

**Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Wednesday 22 October 2025 at 6.00 pm**

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

Also present: Jodie Budd (Town Clerk), Julie Sturgeon (Allotment/Administration Officer)

1. To receive apologies for absence

All members were present.

2. Declarations of interest and additions to registers

Cllrs Armitage, Higgins, Hind and Sayer declared a local non-pecuniary interest as District Councillors.

Cllrs Higgins and Hind declared a non-pecuniary interest in planning application DC/25/1478/ADV & DC/25/1551/FUL and took no part in the discussions.

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 8th October 2025

Resolution Record (Delegated Powers): **PL&F/01/22/OCT/25**

That the minutes of the meeting of the Planning, Licensing and Finance committee of 22ND October 2025 be signed as an accurate record.

5. Public forum

No members of public wished to speak at the meeting.

6. To consider planning and licensing applications:

6.1 List A

DC/25/0739/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended description - Planning application - Change of use from dwelling (Class C3) to mixed use - ground floor for wedding receptions, business events [Class E(c)(iii)] or residential, and residential to upper floors (Class C3). (description change 26/8/25) (Noise survey submitted 29/9/25) – Previously considered by P,L & F committee – 29th May 2025 - Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

6 Angel Hill Bury St Edmunds Suffolk IP33 1UZ

Applicant: Mr Nic Rumsey

Resolution Record (Delegated Powers): **PL&F/02/22/OCT/25**

That based on the new information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL due to loss of amenity and overlooking neighbouring properties including the properties at the rear.



DC/25/1336/HH

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended - Householder planning application - a. one dormer to front elevation and one dormer to rear elevation b. loft conversion to create habitable space – Previously considered by P, L & F committee – 26 September 2025 - Based on information received Bury St Edmunds Town Council recommends REFUSAL due to loss of amenity and overlooking neighbouring property

20 Guildhall Street Bury St Edmunds Suffolk IP33 1QD

Applicant: Mr Euan Courtney-Morgan

Resolution Record (Delegated Powers): **PL&F/03/22/OCT/25**

That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council maintains previous REFUSAL due to loss of amenity and overlooking neighbouring property the committees main reason for refusal is that the property is one of a pair of Listed Buildings and that the proposed changes to the roof unbalance the appearance of the pair.

DC/25/1478/ADV

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for advertisement consent - a. three internally illuminated hanging signs b. one non-illuminated fascia sign c. one externally illuminated hanging sign

17 Cornhill Bury St Edmunds Suffolk **IP33 1DY****Applicant: Mr Tom Parke**Resolution Record (Delegated Powers): **PL&F/04/22/OCT/25**

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

DC/25/1506/HH

Ward: Westgate

Householder planning application - single storey rear extension (following demolition of existing conservatory)

11 Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Mr J Heighes

Resolution Record (Delegated Powers): **PL&F/05/22/OCT/25**

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

DC/25/1549/HH

Ward: Southgate

Householder planning application - a. single storey rear extension b. cladding to front and rear elevations

75 Home Farm Lane Bury St Edmunds Suffolk IP33 2QL

Applicant: Mrs Sonya Bolton

Resolution Record (Delegated Powers): **PL&F/06/22/OCT/25**

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



DC/25/1551/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - change of use of first floor from sui generis (former community/office use) to class E(e) for dental health services

Market Cross Cornhill Bury St Edmunds Suffolk IP33 1BT

Applicant: Prof Adam Nulty

Resolution Record (Delegated Powers): **PL&F/07/22/OCT/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/1558/TCA**

Ward: Minden

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one cherry (marked T1 on plan) overall crown reduction by three metres, crown lift to three metres above ground level, one Robinia (marked T2 on plan) overall crown reduction by three metres, one silver birch (marked T3 on plan) overall crown reduction by four metres, one sycamore (marked T4 on plan) overall crown reduction by six metres, one yew (marked T5 on plan) overall crown reduction by 1.5 metres, one plum (marked T6 on plan) one apple (marked T7 on plan) fell

88 Queens Road Bury St Edmunds Suffolk IP33 3EP

Applicant: Mrs Rose Counihan

Resolution Record (Delegated Powers): **PL&F/08/22/OCT/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/1568/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - a. change of use from commercial, business and service (class E) to one self-build dwelling (class C3) b. rear two storey and single storey extensions

84 Whiting Street Bury St Edmunds Suffolk IP33 1NZ

Applicant: Mr and Mrs G Humphrey

Resolution Record (Delegated Powers): **PL&F/09/22/OCT/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/1569/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - a. rear two storey and single storey extensions b. remove partition on entry to form enlarged entrance hall c. internal alterations including re-forming traditional features and internal doors d. replacement windows

84 Whiting Street Bury St Edmunds Suffolk IP33 1NZ

Applicant: Mr and Mrs G Humphrey

Resolution Record (Delegated Powers): **PL&F/10/22/OCT/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/25/0410/OUT**

Ward: Moreton Hall

Re-Consultation – Revised plans, documents and reports

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) – Previously considered by P,L & F Committee 27 March 2025 - Based on information received Bury St Edmunds Town Council recommends APPROVAL but have concerns about water provision.

Location: Land North Of Mount Road Rougham Suffolk

Applicant: Miss Alice Wells

Resolution Record (Delegated Powers): **PL&F/11/22/OCT/25**

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

DC/25/1013/RM

Ward: Southgate

Re-Consultation – Amended Plan - Reserved matters application - submission of details under outline planning permission DC/15/2483/OUT the means of layout, scale, appearance, landscaping and internal means of access for Northern Neighbourhood phase 4 pursuant to condition 1, construction of 201 dwellings (Use Class C3), internal access roads, public open space, car and cycle parking, landscaping, tree works, locally equipped area for play, sustainable urban drainage systems, and associated infrastructure – Previously considered by P,L & F committee 10 July 2025 - Based on information received Bury St Edmunds Town Council recommends APPROVAL subject to statutory bodies approval.

Land South Rougham Hill Rougham Hill Bury St Edmunds Suffolk

Applicant: Mr Robert Eburne

Resolution Record (Delegated Powers): **PL&F/12/22/OCT/25**

That based on information received Bury St Edmunds Town Council recommends APPROVAL but concerns on waste collection.

DC/25/1471/HH

Ward: Tollgate

Householder planning application - a. changes to fenestration to front elevation b. single storey side and rear extension (following demolition of existing garage) c. loft conversion to create habitable space and install eight roof lights.

28 Norman Road Bury St Edmunds Suffolk IP32 6BY

Applicant: Paul Tooke

Resolution Record (Delegated Powers): **PL&F/13/22/OCT/25**

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

DC/25/1529/FUL

Ward: Abbeygate

Planning application - change of use from Class E(b) to Class E(e) to allow the amalgamated units to be used as a dental practice.

1 - 2 Parkway North Bury St Edmunds Suffolk

Applicant: Mr Mark Franklin

Resolution Record (Delegated Powers): **PL&F/14/22/OCT/25**

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

DC/25/1547/ADV

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for advertisement consent - painted mural to wall along market thoroughfare.

Street Record Market Thoroughfare Bury St Edmunds Suffolk

Applicant: Mark Cordell

Resolution Record (Delegated Powers): **PL&F/15/22/OCT/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 the Conservation Officers comment but are disappointed with the design.****DC/25/1594/ADV**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for advertisement consent - a. replacement non illuminated fascia sign b. one internal digital screen c. vinyl window graphics c. one replacement projecting sign d. relocation and replacement of one hanging sign e. replacement name plate signage.

7 Cornhill Bury St Edmunds Suffolk IP33 1BQ

Applicant: Gerard McAteer

Resolution Record (Delegated Powers): **PL&F/16/22/OCT/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/25/1637/TPO**

Ward: Westgate

TPO 353(2003) tree preservation order - one horse chestnut (marked T1 on plan and T22 on order) fell

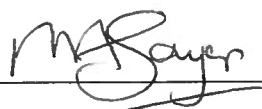
2 Hilltop Horringer Road Bury St Edmunds Suffolk IP33 2EA

Applicant: Eric Know

Resolution Record (Delegated Powers): **PL&F/17/22/OCT/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL.****7. To approve the September 2025 Bank Reconciliations, Budget Line-item, Expenditure and cash book reports for adoption by Full Council**Resolution Record (Delegated Powers): **PL&F/18/22/OCT/25****That the September Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports be APPROVED and recommended for adoption by Full Council****8. Date of next meeting: Wednesday 12 November 2025 at 6pm**

The meeting closed at 6.38pm

Signed



Dated

12.11.25