# THURSTON PARISH COUNCIL – PLANNING AND INFRASTRUCTURE COMMITTEE

## Minutes

Minutes of the Planning and Infrastructure Committee Meeting held on Wednesday 21 October 2026 in Thurston Library, Norton Road, Thurston, commencing at 7pm.

Present: Cllrs Allen, Balaam, Dashper (Chair), Rainbow, Marsh, Morris and West

Also in attendance: Mrs Border, Clerk; Mrs Waples, Responsible Finance Officer; Mr Fawcett; member of the Neighbourhood Development Review Team; Mrs Long from Compass Point Planning and Rural Consultants.

There were three members of the public present.

## 1. OPENING OF THE MEETING

The Chair formally opened the meeting at 7pm, 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) Members received verified apologies from Cllr. Millest.
**b) 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 23 September 2026

**Resolved: The minutes of the meeting held on 23 September 2026 were approved as a true and accurate record and the Chair was authorised to sign the minutes accordingly.**

## 5. THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW

a) To receive and review the draft vision and objectives following the working group held on Monday 12 October

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Members received an update from the break-out group established following the September meeting to review the vision and objectives document. It was reported that the vision statement had been reviewed and that further work would be carried out on the objectives. Members were reminded that the objectives needed to relate to the NDP policies (revised and new) which in turn needed to underpin the overall vision for the communirt . Members understood the need for the vision to be succinct, Thurston-focused, and reflective of the village and community. It was also noted that objectives relating to climate change and biodiversity should be included.

**Resolved: That the break-out group meet again before the November meeting to further review and refine the objectives.**

b) To receive and review existing local green spaces and heritage assets against relevant criteria

Members discussed the need to assess proposed additional Local Green Space sites against the revised criteria. Suggestions were made to include land at School Road (adjacent to Birch Road and the bus shelter), Heath Road, Church Road and the end of St Peter's Way.

Members also considered the identification of local heritage assets. It was noted that Historic England criteria would be used as the basis for assessment and that photographic evidence should be obtained where available. The Forge and Farriers Cottage/Blacksmith Corner were also considered for inclusion for assessment.

**Resolved: Cllr Morris and the RFO to share relevant archive photographs and information, and that Mrs Long complete the heritage asset assessments using publicly available images, Google Maps and the original Neighbourhood Development Plan.**

c) To receive an update on the Character Site Assessment and Design Code

It was reported that a character assessment for Hakewill Mews remained outstanding and would be completed ahead of the next meeting. Members agreed that references to Pokeriage Corner, Fishwick Corner, Junction of Beyton Road and New Road and the railway bridge/junction of Barton Road and Station Hill of should be removed from Policy 7 (Highway Capacity at Key Road Junctions) and Policy 6 (Key Movement Routes) and specific updates to areas covered by both. It was also agreed that the following junctions should be added in their place Thedwastre Bridge, Ixworth Road / Norton Road, Pakenham Road crossroads and junction of Mill Lane and Barton Road. Amendments to the pinch points in Figure 10 of the original document were discussed and the following were to be included: narrowness of Ixworth Road at Cedars Close and in the vicinity of the Rugby Club. It was also agreed that opportunities for a safe pedestrian link between New Green and Granary should be identified and mapped along with the desire for the creation of a safe pedestrian route along Thedwastre Road.

**Resolved: That officers complete the Hakewill Mews character assessment, that Mrs Long amends Policy TH07 and Figures 10: Location of pinch points and dangerous junctions in Thurston and maps a safe pedestrian route between the Sustrans 51 entrance to the footpath at New Green and the Granary (Station Hill) and adds such a route along Thedwastre Road.**

d) To receive and review draft housing needs survey

It was agreed that a few questions should be amended to better reflect local circumstances before the survey is issued.

**Resolved: The Clerk is to update the survey for both online and paper completion. The survey is to be launched in December to coincide with distribution of the December/January newsletter, with responses to be accepted until mid January.**

## 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 as written

A planning consultant provided information for matters that were to be discussed in camera.

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

Planning applications to be considered by the Council received from Mid Suffolk District Council: full details of the applications listed below are available on the Mid Suffolk District Council Planning Applications Portal.

a) DC/26/03140 Householder Planning Application for the erection of single storey front and side extensions, and the erection of gates and fence. Location: Petite Planche, The Planche, Thurston, Bury St Edmunds, Suffolk IP31 3RE

**Resolved: Delegated authority be granted to officers to submit a response recommending approval of the application, subject to there being no concerns identified.**

b) DC/26/03941 Householder Planning Application for the upgrade of the existing aged oil boiler system to a modern, environmentally efficient heat pump system. Location: Lady Greene Cottage, Pakenham Road, Thurston, Bury St Edmunds, Suffolk IP31 3QJ

**Resolved: Delegated authority be granted to officers to submit a response to approve the application, subject to the outcome of the statutory consultee's environmental survey. Should no objection be raised, the Committee's approval shall stand and be submitted as its formal response.**

c) DC/26/03942 Listed Building Consent Application for the upgrade of the existing aged oil boiler system to a modern, environmentally efficient heat pump system. Location: Lady Greene Cottage, Pakenham Road, Thurston, Bury St Edmunds, Suffolk IP31 3QJ

**Resolved: Delegated authority be granted to officers to submit a response to approve the application, subject to the outcome of the statutory consultee's environmental survey. Should no objection be raised, the Committee's approval shall stand and be submitted as its formal response.**

d) DC/26/04301 Application for Consent to Carry Out Works to Trees Protected by a Tree Preservation Order for works to trees in Conservation Area MS84/A1, including reduction

of the canopy of 1 No. Oak (T1) by approximately 3-4 metres and pollarding of 1 No. Ash (T2). Location: 3 Cedars Close, Thurston, Bury St Edmunds, Suffolk IP31 3QS

**Resolved: Delegated authority be granted to officers to submit a response recommending approval of the application.**

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

The Council received and noted the following determination made by the local planning authorities:

a) DC/26/03635 Application for Works to Trees Protected by a Tree Preservation Order for thinning the crown of 1 Oak tree by 20% and removing a damaged branch projecting towards the garden of No. 23. Location: 22 Heather Close. CONSENT GRANTED
b) DC/26/03333 Application under Section 73 for variation of Condition 2 (Restriction on Use) of Planning Permission 0412/86 relating to the use of a former poultry building as a creamery for the manufacture of dairy ice cream. Location: Manor Farm Creamery, Pakenham Road. PERMISSION REFUSED
c) DC/26/03391 Discharge of Conditions Application for DC/22/01588 Conditions 17 (Bat Licence) and 19 (Biodiversity Enhancement Strategy). Location: Landseer House, 92 Barton Road. CONDITIONS DISCHARGED / APPROVED
d) DC/26/02424 Householder Application for the replacement of a front porch, single-storey rear extension and two-storey rear extension (following demolition of the existing conservatory). Location: Magnolia House, Barrells Road. PERMISSION GRANTED

Councillors also received details on the following, which were shared after the agenda was issued:

e) DC/19/02090 Non-Material Amendment seeking to vary Condition 13 to delay pedestrian and cycle crossing improvements until occupation of the 100th dwelling. Location: Land East of Ixworth Road, Thurston. REFUSED
f) DC/24/04451 Non-Material Amendment seeking to vary Condition 23 to delay off-site highway improvements until occupation of the 100th dwelling. Location: Land East of Ixworth Road, Thurston. REFUSED
g) DC/26/01037 Discharge of Condition 10 (Brick Column Details) pursuant to planning permission DC/26/01037. Location: Thurston Community College, Norton Road, Thurston. CONDITION DISCHARGED (APPROVED)

## 9. To resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting due to the confidential nature of the business to be discussed

**The meeting resolved to exclude members of the public from the meeting on the grounds that the matter before it was a pre-application enquiry and was of an exploratory nature.**



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## 10. Pre-application development proposal

a) To consider a pre-application proposal for development in Thurston and agree the Committee's response to the developer

Public:

Members considered the proposed development and welcomed the overall concept, noting the potential contribution to local housing needs. Members discussed several matters, including the density of the scheme, highway safety, design quality, and the impact on existing hedgerows and biodiversity.

**Resolved: Officers be authorised to submit a response to the local planning authority reflecting the observations and concerns raised by members.**

## 11. DATE OF NEXT COMMITTEE MEETING

The next Planning & Infrastructure Committee is confirmed as Wednesday 18 November 2026, Thurston Community Library, 7.30pm

## CLOSURE OF THE MEETING

a) There being no other business the meeting was closed at 8.10pm

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## 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 |
| SID | Speed Indicator Device |

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|---|---|
| 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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