

**Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Wednesday 26th March 2025 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), Jacqueline Howells (RFO/Assistant Town Clerk)

1. To receive apologies for absence

All members were present.

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 12th March 2025

Resolution Record (Delegated Powers): **PL&F/01/26/MAR/25**

That the minutes of the meeting of the Planning, Licensing and Finance committee of 12th March 2025 be signed as an accurate record.

5. Public forum

Two members of public were present.

6. To consider planning and licensing applications:

6.1 List A

DC/24/0103/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended application

Planning application - 23 dwellings, refuse and cycle storage, with associated infrastructure and open space

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

Applicant: Mr Joshua Harris

Resolution Record (Delegated Powers): **PL&F/02/26/MAR/25**

That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL subject to conditions from SCC Highways and the Environmental team being upheld



DC/25/0146/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended Revised description to better reflect the works proposed.
Application for listed building consent - a. repaint front elevation, including windows and door b. installation of signage

3 Risbygate Street Bury St Edmunds Suffolk IP33 3AA

Applicant: Mr Neil Hawes

Resolution Record (Delegated Powers): **PL&F/03/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0270/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - roof mounted solar PV array on rear of building

5 Northgate Street Business Park Northgate Street Bury St Edmunds Suffolk IP33 1HP

Applicant: Mr Malcolm Unwin

Resolution Record (Delegated Powers): **PL&F/04/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0343/ADV**

Ward: Moreton Hall

Application for advertisement consent - a. one internally illuminated aluminium panel b. three non illuminated aluminium panels c. two internally illuminated flex signs

Homebase Easlea Road Bury St Edmunds Suffolk IP32 7BY

Applicant: Mr Mark Craft

Resolution Record (Delegated Powers): **PL&F/05/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0344/ADV**

Ward: Eastgate

Application for advertisement consent - one non illuminated fascia sign

British Sugar Hollow Road Bury St Edmunds Suffolk IP32 7BB

Applicant: Mr Matthew Coe

Resolution Record (Delegated Powers): **PL&F/06/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0351/FUL**

Ward: Abbeygate

Planning application - internal and external alterations to create six additional extra care units and ancillary facilities

11 Cullum Road Bury St Edmunds Suffolk IP33 3PB

Applicant: Mr Adam Sliwinski

Resolution Record (Delegated Powers): **PL&F/07/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL**

DC/25/0363/HH

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - a. replacement of existing garage b. single storey extension to rear of dwelling c. three windows and air source heat pump to north elevation of dwelling

15 Victoria Street Bury St Edmunds Suffolk IP33 3BB

Applicant: Mr Chris Frost

Resolution Record (Delegated Powers): **PL&F/08/26/MAR/25**

That based on information received Bury St Edmunds Town Council recommends a HOLDING OBJECTION pending further information regarding air source heat pump

DC/25/0383/HH

Ward: Eastgate

Conservation Area/Article 4 Direction

Householder planning application - a. airbrick to front of dwelling b. single storey extension to the rear of dwelling c. remove window and replace with door to rear of dwelling

Ancient House 33A Eastgate Street Bury St Edmunds Suffolk IP33 1YQ

Applicant: Miss Stacey Cobbold

Resolution Record (Delegated Powers): **PL&F/09/26/MAR/25**

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

DC/25/0384/LB

Ward: Eastgate

Conservation Area/Article 4 Direction

Application for listed building consent - a. airbrick to front of dwelling b. single storey extension to rear of dwelling and associated internal and external alterations c. removal of window and replace with door to rear of dwelling

Ancient House 33A Eastgate Street Bury St Edmunds Suffolk IP33 1YQ

Applicant: Miss Stacey Cobbold

Resolution Record (Delegated Powers): **PL&F/10/26/MAR/25**

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

DC/25/0406/HH

Ward: Westgate

Householder planning application: a. first floor rear extension b. insertion of 1 no window to first floor side elevation

3 Fountains Road Bury St Edmunds Suffolk IP33 2EY

Applicant: Mr Paul Walker

Resolution Record (Delegated Powers): **PL&F/11/26/MAR/25**

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

DC/25/0409/FUL

Ward: Moreton Hall

Planning Application - Memorial and enclosed fencing
Home Covert Symonds Road Bury St Edmunds Suffolk
Applicant: Mrs Michelle Spatariu

Resolution Record (Delegated Powers): **PL&F/12/26/MAR/25**

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

DC/25/0428/P3CMA

Ward: Eastgate

Conservation Area/Article 4 Direction

Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - change of use from commercial, business and services (class E) to one dwelling (class C3)

25A Garland Street Bury St Edmunds Suffolk IP33 1EZ

Applicant: Mr. Nice

Resolution Record (Delegated Powers): **PL&F/13/26/MAR/25**

**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 B**DC/25/0299/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - a installation and replacement wall light, new timber posts and festoon lighting, b. replace new fence and gates, new hard standings, c. external repairs/decorations and internal alterations as per design and access statement

The Fox 1 Eastgate Street Bury St Edmunds Suffolk IP33 1XX

Applicant: Mr S Hall

Resolution Record (Delegated Powers): **PL&F/14/26/MAR/25**

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

DC/25/0300/LB

Ward: Eastgate

Conservation Area/Article 4 Direction

Application for listed building consent - a. installation and replacement wall light, new timber posts and festoon lighting, b. replace new fence and gates, new hardstanding's c. external repairs/decorations and d. new wall panelling and alterations to bar servery as stated in the design and access statement

The Fox 1 Eastgate Street Bury St Edmunds Suffolk IP33 1XX

Applicant: Mr S Hall

Resolution Record (Delegated Powers): **PL&F/15/26/MAR/25**

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

DC/25/0369/FUL

Ward: Abbeygate

Planning application - two storey linked extension to south aspect of existing care home to create 10 apartments, car parking and associated development

11 Cullum Road Bury St Edmunds Suffolk IP33 3PB

Applicant: Mr Adam Sliwinski

Resolution Record (Delegated Powers): **PL&F/16/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0386/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - a. three replacement windows on front elevation, b. reinstatement of window guard to ground floor windowsill

36 Churchgate Street Bury St Edmunds Suffolk IP33 1RD

Applicant: Mr Patterson

Resolution Record (Delegated Powers): **PL&F/17/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0387/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for Listed Building Consent - a. three replacement windows on front elevation, b. reinstatement of window guard to ground floor windowsill

36 Churchgate Street Bury St Edmunds Suffolk IP33 1RD

Applicant: Mr Patterson

Resolution Record (Delegated Powers): **PL&F/18/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0398/HH**

Ward: Minden

Householder planning application - a. insertion of window on ground floor front elevation, b. conversion of garage to habitable space, c. render finish to front, side and rear, d. single storey side and rear extension, e. single storey rear extension, f. two storey rear extension, g. new windows and doors

43 Westbury Avenue Bury St Edmunds Suffolk IP33 3QG

Applicant: Mr and Mrs Anthony

Resolution Record (Delegated Powers): **PL&F/19/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0401/FUL**

Ward: Minden

Conservation Area/Article 4 Direction

Planning application - a. five dwellings including conversion of existing workshop b. demolition of existing offices, workshop and garages c. access and parking

Land Rear Of 47A Queens Road Bury St Edmunds Suffolk

Applicant: Mr Mick Breslin

Resolution Record (Delegated Powers): **PL&F/20/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

DC/25/0410/OUT

Parish: Rushbrooke With Rougham

Impact: Moreton Hall

Outline planning application (all matters reserved except primary vehicular access to Mount Road) for up to 160 dwellings (with associated infrastructure and works, open space, parking, drainage and landscaping)

Location Land North Of Mount Road Rougham Suffolk

Applicant: c/o agent, Pigeon Capital Management 2

Resolution Record (Delegated Powers): **PL&F/21/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL but have concerns about water provision****DC/25/0419/HH**

Ward: Tollgate

Householder planning application - a. raise of roof height to create habitable space b. two storey extension to side of dwelling

7 Fornham Road Bury St Edmunds Suffolk IP32 6AH

Applicant: Mr Gordon Oliver

Resolution Record (Delegated Powers): **PL&F/22/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0420/HH**

Ward: Southgate

Householder planning application - a. raise of roof height to create habitable space b. dormer windows to front of dwelling

Newlands Bungalow Rushbrooke Lane Bury St Edmunds Suffolk IP33 2RS

Applicant: Mr Gordon Oliver

Resolution Record (Delegated Powers): **PL&F/23/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0427/FUL**

Ward: Tollgate

Planning application - one dwelling

Land Adjacent To Montescourt Philip Road Bury St Edmunds Suffolk

Applicant: Mr Anthony Gibney

Resolution Record (Delegated Powers): **PL&F/24/26/MAR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0429/HH**

Ward: Eastgate

Conservation Area/Article 4 Direction

Householder planning application - partial demolition of outbuilding

St Nicholas Hollow Road Bury St Edmunds Suffolk IP32 7AU

Applicant: Ms G Grover

Resolution Record (Delegated Powers): **PL&F/25/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

DC/25/0430/LB

Ward: Eastgate

Conservation Area/Article 4 Direction

Application for listed building consent - partial demolition of outbuilding

St Nicholas Hollow Road Bury St Edmunds Suffolk

Applicant: Ms G Grover

Resolution Record (Delegated Powers): **PL&F/26/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0445/TCA**

Ward: Minden

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Elm (T1 on plan) fell

51A York Road Bury St Edmunds Suffolk IP33 3EQ

Applicant: Duncan Hannah

Resolution Record (Delegated Powers): **PL&F/27/26/MAR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****7. To consider quotes for skip hire for allotment sites**

Members considered three quotes submitted for skip hire at the allotment sites

Resolution Record (Delegated Powers): **PL&F/28/26/MAR/25****That Culford Waste be appointed to supply skips for the allotment sites at a total cost of £1875.00 excl. vat****8. To approve the February 2025 Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports for adoption by Full Council**Resolution Record (Delegated Powers): **PL&F/29/26/MAR/25****That the February 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 9th April 2025 at 6pm**

The meeting closed at 6.50pm

Signed  Dated 09/04/25