

THURSTON PARISH COUNCIL – PLANNING AND INFRASTRUCTURE COMMITTEE

Minutes

Minutes of the Planning and Infrastructure Committee Meeting held on Wednesday 20 May 2026 in the Community Library, Norton Road, Thurston, commencing at 7.00pm

Present: Cllrs. Dashper (in the Chair), Balaam, Bond, Marsh, Morris, Rainbow, and West.

Also in attendance: Mrs Border, Clerk; and Mrs Gladwell, Deputy Clerk; Richard Fawcett – member of the NDP Review Team, and Andrea Long of Compass Point Planning and Rural Consultants. There was one member of the public in attendance.

1. OPENING OF THE MEETING

The Chair formally opened the meeting at 7.00pm, 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 for recording at meetings can be downloaded from the website:](#)

Points to consider in the reasoning for approval:

- Design - limited impact on the host dwelling - plot of sufficient size to allow such an extension
- Appearance and materials - appropriate for the area in which the dwelling is located
- Street scene - little impact on the overall area in which it is located

2. APOLOGIES

- a) Council to receive apologies for absence – verified apologies for absence were received from Cllr. Millest.
- b) Council to consent to accept apologies received - Council resolved to accept the apologies submitted.

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 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 as having been determined.

4. MINUTES OF THE FOLLOWING MEETINGS: (all as previously circulated):

- a) To receive and approve the minutes of the Planning and Infrastructure Committee Meeting of 15 April 2026
 - i. 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.

Signed.....

Date:

5. THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN

- a) To receive an update on the site assessments for each site along with the responses from statutory consultees.
 - i. Andrea Long, of Compass Point Planning and Rural Consultants, presented the site assessment summary, including preliminary traffic light ratings, and noted that most sites, particularly those in the west and around Barton Road, are unlikely to be suitable for housing development. There are no sites in Thurston without constraints, and any that were previously unconstrained have already been developed or allocated. It was confirmed that there is currently no identified requirement for additional land or housing in Thurston, although members should remain mindful of the Local Government Reorganisation in 2028, when the parish will transfer to West Suffolk. There may also be an opportunity to combine future consultations with other engagement activities.
- b) To receive a summary of the meeting on 15 April 2026 to commence discussions over future sport and leisure facilities in the village of Thurston with interested stakeholders.
 - i. Chair shared that the meeting was a useful opportunity to have various stakeholders that have a vested interest of venues in the village, including Mid Suffolk Council, to gauge initial interest and intentions for the Neighbourhood Plan Document and how these could be taken forward. Chair also covered that work on a specification for an independent advisor for recreation and leisure is in progress and will be discussed formally prior to going to tender. All were supportive of a full consultation exercise to gauge local views. This will allow the Parish Council to ensure that planning follows a balanced approach. It was noted that not all attendees were from Thurston, but there is still demand for facilities in the village that are not available locally or in Bury St Edmunds. The Chair stressed the importance of sharing site assessments alongside future public consultations, for example on sports and housing land proposals, to understand local views.
The meeting discussed holding a short-term consultation to gather feedback from a wider range of groups, not just those present, along with research into what the available land can provide and how expectations can be managed. This is subject to approval by full council. The Chair also raised concerns about the future of Thurston Community College plans and how it's uncertain whether they will gel with the NPD.
Mr Fawcett said the situation appeared urgent, as work may be taking place in the background and planning applications could come forward before the new Neighbourhood Plan is in place. He said the appointment of an independent adviser for recreation and leisure should be progressed so that infrastructure can be prioritised ahead of future housing schemes.
- c) To receive a summary of 14 May 2026's meeting with Andrea Long from Compass Point Planning and Rural Consultants.
 - i. It was covered that the meeting discussed the potential of a consultant and proposed tasks they'd need to do, the meeting also covered some of the background history
- d) To receive anonymised site assessment feedback submitted via resident engagement
 - i. Andrea said the two pieces of feedback shared following the CTA in the recent village newsletter were valuable local and historic insights that an NDP

Signed.....

Date:

consultant may not otherwise have. This is the type of engagement the council is looking to encourage. Andrea will incorporate this into the consultation.

- ii. Councillors were also asked to complete their character assessments and share them ahead of the next meeting for reference, using photographs where possible. Housing, infrastructure and other relevant features should be clearly documented.

6. PUBLIC FORUM

At the direction of the Chair, matters will either be responded to or deferred for further discussion and/or debate.

- a) To receive comments from members of the public on the agenda submitted
 - i. A member of the public supported the need for public consultation as soon as possible, particularly in relation to recreation and housing, and asked that the Parish Council share next steps with stakeholders at the sports and recreation meeting. The Chair requested this be deferred for further investigation

7. EAST WEST RAILWAY COMPANY

- a) Note the East West Rail public consultation (deadline 9 June)
 - i. There was a discussion on the future of the Cambridge to Oxford route and its potential impact on Ely junction, as well as Thurston's transport links, including possible implications for train usage and passenger safety.
- b) Agree whether to recommend at the next Parish Council meeting (3 June) that the Parish Council provides a response to the consultation
 - i. The Chair recommended that the Parish Council submit its own feedback and a recommendation to full council to ensure all issues are addressed, including the safety of passengers at the crossing.

8. TELECOMS DEVELOPMENT WORKS

- a) To receive and review details of Cornerstone's recommendations of proposed base station upgrade at Thurston New Green
 - i. The Committee agreed that no action was required

9. BABERGH & MID SUFFOLK PPOSS - PARISH/TOWN COUNCIL CONSULTATION

- b) To note the joint Babergh & Mid Suffolk outdoor sports facilities needs assessment and strategy
- c) To agree a response to the parish survey on local provision.
 - i. It was recommended that the survey is taken to full council meeting for feedback, asking for an extension if necessary

10. PLANNING APPLICATIONS TO BE CONSIDERED BY THE COUNCIL RECEIVED FROM MID SUFFOLK DISTRICT COUNCIL

- a) DC/ 26/01898 Proposal: Application for planning permission for erection of a two-storey side extension and single-storey rear extension – 2 Maplefields - No objections, with the Council resolving to support the application as written for approval, based on not impacting negatively on neighbours' properties or that of the wider village.

Signed.....

Date:

11. PLANNING APPLICATIONS DETERMINED: TO RECEIVE DETAILS FROM THE CLERK OF APPLICATIONS DETERMINED BY THE LOCAL PLANNING AUTHORITY

- a) The Council received six determinations made by the local planning authorities
 - ii. DC/26/01428 – Carry out works to tree (s) protected by a tree preservation order, Orchard Barn, Mill Lane – Consent granted to carry out the works b)
 - iii. DC/26/01199 – Householder application – replacing conservatory with extension, 3 Pheasant Close – Planning permission granted
 - iv. DC/25/04796 – Application under Section 73A of Town and Country Planning Act – to reduce the provision of affordable housing on site – Meadow Lane – Planning permission refused
 - v. DC/26/00842 – Application for consent to display an advertisement(s) – installation of one externally illuminated fascia sign and one internally illuminated fascia sign – Domino’s Pizza, Thurston Granary – Advertisement consent granted
 - vi. DC/26/01136 – Householder application – erection of single storey rear extension – 8 Barleyfields – Planning permission granted
 - vii. DC/26/00968 – Householder application – extension to existing single garage – The Limes, Barton Road – Planning permission refused

12. EXTRA ITEM – THURSTON COMMUNITY COLLEGE

- a) The committee received an update on a meeting held with officers and the case officer at the local planning authority, to discuss the DfE’s proposals re the expansion of Thurston Community College. Following further discussions, and to ensure transparency of the process, Council was concerned that the application could be determined under delegated authority. It was recommended that the Council Officers request the Chief Planning Officer refers the planning application to the Planning Committee at Mid Suffolk District Council. It was agreed to delegate power to request the Chief Planning Officer submits application for consideration by planning committee
- b) The discussion followed that the meeting covered that the DFE misunderstanding on connectivity including the need for the number of bicycle spaces to be reviewed as they do not seem to be enough, access points from the Persimmon sites, number of bus / coach spaces and community facilities and end user agreements

13. TO CONFIRM DATE OF NEXT COMMITTEE MEETING

- a) 17 June – Thurston Community commencing at 7pm

14. CLOSURE OF THE MEETING

- a) There being no other business the meeting was closed at 8.25pm.

Signed.....

Date:

Appendix A - Glossary of common abbreviations used

Abbreviation	Meaning
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	His 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

Signed.....

Date:

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: