they have been pruned before. reason: To reduce risk of branch failures over and toward the property during adverse weather conditions. Location Oakwood House, Pokeriage Gardens.
- b) DC/25/04191 - Discharge of Conditions for DC/24/04451 - Condition 10 (FULL LANDSCAPE DETAILS) Condition 11 (RETENTION OF LAUREL HEDGE). Location: Land To The East Of, Ixworth Road.
- c) DC/26/00419 - Discharge of Conditions for DC/19/02090 - Condition 19 (Residents Travel Pack). Location: Land To The East Of, Ixworth Road.
- d) DC/26/00369 - Discharge of Conditions for DC/17/02782 - Conditions 5 (Footway) and 8 (Access). Location: Land off Church Road, access via garden of 'The Firs'.
- e) DC/26/00274 - Discharge of Conditions Application for DC/24/04451 - Condition 27 (Surface Improvement - Thurston Footpath 001) Location: Land To The East Of, Ixworth Road.

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

- a) Planning and Infrastructure Meeting – 15th April 2026 commencing at 7.000pm in the Community Library, Norton Road.

10. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 8.04pm.

Signed.....

Date: 15th April 2026

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

Signed.....

Date: 15th April 2026