

THURSTON PARISH COUNCIL – PLANNING AND INFRASTRUCTURE COMMITTEE

Minutes

Minutes of the Planning and Infrastructure Committee Meeting held on Wednesday 17 June 2026 in the Community Library, Norton Road, Thurston, commencing at 7.00pm

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

Also in attendance: Mrs Border, Clerk; Mrs Waples, Responsible Finance Officer; Mrs Gladwell, Deputy Clerk; Richard Fawcett, member of the NDP Review Team; and Andrea Long of Compass Point Planning and Rural Consultants.

No members of the public were 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:](#)

2. APOLOGIES

- a) Council to receive apologies for absence – verified apologies for absence were received from Cllrs. Allen, Balaam and 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 Wednesday 20 May 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.

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, discussed a number of potential locations for future sports and leisure provision. This initial

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assessment had been undertaken using the parameters agreed by the leisure and groups meeting held in April 2026.

It was noted that sites west of Mill Lane presented concerns regarding traffic and access, particularly during peak periods. Land to the east of the village was considered more difficult to access, leaving areas around the Rugby Club/Ixworth Road and land north-east of the village as potentially more suitable options. Land off Church Road was noted as a possible location, although sensitivities associated with proposed housing development and the wider landscape were acknowledged.

Discussion highlighted that the Rugby Club/Ixworth Road area may offer greater potential than other locations, as access could potentially be achieved through improvements to the existing entrance arrangements without adversely affecting neighbouring uses.

It was agreed that further professional and independent assessment would be required in order to identify practical and accessible locations and begin ruling out unsuitable sites. Advice given included that consideration should be given to ease of access and the needs of Thurston residents.

In respect of future public consultation, it was suggested that a shortlist of potential locations be presented for consideration, whilst remaining open to alternative sites put forward by local residents.

It was noted that one potential site, Plum Pudding Field, had previously been identified as challenging due to the absence of pedestrian and cycle links, flood risk constraints and significant highway infrastructure requirements. It was agreed that sites with clear constraints should be assessed further before being included in any public consultation exercise, in order to avoid raising unrealistic expectations or causing unnecessary concern to residents.

- b) To receive an update from Andrea Long, Compass Point Planning and Rural Consultants
 - i) The Committee discussed the next stage of the Neighbourhood Development Plan and agreed that consultation should seek residents' views on both potential sites and emerging policies. It was noted that feedback on topics such as business, biodiversity, leisure and design would help shape the final policies.

It was resolved that the next meeting should focus on reviewing the draft policies to ensure they meet their intended objectives before public consultation begins.

The importance of understanding local priorities for infrastructure, services and community facilities was discussed. While some aspirations may be constrained by national policy and funding, consultation feedback would provide valuable evidence to support future discussions with developers, service providers and planning authorities.

- c) To receive and note current housing development character site assessments as carried out from Parish Councillors and Officers
 - i. The Committee received and noted the character assessments of the Grange, College and Cavendish developments prepared by Parish

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Councillors and Officers. Members agreed that the focus should remain on the descriptive characteristics of each site rather than subjective or emotional observations. The assessments will be collated to inform the next stage of work.

The Chair thanked Andrea for coordinating this work and noted that it was progressing in a positive direction and providing valuable support to new Neighbourhood Development Plan.

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. There were no members of the public present.

7. TO CONSIDER MATTERS RELATING TO PLANNING

- a) DC/23/02429 - to receive an update from the Responsible Finance Officer on the Planning Permission relating to land at Barrells Green, land at Church View Meadow and land to the west of Sandpit Lane (New Green).
 - i. The Responsible Finance Officer stated that while the legal papers were signed, there was no update to share as yet as the District Council's planning committee was still working on the planning permission details.
- b) DC/26/01037 - To receive an update on the Thurston Community College rebuild project following Mid Suffolk Planning Committee held Wednesday 17 June 2026.
 - i. The Committee received an update on the Thurston Community College rebuild project, where it was noted that planning permission had been approved, subject to conditions. It was reported that following the Parish Council's concerns and evidence, that coach and bus access would now be via Norton Road, rather than Ixworth Road, also subject to Suffolk Highways' agreement to the proposed arrangement.

It was further noted that, once appointed, the leisure facilities consultant would review the sports and leisure facilities proposed as part of the school's redevelopment, to help avoid duplication of those being considered by the Parish Council.

- c) SCC/0020/25MS To receive an update regarding Thurston Church of England Primary Academy's proposal of 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.

It was received and noted that the planning application had been referred to Suffolk County Council's planning committee and was scheduled to be determined on Tuesday 23 June. An update on the decision will be shared with council on Wednesday 1 July

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

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Planning applications to be considered by the Council received from Mid Suffolk District Council: full details of the applications listed below are available to view online by visiting Mid Suffolk District Council's planning pages

- a) DC/26/01628 - Full Planning Application - Land East Of Woodlands, Barrells Road, Thurston - Erection of 15 Retirement bungalows
 - i. The committee delegated power to the Clerk to oppose the planning application on the grounds that the proposal is contrary to Thurston's Neighbourhood Development Plan, resulting in harm to the rural character of the area, giving rise to highway safety and isolation concerns, and representing an unsustainable form of development. The adverse impacts are considered to significantly and demonstrably outweigh the benefits.
- b) DC/26/02473 - Retrospective application for conversion of double garage to annexe - Householder Application, Marley Close, Thurston
 - i. As the application is assigned to the house, is ancillary and not commercial, the Committee recommended the application for approval. The Committee delegated power to the Clerk to respond on the Council's behalf.

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

- a) The Council received the following determination made by the local planning authorities
 - i. DC/19/02090 – Discharge of Condition 22 (Sustainability Measures), Land to the East of Ixworth Road, Thurston – Approval granted to discharge the condition relating to water, energy and resource efficiency measures, including implementation timetable prior to development

10. CLOSURE OF THE MEETING

- a) There being no other business the meeting was closed at 8.15pm.

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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

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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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