

Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Wednesday 18th December 2024 at 6.00 pm

Present: Cllr Iannelli-Popham (Chair), Armitage, Hind (BSETC Town Mayor, ex-officio with full voting rights), Higgins, McGoochan and Sayer

Also present: Jodie Budd (Town Clerk), Julie Sturgeon (Allotment/Administration Officer), Cllr C Waterman and four members of the public.

1. To receive apologies for absence

Apologies had been received from Cllr. Halpin.

2. Declarations of interest and additions to registers

Cllrs Armitage, Hind, Higgins and Sayer 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 27th November 2024

Resolution Record (Delegated Powers): **PL&F/01/18/DEC/24**

That the minutes of the meeting of the Planning, Licensing and Finance committee of 27th November 2024 be signed as an accurate record.

5. Public forum

A resident spoke expressing Wells Street residents' concerns on application DC/22/2181/FUL

6. To consider planning and licensing applications:

6.1 List A

DC/22/2181/FUL

Ward: Eastgate

Conservation Area/Article 4 Direction

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - Amended plans, amended Design and Access Statement and Highway Technical Note Received (21.11.2024) - **PROPOSAL** Planning application - demolition and redevelopment of Cornhill Walk Shopping Centre to provide mixed use development, comprising commercial use (use class E) on part of ground floor and 42 residential units (use class C3) with associated car and cycle parking, bin storage, access and other associated works (as amended) – **P,L & F Committee** – 16/11/2023 - That based on information received and subject to Conservation Area and Article 4 issues, Bury St Edmunds Town Council recommends REFUSAL based on previous points raised and additionally, on drainage issues.

Cornhill Walk, Brentgovel Street, Bury St Edmunds, Suffolk,

Applicant: Mr Peter Murphy, Knightspur Homes

Resolution Record (Delegated Powers): **PL&F/02/18/DEC/24**

That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL based on previous points raised and additionally height, mass, overdevelopment, poor design and parking issues.

DC/24/1417/VAR

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended to reflect what has been built on site correctly.**Planning application** - variation of condition 1 of DC/19/2232/VAR to allow use of revised plans for one single storey dwelling (following demolition of existing commercial building) – P,L & F comment 23.10.24 - Based on information received Bury St Edmunds Town Council recommends a HOLDING OBJECTION and requests a site visit by development control due to concerns that drawings presented do not conform to actual build.

Land Rear Of 27 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Mrs Todd

Resolution Record (Delegated Powers): **PL&F/03/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL based on not complying with original approved plans, justification of difference of height is insufficient.****DC/24/1439/FUL**

Ward: Tollgate

Planning application - detached building to form single storey sixth form facility

St Benedicts Catholic School Beetons Way Bury St Edmunds Suffolk IP32 6RH

Applicant: Helen Bates

Resolution Record (Delegated Powers): **PL&F/04/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL due to concerns regarding access and parking not being addressed.****DC/24/1602/ADV**

Ward: Abbeygate

Conservation Area/Article 4 Direction

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL – Amended description to replace 'hanging' and 'projecting' - PROPOSAL Advertisement application - one non-illuminated fascia sign and two non-illuminated projecting signs – P,L & F committee 27/12/2024 - Based on information received Bury St Edmunds Town Council recommends APPROVAL.

28 Buttermarket, Bury St Edmunds, Suffolk, IP33 1DW

Applicant: Mr Uzaima Nagi

Resolution Record (Delegated Powers): **PL&F/05/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1644/ADV**

Ward: Minden

Application for advertisement consent - three replacement externally illuminated digital screens

Glasswells Ltd Dettingen Way Bury St Edmunds Suffolk IP33 3TU

Applicant: Archer

Case Officer: Oliver Bingham

Resolution Record (Delegated Powers): **PL&F/06/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends HOLDING OBJECTION until comments are received from SCC Highways.**

DC/24/1677/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - change of use of first floor bar to dwelling

108 Risbygate Street Bury St Edmunds Suffolk IP33 3AA

Applicant: Mr Ahmed

Resolution Record (Delegated Powers): **PL&F/07/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends a HOLDING OBJECTION until Environmental Health issues are resolved.****DC/24/1678/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - internal alterations in association with conversion on first floor from bar to dwelling

108 Risbygate Street Bury St Edmunds Suffolk IP33 3AA

Applicant: Mr Ahmed

Resolution Record (Delegated Powers): **PL&F/08/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends a HOLDING OBJECTION until Environmental Health issues resolved.****DC/24/1696/FUL**

Ward: Westgate

Planning application - a. one arbor b. high close boarded fencing c. new set of steps and handrails to match existing d. replacement footpath and planters e. three covered pergolas and relocation of existing pergola f. low picket fence

Spread Eagle Out Westgate Bury St Edmunds Suffolk IP33 2DE

Applicant: Mr Tim Adams

Resolution Record (Delegated Powers): **PL&F/09/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1697/LB**

Ward: Eastgate

Conservation Area/Article 4 Direction

Application for listed building consent - a. extension to existing lean-to, b. rebuild of WC block, c. replace floor tiles, d. re-location of down pipes and the inclusion of additional window

Mustow Corner House 1A Mustow Street Bury St Edmunds Suffolk IP33 1XL

Applicant: Mr and Mrs Crane

Resolution Record (Delegated Powers): **PL&F/10/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.**

MP

DC/24/1714/TCA

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Magnolia and one Hawthorn (T1 and T2 on plan) fell; one Bay (T3 on plan) reduce height by two metres

44 Guildhall Street Bury St Edmunds Suffolk IP33 1QF

Applicant: Mr Mansfield

Resolution Record (Delegated Powers): **PL&F/11/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL on lack of justification.****6.2 List B****DC/24/0861/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation - Amended application 'Replacement awning added to description' -

Application for listed building consent - a. two fascia signs b. four window stickers c. replacement awning.

Previously Considered by P,L & F August 2024 - Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

31 Abbeygate Street Bury St Edmunds Suffolk IP33 1LW

Applicant: Mr Simsek

Resolution Record (Delegated Powers): **PL&F/12/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/0971/FUL**

Ward: Moreton Hall

Re-Consultation – Amended 'change in address and amendments to the plans'

Planning application - 200 kW micro energy storage system

Previously considered by P,L & F August 24 - Based on information received Bury St Edmunds Town Council recommends APPROVAL subject to Suffolk Fire and Rescue Service approval.

Land North Of Prigmore Drive Mount Road Bury St Edmunds IP32 7QR

Applicant: Miss Ashleigh Boyce

Resolution Record (Delegated Powers): **PL&F/13/18/DEC/24****That based on information received Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1718/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - removal of single door and replacement with french doors to side elevation

56 College Street Bury St Edmunds Suffolk IP33 1NH

Applicant: Mrs D Knights

Resolution Record (Delegated Powers): **PL&F/14/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

DC/24/1728/TCA

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Beech (x on plan) crown reduction by up to 2.5 metres with over hang to the roof of Abbey View Clinic

9 - 10 The Great Churchyard Bury St Edmunds Suffolk IP33 1RS

Applicant: Mr Ian Urwin

Resolution Record (Delegated Powers): **PL&F/15/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1729/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - a. new window to ground floor side elevation b. replacement window to first floor side elevation

1 Honey Hill Bury St Edmunds IP33 1RT

Applicant: Ms Julia Gooch

Resolution Record (Delegated Powers): **PL&F/16/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1730/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - a. refurbish existing door to front elevation b. new window to ground floor side elevation c. replacement window to first floor side elevation d. infill rooflight e. relocation of gas metre box to side elevation f. replacement and refurbish DC/24ment of rainwater goods and brickwork g. internal and external alterations

1 Honey Hill Bury St Edmunds IP33 1RT

Applicant: Ms Julia Gooch

Resolution Record (Delegated Powers): **PL&F/17/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****6.2 List C****DC/24/1554/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation - Amended plans received 10th December 2024 to (i) amend the side infill extension such that the existing boundary wall is retained and (ii) enlarge the existing rear extension**Householder planning application** - a. side infill extension. b refurbishment and enlargement of existing extension replacing pitched lean-to roof with flat green roof and installing one rooflight c. removal of existing chimney and replacing the opening with match roof tiles d. replacement of the roofing felt to the entire dwelling , existing tiles/slate reused e. installing external wall-mounted light fittings f. removal of basement street grate and replaced with opaque glass panel g. renovation of existing sash windows h. repainted render including street elevation i. Internal alterations – **P,L & F Committee** response 13 November 2024 Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

49 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Mr And Mrs Douglas

Resolution Record (Delegated Powers): **PL&F/18/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.**

DC/24/1555/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation - Amended plans received 10th December 2024 to (i) amend the side infill extension such that the existing boundary wall is retained and (ii) enlarge the existing rear extension.

Application for listed building consent - a. side infill extension b refurbishment and enlargement of existing extension replacing pitched lean-to roof with flat green roof and installing one rooflight c. removal of existing chimney and replacing the opening with match roof tiles d. replacement of the roofing felt to the entire dwelling , existing tiles/slate reused e. installing external wall-mounted light fittings f. removal of basement street grate and replaced with opaque glass panel. g.

renovation of existing sash windows h. repainted render including street elevation i. Internal alterations - **P,L & F Committee** response 13 November 2024 Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

49 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Mr And Mrs Douglas

Resolution Record (Delegated Powers): **PL&F/19/18/DEC/24**

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

DC/24/1584/HH

Ward: Moreton Hall

Householder planning application - front porch

21 Northern Rose Close Bury St Edmunds Suffolk IP32 7PB

Applicant: Mrs Joanne Bell-Smith

Resolution Record (Delegated Powers): **PL&F/20/18/DEC/24**

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

DC/24/1750/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for Listed Building Consent - a. bricking up existing outbuilding opening to the South of the site, b. forming a new opening to outbuilding to access church walks, c. replacement of existing steel framed window within a shared boundary wall overlooking Bridewall Lane Terraces Garden

20 Church Walks Bury St Edmunds Suffolk IP33 1NJ

Applicant: Bente Smith-Rewse

Resolution Record (Delegated Powers): **PL&F/21/18/DEC/24**

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

DC/24/1763/VAR

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning Application - Variation of condition 3 (DC/16/0733/FUL) to align opening hours with licensing hours 08:00-23:30 Monday - Sunday

43 - 45 Churchgate Street Bury St Edmunds Suffolk IP33 1RG

Applicant: LHK Venturs Limited

Resolution Record (Delegated Powers): **PL&F/22/18/DEC/24**

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



DC/24/1778/HH

Ward: Westgate

Householder planning application - a. front extension including new roof to porch b. first floor rear extension c. cladding to car port

41 Hervey Road Bury St Edmunds Suffolk IP33 2DN

Applicant: Jameson Otton

Resolution Record (Delegated Powers): **PL&F/23/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/24/1800/ELEC**

Ward: Eastgate

Application under the overhead lines (Exemption) (England and Wales) Regulations 2009 - replacement and repositioning of 10 metre pole with 11 metre pole

Hollow Road Bury St Edmunds Suffolk

Applicant: Tanya Warnes

Resolution Record (Delegated Powers): **PL&F/24/18/DEC/24****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.**

7. To re-consider application DC/24/0852/RM after clarification received from Agent and Planning Officer [attached].

Resolution Record (Delegated Powers): **PL&F/25/18/DEC/24****Cllr Sayer advised the application had already been approved by West Suffolk Council.**

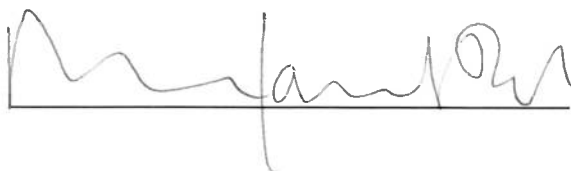
8. To approve the November 2024 Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports for adoption by Full Council

Resolution Record (Delegated Powers): **PL&F/26/18/DEC/24****That the October Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports be APPROVED and recommended for adoption by Full Council**

9. Date of next meeting: **Wednesday 8th January 2025 at 6pm**

The meeting closed at 6.40pm

Signed



Dated

08/01/25