

## THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 21<sup>st</sup> May 2025 in the Community Library, Norton Road, Thurston which commenced at 6.00pm.

**Present:** Cllrs. Dashper (in the Chair) along with Cllrs. Balaam, Millest, Rainbow and Smith.

Also in attendance: Mrs Waples, Clerk, and Mrs Gladwell, Deputy Parish Clerk; Kian Saedi (Planning Manager, BDW); Liam Askew (Site Manager, BDW); Andy Martin (Contracts Manager, BDW); Merrick Holloway (Senior Technical Coordinator, BDW) and Andy Ansell (Director, GNL Strategic). There was one member 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. **LAND EAST OF IXWORTH ROAD** – meeting with representatives from Barrett David Wilson to discuss the construction phase and the construction management process. The reasoning behind the meeting was given with the main aim for BDW to maintain their dialogue with the parish council and hold regular meetings through the construction period. This meeting was an opportunity to meet with the parish council ahead of the start of construction and to meet the site manager and receive detailed answers to any questions about the construction management process.  
 BDW stated that they were keen to engage with the council throughout the process, acknowledging that the parish council is an important stakeholder. Written parish liaison scheme is part of this discussion. Detail of pre-commencement being submitted with the parish Liaison scheme main thrust of the meeting. Follow-up meetings will also cover open space and play areas. Applications are currently with the LPA for pre-commencement condition discharge.  
 Construction at early stages. Pre-construction works are topsoil stripping. Construction sites are being laid out and will entail 2 sites with 2 compounds. Names and emergency contacts will be located on external boards. Site disruption will arise once the s278 works commence along with connection to Ixworth road – dates still awaited. Minor road works licence has been sought to construct sales access and Bellway mouth at the main entrance. There will be a one-way system throughout the site.  
 Tree works from within the site – planned for the following week – all part of the plan to allow the s278 works. Laurel hedge alongside Footpath No. 1 will stay in and will be monitored in terms of maintenance. Red boundary line was moved to ensure the hedge remained and is maintained under the remit of BDW. Maintenance is in accordance with the approved landscape maintenance programme. Desire to retain as much of the trees and hedgerow. The site boundary fence is the area for development only.  
 Over next six months – aim to have a permanent site manager in place by the end of June. QR codes around the boundary fence to provide information on activities that have taken place and those that are to come forward. Foundations will be in by the end of June 2025. Show home opening October – 2 for Barrett and 2 for David Wilson homes either side of the entrance.  
 Engagement – refresh the public website to act as a portal to raise awareness, queries and raise issues.  
 During Summer – newsletter to local residents. Provide Q&A to frequently asked questions.  
 Construction management plan – still in discussion – highways are happy with the plan. Delivery route – A143 – through to Pakenham crossroads – 8.00am – 9.00am and 3.00pm – 5.00pm. Site will not be able to arrive outside of the hours of operation. 7.30am – 6.00pm in Summer and 7.30am – 4.00pm with Saturdays 8.00am – 1.00pm.  
 SHE – Ipswich – for ground works – on site until end.  
 Build programme - 3 years from now expected so finish would be the latter part of 28. Opportunities for apprenticeships and skill opportunities. On website – through local school visit via school outreach.  
 Questions around road conditions and wheel wash – bousers and inspection of lorries will be implemented before they leave the site. Water suppression on site currently but road sweeping will be daily when site activity is at full pace.  
 Development – numbers - 130 Barret - 80 David Wilson. 2 site teams but a single direction that will be followed by all. Integrated way of working. Brand split as opposed to a developer split.

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Footpath Th01 is to remain open at all times as boundary fence allows for this. Diversion in place prior to commencement of works to the bridleway.

Parish Council liaison scheme – as per conditions – agenda to be agreed beforehand. Written updates, press statements and advance notice re road journeys etc. Near neighbour surgery – dust noise and vibration. Evaluations as to ensuring all including the local stakeholders are kept up to date. Organic process to enable formal channels to receive feedback.

Open space – location will indicate that it will mainly serve those in the vicinity as opposed to the whole of the village. The parish council would welcome the opportunity to discuss the challenges of providing play equipment for all ages given the space, the anticipated age ranges and the challenges of the site and its sizes. There will also be a footpath link into the wooden area on Cavendish View.

£200,000 in the s106 for play equipment - open to discussions as to how and where this money might be spent. *Clerk agreed to share the existing parish liaison schemes that are currently in place and work well.*

Member of the public:

We should not be expected to accommodate BDWH, they should be considerate to the villagers. Wheel wash, damage to roadways and surfaces should all be implemented and these areas owned in terms of accountability. Villagers will want to see action along with an understanding as to who oversized vehicles will be accommodated in the village given the damage that they caused.

Metric should be shown as to how the take-up for apprenticeships and veteran hires are reported and ensure that they are actively pursued.

### 3. APOLOGIES –

- a) Council to receive apologies for absence – verified apologies for absence were received from Cllrs. Marsh, Morris and West. **Council consented to accept the apologies submitted, aif.**

### 4. 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.

### 5. MINUTES OF THE FOLLOWING MEETINGS: *(none as the committee had been suspended since August 2024).*

### 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 at this point of the agenda.

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

- a) DC/25/02220-DOC – Application for Discharge of Conditions for DC/24/04451 - Conditions 14 (Parish Liaison Scheme) and 24 (Construction Plan - Public Access). Location: Land To The East Of, Ixworth Road – with reference to the discussion held during the public forum and the willingness to engage with the parish council as stakeholder, the meeting **resolved to support the discharge of these conditions, aif.** It was confirmed that the clerk would submit a written liaison scheme that was currently in operation to BDWH for a reference point.
- b) DC/25/02219 – DOC – Application for Discharge of Conditions for DC/19/02090 - Condition 14 (Parish Liaison Scheme). Location: Land To The East Of, Ixworth Road - resolved to support the discharge of these conditions, aif.
- c) DC/25/02066 - Application 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 – the meeting **resolved to support the application as written, aif.**

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- d) DC/25/01656 - Householder Application - Convert half of the garage into an office space. Location: 2 Red Admiral Heights – the meeting noted that there would still two parking spaces as the garage was a third space. The meeting **resolved that the application should be supported, aif.**
- e) DC/25/01864 - Application under Section 73 of The Town & Country Planning Act for DC/23/02973 (Householder extensions) for the variation of Condition 2 (Approved Plans & Documents) to provide an amended scheme. Location: Popples, Barrells Road – it was **resolved to recommend the application for approval on the grounds that there would be no detrimental impact to surrounding amenities, aif.**

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

- a) DC/25/00222 - Refusal of Discharge of Conditions for DC/24/02330 - Condition 35 (Mandatory Biodiversity Gain Plan) Location: Land To The West Of, Ixworth Road.
- b) DC/25/01825 - Discharge of Conditions Application for DC/24/02330 - Condition 19 (Sale of Open Market Homes). Location: Land To The West Of, Ixworth Road.
- c) DC/25/01224 - Discharge of Conditions Application for DC/24/02330 - Condition 15 - (External Facing and Roofing Materials) and Condition 16 (Sash Window Details). Location: Land To The West Of, Ixworth Road.
- d) DC/25/00914 - Discharge of Conditions Application for DC/22/01588 - Condition 3 (Ground Floor Levels) and Condition 4 (Housing Mix) Location: Landseer House, 92 Barton Road.
- e) DC/25/01437 – Planning permission for the erection of single storey rear extension (following removal of existing extension). Location: 35 Oakey Field Road.
- f) DC/25/00913 – Approval of reserved matters following Outline Approval DC/22/01588 dated 26/05/2022 Town and Country Planning (Development Planning Procedure) (England) Order 2015 (as amended) details for Appearance, Landscaping, Scale and Layout - Erection of 8 No. dwellings (following demolition of existing dwelling). Landseer House, 92 Barton Road.
- g) DC/25/01122 - Discharge of Conditions Application for 4942/16 - Condition 21 (Residents Travel Information Pack). Location: Land At, Meadow Lane
- h) DC/25/01755 - Non-Material Amendment relating to DC/17/05596 - 1. Swap out 4000mm bifold doors and instead put in 1x 1800mm French patio doors and 1 x 1200m window (same as approved for the rest of the windows) 2. Use real timber cladding instead of Hardi-plank 3. Use roof tiles that match the house instead of slate roof tiles. Location: 27 Oakey Field Road.
- i) DC/24/04451 - Reserved Matters Approval for Outline DC/19/02090 (following grant of appeal APP/W3520/W/23/3317494) Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). Submission of details for Appearance, Landscaping, Layout and Scale for 210 dwellings (74 Affordable) and new vehicular access to include planting and landscaping, natural and semi natural greenspace(s), children's play area and sustainable drainage system (SuDS) and all associated infrastructure, to include 35% affordable dwellings. Land To The East Of, Ixworth Road
- j) DC/25/01268 - Discharge of Conditions for DC/23/05550 - Conditions 3 (Biodiversity Enhancement Strategy) and 4 (Woodburner). Location: 2 Blenheim Drive.
- k) DC/25/00960 - Discharge of Conditions for DC/20/01716 - Condition 11 (Air Source Heat Pump Acoustic Assessment). Location: Land On The North Side Of, Norton Road.
- l) DC/25/00479 - Discharge of Conditions Application for DC/21/04549 - Condition 18 (Travel Information Pack) Location: Land On The South Side Of, Heath Road.
- m) DC/25/00619 - Discharge of Conditions Application for 4942/16 - Condition 32 (Fibre Optic Scheme Layout). Location: Land At Meadow Lane.
- n) DC/25/00781 – Planning permission for the construction of a timber framed gazebo. Location 3 Cedars Close.
- o) DC/25/01098 – Discharge of conditions for DC/24/04647 - Condition 3 (Biodiversity Enhancement Measures). Location: Syringa, Wyards Lane.
- p) DC/25/00564 - Duplicate Application under S73a for the Removal or Variation of a Condition following grant of 4942/16 dated 08/01/2019 Town and Country Planning Act 1990 (as amended) Residential development consisting of 64 dwellings and associated highway, car parking and public open space. To vary Condition 1 (Approved Plans and Documents) - To reduce the provision of affordable housing on site in line with the viability report. Location: Land off Meadow Lane – council to note that the LPA has declined to determine the application.

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- q) Notification of planning appeal - APP/W3520/W/25/3363636 - Appeal by: Sally Greenlees. Proposal: Application for Outline Planning Permission (Access to be considered, all other matters reserved) for the erection of 1 no. self-build dwelling. Location: Land At Summertime, Great Green. Appeal Start Date: 25/04/2025.
- r) Notification of planning appeal - APP/W3520/D/25/3363350. Appeal by: Mr and Mrs Last. Proposal: Householder Application - Erection of detached double garage. Location: 3 Rooks Mead. *Update to note that the appeal has been decided, and the appeal has been dismissed.*
- s) Land east of Ixworth Road – Notification of preliminary works – council to note the preliminary works that commenced on the site known as St Peter’s Chase, on Monday 12<sup>th</sup> May – the meeting was informed that preliminary works are due to commence at the Land East of Ixworth Road, known as St Peter's Chase, on Monday 12<sup>th</sup> May. The works were expected to last approximately eight weeks and are intended to prepare the site for the official start of construction. The preliminary works starting next week will include the site compound set-up, topsoil stripping, early highways work for the show home entrance, as well as drainage installation, and road formation from the site entrance to the compound. As part of Barratt David Wilson Homes (Anglia)'s commitment to maintaining a positive dialogue with the local community throughout the construction process, they have written to neighbouring residents informing them of these upcoming works. Copies of Barratt David Wilson Homes (Anglia)'s letter, which has been sent by Royal Mail 1st Class in an envelope marked with "Notification of site works at Land East of Ixworth Road" could be seen on request to the Clerk.
- t) DC/25/01042 – Refusal of planning permission for the erection of 1 no. semi-detached dwelling. Location 35 New Green Avenue.

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

- a) Committee to receive and adopt the Parish Infrastructure Investment Plan (PIIP) – (Paper entitled PIIP – Review April 2025) following revisions to the draft document as produced in Autumn 2024 – all were made aware that the PIIP would be used to provide the council with a direction for projects to not only be considered under the NCIL pot but also those that would be eligible for external funding streams including the MSDC Strategic CIL pot. The meeting went through the report with minor amendments agreed. It was understood and agreed that community engagement should be undertaken on Appendix A to ascertain whether the projects outlined were still relevant with the community and whether weighting should be given to those projects. The revised PIIP along with engagement strategy would be brought back to the next meeting. All noted that the clerk is obtaining quotations for consultant costs for assistance with the review of the Thurston NDP. It was still to be ascertained whether council needed to consider a full review of the adopted NDP or whether areas and policies could be tweaked and/or expanded.

#### **10. PLANNING MATTERS IN GENERAL:**

- a) LISTED BUILDING CONSULTATION NOTIFICATION Works to windows in listed buildings from Babergh and Mid Suffolk District Councils (LLBCO) - Babergh and Mid Suffolk District Councils are jointly proposing to introduce changes designed to make it faster and easier for residents to improve the thermal efficiency of windows in Grade II Listed Buildings (but not Grade I or Grade II\* Listed Buildings). The consultation will run from 16 May until 11 July 2025. For further information view: <https://www.midsuffolk.gov.uk/llbco>. It was agreed that the council had no comment to make on this consultation.

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

- a) Planning and Infrastructure Meeting – 18<sup>th</sup> June 2025 commencing at 7.30pm in the Community Library, Norton Road

#### **12. CLOSURE OF THE MEETING –** there being no other business the meeting was closed at 8.02pm.

So approved and signed by the Chair at the meeting of 21<sup>st</sup> June 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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