

THURSTON PARISH COUNCIL

MINUTES of the PLANNING AND INFRASTRUCTURE COMMITTEE meeting held on Wednesday 29th October 2025 in the Community Library, Norton Road, Thurston which commenced at 6.00pm.

Present: Cllrs. Dashper (in the Chair) along with Cllrs. Balaam, Marsh, Millett, Rainbow and West. Also in attendance: Mrs Andrea Long (Compass Point Planning and Rural Consultants), Mrs Waples, Clerk and Mr. Richard Fawcett (part of the Neighbourhood Development Plan review team). There was one further 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: [Protocol for recording at meetings](#).

2. APOLOGIES –

a) Council to receive apologies for absence – verified apologies for absence were received from Cllrs. Morris 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: all were reminded that the revised plan period was to be consistent with that of the JLD – 2044.

a) **Review of challenges for Thurston as identified in 2019**

Paragraph 2.1 Sustainable Development and associated infrastructure: summary of the discussion points raised:

Growth has been non-unsustainable – minor changes to existing infrastructure to allow the planning proposals to be deemed to be sustainable.

Facilities that have come forth, are not adequate for current situation and will be inadequate for growth once fully tested.

Pressure can be hidden – e.g. Community Library.

Challenges still exist around lack of infrastructure including the pace. Facilities; doctors, dentists, commercial aspects.

Bunbury Arms solution is a point in question - funding has been taken from developments and is supposed to be pooled and yet seven years on nothing has been achieved.

Planning has been seen to be piecemeal in areas like Thurston.

Consideration has been given to the merits of each individual development as opposed to the consideration of the cumulative impact.

Paragraph 2.2 Individual challenges: the following were deemed to still be relevant

Affordable housing – 35% - not relevant to all aspects of affordable; other measures should be explored that is more applicable to the dynamic of the parish.

Railway Station – access to and platform safety.

Lack of parking at Railway Station – parking is decanted to local roads.

Roads leading to surrounding villages unsustainable for the amount of growth.

Pavements – a contrasting situation between new paths linking to existing paths – *consider part of Design Code to have standard measurements for pavements.*

Noted:

- Inability of Highways to enforce quality on a consistent basis.
- Lack of an overall plan in relation to connectivity.

So approved and signed at the meeting of 26th November 2025

- Need levers to ensure that each individual proposal coming forth must ensure that it has an overall positive impact.

Health – lack of facilities within the village.

Primary Academy – once full built out, issue relating to room for expansion will arise.

Thurston Community College – potential for unlocking core land.

Leisure facilities – potential for undertaking a call for sites for leisure / recreational use as opposed to residential use.

New challenges coming forth

- Acceleration of new technology – broadband connections; EV chargers; backfill to the existing community and where is that provision.
- Retention of making Thurston a Key Service Centre with adequate provision for how people want to live their lives including a range of facilities to which they should have access on a local level
- Key role of the plan should be to ensure that it initiates as well as manages development.

At this point in the meeting, the member of the public left meeting.

b) Review of exiting visions:

Based on the conversation above, Andrea Long to provide a draft rewording of the evolving vision.

c) Review of existing objectives: evidence of what has happened / been achieved will be used to underpin the objectives.

- S1 – still important and should be retained – minor tweaks.
- H1 – *need a design statement – every development is different from each other but are from the same housing stock* – need to be “beefed up” and Thurston specific.
- H2 – to be retained.
- H3 – to be retained – less social housing but other mixes for housing – *could H2 and H3 be mixed?*
- H4 – amend and ensure this reflects community and individual.
- I1 – retain and tease out
- I2 – ensure there is the inclusion of recreational facilities / activities – overall retain and add
- M1 – Connectivity is important
- M2 – sustainability is still relevant as is the safety issue associated with alternative modes of transport
- M3 – impact of growth on existing infrastructure (highways) has not been addressed for all road users
- E1 – protection and enhancement of the character and environment still relevant still
- E2 – protection of green spaces – expansion and enhancement of the areas – quantity and quality
- E3 – expand - net zero and BNG

d) Policy Review

The scoping document was reviewed covering those areas that needed reviewing along with the evidence based to underpin any amendments.

New policies / areas to be included:

- BNG, net zero/ climate change
- Heritage – non designated assets – new objective – PPG does allow for a NDP be plan led. *The Clerk agreed to share the draft paper that she had been working on with Cllr. Morris.*
- Infrastructure
- Supportive policy for criteria-based use – commercial/business/employment use
- Brownfield land – specify certain areas

e) Next Steps – Andrea Long to review the following for consideration at the next meeting:

- Rework challenges, objectives and policy review.
- Review policy ideas including areas that might be covered by any new policies coming forth.
- Liaise with Rachel Leggett to look at design code – details, colours, road widths, path widths, landscaping.
- Establish the keys issues to ask the public – ideas to be tested.

At this point Andrea Long and Richard Fawcett left the meeting.

5. MINUTES OF THE FOLLOWING MEETINGS -

a) Minutes of the meeting of 24th September 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.**

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 APPPLICATIONS TO BE CONSIDERED BY THE PARISH COUNCIL AS RECEVIED FROM THE LOCAL PLANNING AUTHORITY –

a) DC/25/DC/25/04552. Proposal: Application for Works to Trees subject to Tree Preservation Order MS52/A1 – Reduce tree by 4m. Location: 2 Blackbird Close – as it was considered that the work was non-evasive and could be deemed to be tidying up the tree, the committee **resolved to approve the proposal**.

b) DC/25/04359. Proposal: Full Planning Application - Construction of cold store to rear garden. Location: Victoria Inn, Norton Road – close to rear garden of properties – it was noted that the committee had previously considered this proposal under application DC/25/02883 (now withdrawn) in which it had expressed support but raised concern over the impacts that might be had on the residential amenities of the neighbouring properties. All noted the additional reports for this new application and in particular the recommendation from the noise assessment report in that there must be acoustic housing to mitigate impact. On the basis that full account is taken of the recommendations in the noise assessment report and the recommended conditions from the Senior Environmental Protection Officer, it was **resolved to support the proposal**.

8. TO RECEIVE COMMENTARY ON THE FOLLOWING PLANNING APPLICATIONS:

a) DC/23/02429 - Hybrid Planning Application – as per the resolution taken at the meeting of 27th August 2025 to grant full planning permission for the erection of 3 no. dwellings with garaging and open space provision on adjacent site and outline planning permission (access points to be determined. (Appearance, layout, landscaping and scale to be reserved) for the erection of up to 7 no. dwellings with associated garaging with open space provision on adjacent site. Location: Land at Norton Road and land at Barrells Road – the clerk provided the meeting with a verbal update in which it was confirmed that the legal teams were in communication regarding the s106 and s111. However, the formal list of conditions was still awaited and given the impact that would be had on the non-developable land adjacent to the developable land, clarity was being sought as to whether the parish council should be part of the s106 or whether the obligations could be part of the transfer documents.

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

a) DC/25/04259 Discharge of Conditions for DC/24/05180 – Condition 3 (Biodiversity Enhancement Strategy. Location: Maple House, Church Road.

b) DC/25/04258 - Non-Material Amendment DC/24/05180 - Re-positioning of cart lodge. Location: Maple House, Church Road.

c) DC/25/03691 - Discharge of Conditions for DC/17/02782 - Condition 20 (Phasing). Location: Land West Of, Church Road.

d) DC/25/03251 – Part Discharge of Conditions for DC/25/03521 – Approved - Condition 27 (Details of Fire Hydrants) and Condition 29 (Details of Cycle Storage). Refused Condition 32 (Acoustic Details for Air Source Heat Pumps) Location: Land to the west of Ixworth Road.

e) DC/25/00043 – Part Discharge of Conditions for DC/24/02330 – Approved - Condition 4 (Construction Surface Water Management Plan), Condition 5 (Construction Management Plan) and Condition 22 (Visibility Splays). Refused Condition 7 (Phasing Plan). Location to the west of Ixworth Road.

f) DC/25/04144 - Non-material Amendment relating to DC/20/01716 dated 22/12/2023 To amend the description of development to: Hybrid Application: Erection of 112 no dwellings (inc. 43no affordable) together with associated access, infrastructure, landscaping and amenity space (applied for in full) and 9 no self-build or custom build plots (applied for in outline with all matters reserved, access to be considered). Location: Land On The North Side Of, Norton Road

- g) DC/25/04126 Consent to carry out works to trees subject to Tree Preservation Order MS85/T1 - Common Oak (T1) reduce overall crown by up to three metres round the sides and one metre on the top, lift the crown by up to 6 metres all round but 7m over Heath Road. Location: 6 Maltings Garth.
- h) DC/25/DC/25/04223 Consent to carry out works to trees subject to a Tree Preservation Order (MS65/T2) - T1 - Scots Pine - no work required T2 - Oak - no work required T3 - Oak - no work required T4 - Oak - no work required T5 - Oak - Crown lift to approximately 7m, reduce lateral limbs by 3m, reduce height by 3m-4m where needed to keep balanced. Large laterals of T5 are over several gardens. A healthy limb recently dropped. Location: Highlands, Station Hill.
- i) DC/25/03776 - Discharge of Condition Application for DC/22/01588 - Condition 5 (Construction Management Plan), Condition 8 (Sustainability Measures), Condition 11 (Access Material), Condition 13 (Footway Details), Condition 14 (Electric Vehicle Charging Points and Cycle Storage), Condition 15 (Access Drainage) and Condition 16 (Refuse and Recycling). Location: Landseer House, 92 Barton Road.
- j) DC/25/03777 - Discharge of Condition Application for DC/25/00913 - Condition 7 (Details of estate roads and paths for Plots 3, 6, 7 and 8). Location: Landseer House, 92 Barton Road.

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

- a) Planning and Infrastructure Meeting – 26th November 2025 commencing at 7.30pm in the Community Library, Norton Road.

11. CLOSURE OF THE MEETING – there being no other business the meeting was closed at 7.50pm.

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