

THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 28th January 2026 in the Community Library, Norton Road, Thurston which commenced at 6.00pm.

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

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 Cllrs. Millest, Rainbow and Smith. **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:

Site discussions – what they might mean for the community and development in general.

What should the council's strategy be in regard to the inclusion of sites within the review of the NDP?

Should council review the sites submitted and create commentary to be included if the sites were to come forward?

It was noted that 5 (Five) sites were specified in the NDP of 2019 as events had overwhelmed the community during the production of the NDP.

Could the revised NDP state a preference in terms of location?

The figures previously issued by the LPA were the housing requirement until 2044 and were based on the revised NPPF provisions and HM Government requirements. Initially stated that there was to be no figure for Thurston as Thurston had accommodated a large number of houses with more in the pipeline.

Most significant amount of housing in Thurston is against the District housing targets / requirements.

Numbers issued by Mid Suffolk DC are mathematical and take no account of infrastructure, settlement hierarchy etc.

Following a review of the sites submitted in the prior round of the SHLAA (September 2025) the following commentary was made:

- The following sites identified in the SHLAA had the following status and their inclusion was queried:
 - HE23351 – approved planning permission 2025 - being built out – Hakewill Mews – 57 dwellings
 - HE23467 – approved planning permission 2025 - being built out – St Peter's Chase – 210 dwellings
 - HE23358 – planning permission granted awaiting legal transfer for land – Manor View – 3 dwellings
 - HE23370 – planning permission granted awaiting legal transfer for land – Barrells Green - 7 dwellings
 - HE23692- approved planning permission 2023 - being built out – Thurston Grove – 210 dwellings
 - HE23691 – approved planning permission 2025 – The Firs - about to begin work – 15 dwellings
- Sites that would not be considered suitable and their reasoning:
 - HE23439 (land to the north east of Barton Road) & HE23447 (land to east of Barton Road) – issue Bunbury Arms; impact on setting of Listed Building adjoining land, extant planning permission for a single dwelling; character assessed as historically significant; threshing barn – non designated asset; access via Meadow Road would be problematic given its designated as a lane (reference College Park and access

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issues); frontage of area leads onto Ixworth Road; issue over increased use of this road and school access points (in planning).

- HE23443 (land to the east of Mill Lane) – access; water pipe; water and sewage issues; status of Meadow Lane as being a lane and not suitable for increased traffic use. Issues over use of road for school access.
- HE23552 (Rugby Club, Robinson Field) – not supported for development; retain as Rugby and/or Sports facilities given lack of formal facilities in the village – *protect through Open Green Space and/or new policies for recreational use.*
- HE23049 (land north and east of Thurton Rugby Club, Ixworth Road) – access; water and sewage issues; isolated from main village and its services; loss of BNG; no public access. Only use supported would be extended recreational facilities to the rear of Rugby Club. Traffic could be accommodated for recreational as opposed to residential.
- HE23399 (Church Road, Stockhold Green) – in flood zone; best views which need to be protected by policy; listed buildings; impact on Church; Manor Farm Grade II*; impact of traffic through village; impact on junctions that are at capacity; most sensitive in terms of landscape.
- HE23059 (land south of Barrells Road) – previously discussed the potential for self-managed sheltered housing; too far out of the village, reliant on transport to access facilities and services.
- HE23294 (land to the east of Church Road and south of Old Post Office Lane) – distance from centre of village; access issues off Church Road (steep bank).
- HE23506 (land east of Beyton Road) – landscaping and BNG impacts; flooding issues; development impact on permeability; impact on setting of the listed building; isolated in terms of existing BUAB.
- HE22984 (Freehold land at Stockhold Green) – does not adjoin BUAB; impact on Listed dwellings.
- Worst possible sites:
 - HE23399
 - HE23506
 - HE23439 and HE23447 as this would make them contiguous.

Way forward:

1. Undertake more detailed site assessments on sites that have come forward.
2. Need to look at the cumulative impact of those that have been previously allocated for development and are being out.
3. Professional company to undertake review of junctions – i.e. capacity to be forearmed for when new sites come forward.
4. Discussion with stakeholders in response to the sites submitted within the SHLAA and how their responses could be fed into the site assessments.

Mrs Long agreed to undertake the above work and feed back to the meeting.

At this point of the meeting, Mrs Long, Mrs Waples and Mr Fawcett left the meeting.

5. MINUTES OF THE FOLLOWING MEETINGS -

- a) Minutes of the meeting of 17th December 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.**

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/26/00030 - Proposal: Application for Works to Trees subject to Tree Preservation Order MS131/G1 - Fell 1 No. Scots Pine (T14). Location: Aspire SENDAT Academy, School Lane - **it was resolved to recommend the proposal for Refusal given that the scarring highlighted had been present for many years and there is no evidence that the tree is in danger of falling. It was considered that this is an important tree in the**

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landscape, and its removal would significantly change said landscape. The meeting also requested that the District Tree Officer make a judgement following assessment.

- b) SCC/0020/25MS - Thurston Church of England Primary Academy, Thurston – council is asked to consider, based on previous comments submitted, and if no further changes are made on transport matters, whether it wishes its response to remain as comments or to be submitted as a formal objection - it was **resolved to recommend Refusal based on the comments already submitted as the concerns expressed by council regarding highway safety and transport matters have not been addressed.** The Clerk would be asked to base the council's response on previous comments submitted.

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

- a) DC/25/04907 – Planning permission for the erection of single storey extensions to sides and rear and detached single story garden room with support parking. Location 7 Heather Close.
- b) DC/25/04831 – Approval of Discharge of Conditions Application for DC/23/02973 – Condition 6 (External Lighting) and 7 (External Materials). Location: Popples, Barrells.
- c) DC/25/05324 – Approval of Discharge of Conditions Application for DC/24/02330 – Condition 32 (Acoustic Details for Air Source Heat Pumps). Location: Land to the west of Ixworth Road.
Post agenda being served
- d) DC/25/04996 – Planning permission for the erection of a rear and side extension and addition of solar panels. Location: 12 Sandpit Lane.

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

- a) Planning and Infrastructure Meeting – 18th February 2026 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 7.30pm.

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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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