

**Planning Licensing and Finance Committee**  
**Minutes of the meeting held at the Guildhall, Bury St Edmunds**  
**on Wednesday 28 February 2024 at 6.00 pm**

**Present:** Cllrs Iannelli-Popham (Chair), Halpin, Higgins (BSETC Deputy Town Mayor, ex-officio with full voting rights), Hind (BSETC Town Mayor, ex-officio with full voting rights) and McGoochan.

**Also present:** Jodie Budd (Town Clerk) and Jacqui Howells (RFO/Assistant Town Clerk)

**1. To receive apologies for absence**

Apologies for absence were received from Cllr Sayer.

**2. Declarations of interest and additions to registers**

Councillors Halpin, Higgins and Hind declared a local non-pecuniary interest as District Councillors.

**3. To consider written applications for a dispensation, relieving members from the restrictions in section 31(4) of the Localism Act 2011, and to specify the period for which dispensation is granted**

None.

**4. To approve and sign the minutes of the P,L&F meeting of 07 February 2024**

Resolution Record (Delegated Powers): **PL&F/01/28/FEB/24**

**That the Minutes of the meeting of the Planning, Licensing and Finance committee of 07 February 2024 be signed as an accurate record**

**5. Public forum**

No members of public were present.

**6. To consider and comment on the West Suffolk Local Plan**

Councillors discussed the proposed West Suffolk Local Plan and made the following comments which will be submitted by the Chair:

Bury St Edmunds Town Council is disappointed that the Local Plan makes no mention of a Park and Ride Scheme as it considers that this would alleviate traffic congestion as well as air and noise pollution

Future developments should be required to include a 15% environmental and bio-diversity element as opposed to the 10% suggested.

**7. To consider and comment on the Local Transport Plan version 4**

Members considered the Local Transport Plan and their comments were submitted online during the meeting.

## To consider planning and licensing applications

### 8.1 List A

#### **DC/23/1682/LB**

Ward: Abbeygate

Conservation Area/ Article 4 Direction

Application for listed building consent - a. internal alterations to provide improvement of attic bedrooms; installation of attic shower room Improvement of staircase to attic below attic floor level; installation of ground to first floor stair in north wing; installation of new first floor bathroom; removal of existing first floor bathroom and WC; providing new door to dining room; installation of equal access WC b. door alterations on north elevation c. installing electric car charging points in west yard d. raising terrace on north elevation e. installing wheelchair user call button on south gates f. installing gratings over south elevation cellar areas.

The Deanery 3 The Great Churchyard Bury St Edmunds Suffolk IP33 1RS

Applicant: The Very Reverend Joe Haws

Resolution Record (Delegated Powers): **PL&F/02/28/FEB/24**

**That based on information received and subject to any Conservation Area and**

#### **DC/24/0103/FUL**

Ward: Abbeygate

Planning application - 30 dwellings with associated infrastructure and open space

St Benedicts Lower School St Andrews Street South Bury St Edmunds Suffolk IP33 3PH.

Applicant: Mr Joshua Harris

**Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

Resolution Record (Delegated Powers): **PL&F/03/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends a HOLDING OBJECTION due to concerns about surface water and traffic access and the lack of comments from Highways. However would prefer dwellings to a car parking area but 30% of new development should be affordable housing**

#### **DC/24/0109/LB**

Ward: Eastgate

Conservation Area/Article 4 Direction Application for listed building consent - retention of Internal alterations to first floor to form lobby and bathrooms.86 Cannon Street Bury St Edmunds Suffolk IP33 1JR

Applicant: Mrs Tracy-Jane Neal

Resolution Record (Delegated Powers): **PL&F/04/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

#### **DC/24/0119/LB**

Ward: Abbeygate

Conservation Area/ Article 4 Direction

Application for listed building consent - a. internal alterations to provide Improvement of staircase to attic below attic floor level; installation of ground to first floor stair in north wing; installation of new first floor bathroom; removal of existing first floor bathroom and WC; providing new door to dining room; installation of equal access WC b. door alterations on north elevation c. installing electric car charging points in west yard d. installing wheelchair user call button on south gates (wireless) e. installing gratings over south elevation cellar areas.

The Deanery 3 The Great Churchyard Bury St Edmunds Suffolk IP33 1RS

Applicant: The Very Reverend Joe Haws

Resolution Record (Delegated Powers): **PL&F/05/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0153/FUL**

Ward: Tollgate

Planning application - one dwelling linked to existing annex accommodation (following demolition of greenhouse and pool) with access from track linked to avenue approach  
8A Northgate Avenue Bury St Edmunds Suffolk IP32 6BB

Applicant: Mr Neil LaThangue

Resolution Record (Delegated Powers): **PL&F/06/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to concerns about the suitability of Pig Lane for vehicle access including access for waste collection services and turning space available for vehicles.**

**DC/24/0164/HH**

Ward: Westgate

Householder planning application - single storey front and rear extension (following demolition of existing porch and existing rear extensions)

33 Vinery Road Bury St Edmunds Suffolk IP33 2LB

Applicant: Mr K Hollingsworth

Resolution Record (Delegated Powers): **PL&F/07/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0176/TCA**

Ward: Eastgate

Conservation Area/ Article 4 Direction

Trees in a conservation area notification - two Sycamore (marked with x on plan) one Holly (marked with x on plan) re-pollard to six metres above ground level.

13 Barn Lane Bury St Edmunds Suffolk IP33 1YH

Applicant: Mrs Maja Hodgkinson

Resolution Record (Delegated Powers): **PL&F/08/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**8.2 List B****DC/23/2010/ADV**

Ward: Abbeygate

**RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL** – Amended description following confirmation application is retrospective. Application for advertisement consent - retention of vinyl overlays to existing 55 columns

Arc Shopping Centre Charter Square Bury St Edmunds Suffolk

Applicant: Mr Allan Hassell

Resolution Record (Delegated Powers): **PL&F/09/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0194/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - a. two dwellings b. access and parking

27-29 St Andrews Street South Bury St Edmunds Suffolk

Applicant: Coleman &amp; Childs

Resolution Record (Delegated Powers): **PL&F/10/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL subject to confirmation from SCC Highways**

**DC/24/0199/HH**

Ward: Southgate

Householder planning application - a. raising roof height to create first floor habitable rooms  
b. single storey side extension c. two storey side extension to link existing garage d. raising  
roof of existing garage to create habitable room above.

Larkspur Rushbrooke Lane Bury St Edmunds Suffolk IP33 2RS

Applicant: Mr And Mrs Dean Burroughs

Resolution Record (Delegated Powers): **PL&F/11/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends  
APPROVAL**

**DC/24/0202/HH**

Ward: Southgate

Householder planning application - single storey front extension

26 Bury Park Drive Bury St Edmunds Suffolk IP33 2DA

Applicant: Mr Matthew Barleyman

Resolution Record (Delegated Powers): **PL&F/12/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends  
APPROVAL**

**DC/24/0210/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Common honey locust (T1 on plan) fell

Dog And Partridge 29 Crown Street Bury St Edmunds Suffolk IP33 1QU

Agent Name: Mr Michael Griffith

Resolution Record (Delegated Powers): **PL&F/13/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends  
REFUSAL due to lack of justification**

**DC/24/0211/TCA**

Ward: Eastgate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Plum (marked on plan) prune two branches  
back to highlighted points in the annotated photo submitted

The Unicorn 57 Eastgate Street Bury St Edmunds Suffolk IP33 1YR

Applicant: Mr & Mrs Dowling

Resolution Record (Delegated Powers): **PL&F/14/28/FEB/24**

**That based on information received and subject to any Conservation Area and  
Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0212/HH**

Ward: Southgate

Householder planning application - front porch and pitched roof over existing garage

17 Broadland Road Bury St Edmunds Suffolk IP33 2TG

Applicant: Mr David Lynch

Resolution Record (Delegated Powers): **PL&F/15/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends  
APPROVAL**

**DC/24/0213/HH**

Ward: Minden

Householder planning application - a. single storey side and rear extension (following  
demolition of existing rear lean to) b. insertion of two roof lights on rear elevation

14 Westley Road Bury St Edmunds Suffolk IP33 3RW

Applicant: Mr Ben Pullen

Resolution Record (Delegated Powers): **PL&F/16/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0232/TCA**

Ward: Minden

Conservation Area/Article 4 Direction Trees in a conservation area notification - one Malus (T1 on plan) reduce height by up to three meters

96 York Road Bury St Edmunds Suffolk IP33 3EG

Applicant: Mrs Hardy

Resolution Record (Delegated Powers): **PL&F/17/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**8.3 List C**

**DC/24/0167/TPO**

Ward: St Olaves

TPO 158 (1991) tree preservation order - four Norway maples (T1,T2,T5 and T7 on plan and in area G1 on order) reduce lower branches by up to two metres to balance crowns; four Norway maples (T8 - T11 on plan and in area G1 on order) reduce overhang over car parking by up to two metres

Wentworth House Mildenhall Road Bury St Edmunds Suffolk IP32 6EN

Applicant: Mr Jon Ballard

Resolution Record (Delegated Powers): **PL&F/18/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0228/HH**

Ward: Westgate

Householder planning application - a. single storey front and side extensions b. extension to existing parking area c external insulated render cladding to main house d. timber cladding to existing roof dormer and porch e. alterations to existing fenestration

14 Fountains Road Bury St Edmunds Suffolk IP33 2EY

Applicant: Mr & Mrs Ward

Resolution Record (Delegated Powers): **PL&F/19/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0231/TPO**

Ward: Moreton Hall

TPO 180(1993) tree preservation order - one Sycamore (T1 on plan G8 on order) remove middle stem and reduce height of remaining stems by three metres; one Ash (T2 on plan, G8 on order) overall crown reduction by up to three and a half metres; one Walnut (T3 on plan, G4 on order) reduce branches on southern aspect back to boundary fence

19 And 29 Downing Close Bury St Edmunds Suffolk IP32 7HU

Applicant: Mr Ambrose

Resolution Record (Delegated Powers): **PL&F/20/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0234/ADV**

Ward: Eastgate

Application for advertisement consent - a. two non illuminated fascia signs b. one non illuminated hanging sign

19-20 Brentgovel Street Bury St Edmunds Suffolk IP33 1EB

Applicant: Mr Ben Cunningham

Resolution Record (Delegated Powers): **PL&F/21/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0237/FUL**

Ward: Minden

Planning application - installation of electric vehicle charging hub and associated infrastructure  
Western Way Retail Western Way Bury St Edmunds Suffolk IP33 3SP

Applicant: Gridserve Sustainable Energy Ltd

Resolution Record (Delegated Powers): **PL&F/22/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL**

**DC/24/0243/FUL**

Ward: Minden

Planning application - two dwellings with access

Land Rear Of 42 Newmarket Road Bury St Edmunds Suffolk IP33 3SN

Applicant: Mr Tom Cushing

Resolution Record (Delegated Powers): **PL&F/23/28/FEB/24**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to over development and excess of traffic generation**

**DC/24/0244/TCA**

Ward: Abbeygate

Article 4 Direction/Conservation Area

Trees in a conservation area notification - a. one Acacia (T1 on plan) reduce upper crown by up to four metres, prune crown near building by three metres; b. one Sycamore (T2 on plan) reduce crown by three metres for re balance; c. one Lime (T3 on plan) reduce upper crown by four metres, prune by two metres near car park; d. one Holly (T4 on plan) reduce top by three metres; e. one Laurel (T5 on plan) overall pruning by one metre; f. one Yew (T6 on plan) crown lift to two metres above ground level; g. one Holly (T7 on plan) reduce by one metre clearance to building; h. one Yew (T8 on plan) fell

Street Record The Great Churchyard Bury St Edmunds Suffolk

Applicant: Steve Cole

Resolution Record (Delegated Powers): **PL&F/24/28/FEB/24**

**That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**9.** To approve the January Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports for adoption by Full Council

Resolution Record (Delegated Powers): **PL&F/25/28/FEB/24**

**That the January Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports be APPROVED and recommended for adoption by Full Council**

**10.** Date of next meeting: **Wednesday 13 March 2024 at 6pm**

The meeting closed at 6.45pm

Signed \_\_\_\_\_

Dated \_\_\_\_\_