

THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 20th August 2025 in the Community Library, Norton Road, Thurston which commenced at 7.30pm.

Present: Cllrs. Dashper (in the Chair) along with Cllrs. Balaam, Marsh, Morris, Rainbow 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. Millest 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 17th July 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/25/02731 Full Planning Application – Erection of single storey detached building for hot food takeaway (Sui generis). Location: Car Park, Station Hill – the meeting discussed the application and raised issues in terms of parking spaces, odour issues, hours and litter. The meeting debated the merits of an additional facility at the location and queried whether it would be possible to impose a restriction on the opening hours to ensure that residential amenities were not compromised. All considered that there was a need to offset a planning gain of an amenity versus traffic and potential issues. **It was resolved that a recommendation be given for approval provided conditions were imposed in terms of bins to offset litter, hours to be commensurate with existing businesses and parking spaces to be retained for business use, aif.**
 - b) DC/25/03357 – Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition Town and Country Planning Act 1990 (as amended) – Use of land at Bright Meadow as a residential caravan site in as per planning supporting statement. Location: Bright Meadow Park, Beyton Road – it was **resolved to support the application as written, aif.**
 - c) DC/25/03467 - Application for works to trees protected by Tree Preservation Order MS85/T8- Oak (T1), whole crown reduction by 1.5 to 2.0 m. Tree branches overhang garden of the property, encroaching on the house and neighbouring gardens. Work to allow sufficient clearance to property. Location: 29 Heather Close – although the application provided limited detail in terms of location and identification the meeting **resolved to support the proposal, aif.**
7. **TO RECEIVE COMMENTARY ON THE FOLLOWING PLANNING APPLICATIONS:**
 - a) DC/23/02429 - Hybrid Planning Application – Full Planning application: Erection of 3 no. dwellings with garaging and open space provision on adjacent site. Outline Planning application: (Access Points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved) - Erection of 7 no. dwellings with

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associated garaging involving the demolition of an existing building and the provision of allotments and community land with its own independent access and car parking on adjacent land. Location: Land at Norton Road and land at Barrells Road – all confirmed receipt of the Planning Officer's report as submitted for the MSDC Planning Committee meeting on 27th August 2025. Whilst the report was recommending approval of the application, the committee raised concerns at the non-planning matters that had been raised in the report and the credence given to social media posts implying impropriety. All agreed that the planning gain for the community, being offered with the application, was a once in a lifetime opportunity. The parish council would never be able to afford to buy such a piece of land. Control over New Green and other parcels of land were essential to other projects in the village. All understood that the location of Church View was a challenge, but Barrells Road is not within the countryside given the development that surrounds the site. All were reminded that if this proposal failed then there was an understanding that a different version for the land in question would be submitted. It was doubtful that in such a case the benefits would be as generous for the community. The Chair confirmed that the council's response would seek to reassure the committee that the parish council, if the application was approved, would be able to maximise the benefits that the parish will gain from the application being granted.

- b) 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 – all were advised that the parish council's comments had been received (including those relating to crossings points to the school) and that the Case Officer was unable to confirm whether the application would be determined by the Development and Regulation Committee. Several consultees have asked for additional information to be submitted prior to determination of the application, which the applicant was now working on. Once this information is submitted, an additional round of consultation will occur, after which SCC will have more clarity on whether the application can be delegated or determined by the Development & Regulation Committee.

With regards to safety issues in the vicinity of the school, the meeting was made aware of an email from the Cabinet Member for Operational Highways and Flooding at SCC who confirmed that the Community Liaison Engineer had met with the County Councillor Otton and the Clerk to discuss issues in the vicinity of the primary school – chief of which were concerns over pedestrian safety. It was stated that Suffolk Highways and the Parish Council were working together with the school itself to improve this, and this had included the possibility of a new pedestrian entrance, closer to Norton Road, along with the introduction of school safety markings which would improve the safety of children travelling to school. This email was in direct response to an email submitted following a recent near miss incident at the school. It had been suggested that the school contact Suffolk Road Safe to request a school crossing patrol (traditionally known as "Lollypop Men/Women"): <https://suffolkroadsafe.com/scp-service/>. Requests for a Patrol at a new site should be made in writing by the school that the site would serve or by the local Councillor. The Clerk confirmed that once the school returned (post 3rd September), she would liaise with the Headteacher to see if they would like to progress this matter and ascertain what assistance the parish council could give.

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

- a) DC/25/02845 Prior Approval is not 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. Location 17 New Green Avenue.
- b) Appeal Ref: APP/W3520/W/25/3363636 - Land at Summertime, Great Green - the appeal was made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission. The application Ref is DC/25/00499. The development proposed is the erection of 1 self-build dwelling. The appeal is dismissed.
- c) Costs application in relation to Appeal Ref: APP/W3520/W/25/3363636 - Land at Summertime, Great Green - the application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5). The application is made for a partial award of costs against Mid Suffolk District Council. The appeal was against the refusal of planning permission for the erection of 1 self-build dwelling. The application for an award of costs is refused.

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- d) DC/25/00041 - Discharge of Conditions for DC/24/02330 - Condition 3 (S278 Works - Off Site Highways Improvements). Location: Land to the west of Ixworth Road.
 - e) DC/25/04451 - Discharge of Conditions for DC/24/04451- Condition 21 (Estate roads and footpaths). Location: Land to the east of Ixworth Road.
 - f) DC/25/02242 - Discharge of Conditions for DC/24/02330 – Condition 17 (CEMP for Biodiversity), Condition 18 (Wildlife Sensitive Lighting Design) and Condition 30 (Biodiversity Enhancement Layout). Location: Land to the west of Ixworth Road.
 - g) DC/25/02243 – Discharge of Conditions for DC/24/02330 – Condition 12 (Landscaping Details) and Condition 13 (Landscape & Ecological Management Plan). Location: land to the west of Ixworth Road.
 - h) Appeal Ref: APP/W3520/W/25/3361001 - Barn at Moat Farm, Barrells Road, Great Green. The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The application Ref is DC/24/03353. The development proposed is Class Q - Conversion of agricultural building to form 2 No. dwellings (Class C3 dwellinghouses). The appeal is dismissed.
 - i) DC/25/02639 – Planning permission for the erection of single-storey rear extension including alterations to existing single-storey extension. Location: 2 Blenheim Drive.
 - j) DC/25/02978 - Discharge of Conditions for DC/19/02090 - Condition 21 (Fire Hydrants). Location: Land to the east of Ixworth Road.
 - k) DC/25/02977 – Discharge of Conditions for DC/24/02330 – Condition 20 (Archaeology). Location: Land to the west of Ixworth Road.
- 9. TO CONFIRM THE DATE OF NEXT COMMITTEE MEETING: to take place in Thurston Community Library –**
- a) Planning and Infrastructure Meeting – 24th September 2025 commencing at 7.30pm in the Community Library, Norton Road
- 10. TO RESOLVE THAT UNDER THE PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED – it was resolved to exclude the public from the meeting on the grounds that disclosure of the sensitive commercial interests of the council and the persons that had tendered was not in the public interest**
- a) To consider the quotations submitted for consultancy support for a review of the made Thurston Neighbourhood Development Plan (NDP) – with reference to the paper submitted to the meeting for the consideration of consultancy support, it was resolved that the committee's preference was for the outline proposal as submitted by Rachel Leggett & Associates and Compass Point Planning and Rural Consultants working together.
 - b) To approve a recommendation to full Council to appoint a consultant to lead the review of the Thurston NDP – **it was resolved to recommend to full council that Rachel Leggett & Associates and Compass Point Planning and Rural Consultants (working together) be appointed to assist with the Thurston Neighbourhood Plan Review.**
 - c) To consider the merits of a Steering Group to assist with the review of the Thurston NDP – it was resolved that the council should be asked to delegate the operational running of the review to the Planning and Infrastructure Committee which, once it had met with the consultant, would be able to think strategically about the steering group.
- 11. CLOSURE OF THE MEETING** – there being no other business the meeting was closed at 8.32pm.

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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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