Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Tuesday 17th February 2026 at 6.00 pm

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

Also present: Jodie Budd (Town Clerk), and Nicola Whittle (RFO/Assistant Town Clerk)

1. To receive apologies for absence
Apologies were received from Cllr Higgins. No apologies were received from Cllr Armitage.

2. **Declarations of interest and additions to registers** Cllrs Hind and Sayer declared a local non-pecuniary interest as District Councillors. Cllr Hind declared a non-pecuniary interest in application DC/25/1433/FUL and took no part in the discussion.

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 21st January 2026.
Resolution Record (Delegated Powers): **P,L&F/39/16/Feb/26**
That the minutes of the meeting of the Planning, Licensing and Finance committee of 16th February 2026 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/25/1921/FUL
Ward: Eastgate
Conservation Area/Article 4 Direction
Planning application - roof mounted solar panels
1 Minden Close Bury St Edmunds Suffolk IP33 1XZ
Applicant: Mr Moosa Teladia
Resolution Record (Delegated Powers): **P,L&F/40/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0038/HH
Ward: Tollgate
Householder planning application - a. extension and conversion of existing detached rear garage b. infill of garage door and addition of door to side elevation c. replacement pitched roof with roof lights
11 Klondyke Bury St Edmunds Suffolk IP32 6DB
Applicant: Mr Godwin
Resolution Record (Delegated Powers): **P,L&F/41/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0058/HH
Ward: Minden
Householder planning application - a. replace one window on first floor front elevation with two additional windows b. additional window to side elevation c. single storey rear extension (following demolition of existing conservatory) d. replacement roof to existing single storey rear element
65 Park Road Bury St Edmunds Suffolk IP33 3QW
Applicant: Mrs Muzira
Resolution Record (Delegated Powers): **P,L&F/42/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0070/HH
Ward: Westgate
Householder planning application - first floor extension (following removal of slopped roof)
3 Fountains Road Bury St Edmunds Suffolk IP33 2EY
Applicant: Mr Paul Walker
Case Officer: Philip Crutchlow
Resolution Record (Delegated Powers): **P,L&F/43/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0072/HH
Ward: Abbeygate
Conservation Area/Article 4 Direction
Householder planning application - a. new cellar egress hatch to front elevation b. new window to side elevation c. single storey rear and side extension (following the demolition of existing conservatory and toilet) d. convert existing cellar into habitable room
67 Mill Road Bury St Edmunds Suffolk IP33 3NJ
Applicant: Mr and Mrs Hudson
Resolution Record (Delegated Powers): **P,L&F/44/17/Feb/26**
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/25/1433/FUL

Ward: Tollgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL – Amended Location - PROPOSAL Planning application - a. installation of plant room with evaporator fan and air source heat pumps, b. electrical substation, c. addition of fencing, d. addition of solar panels, e. addition of rooftop plant, f. alterations to existing access, g. addition of ramp to north elevation, h. render to building entrance. Previously considered 08 October 2025 and 07 January 2026 - Based on the information received Bury St Edmunds Town Council recommends APPROVAL.

Abbeycroft Leisure Centre , Beetons Way, Bury St Edmunds, Suffolk, IP33 3TT

Applicant: Mr Malcolm Fleming, West Suffolk Council

Resolution Record (Delegated Powers): **P,L&F/45/17/Feb/26**

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

DC/25/2013/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - a. change of use gallery (Class F1) and Anselm building to visitor centre (Class E), b. single storey rear extension to north of Anselm building, c. new west cloister building, d. addition of air source heat pumps to new cloister building and roof of cathedral shop, e. creation of one new opening and widening to an existing opening, f. demolition of existing lean-to and garden wall, g. groundworks and alterations within cathedral grounds, h. alterations and improvements to existing paths throughout Abbey Gardens and ruins, i. alterations and ecological enhancements to foot and cycle path within Shire Hall car park

34 Angel Hill Bury St Edmunds Suffolk IP33 1LS

Applicant: Chief Executive Officer Sarah-Jane Powell

Resolution Record (Delegated Powers): **P,L&F/46/17/Feb/26**

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

DC/25/2014/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Listed Building Consent - a. single storey rear extension to north of Anselm building, b. replacement roof to Anselm building, c. new west cloister building, d. creation of one new opening and widening to an existing opening, e. demolition of existing lean-to and garden wall, f. other associated internal alterations

34 Angel Hill Bury St Edmunds Suffolk IP33 1LS

Applicant: Chief Executive Officer Sarah-Jane Powell

Resolution Record (Delegated Powers): **P,L&F/47/17/Feb/26**

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

DC/26/0078/VAR
Ward: Abbeygate
Conservation Area/Article 4 Direction
Proposal Planning application - Variation of condition 13 (external storage of materials) of (E/78/1412/P/REL) temporary se of additional external storage area for period of three years
Greene King Depot Cullum Road Bury St Edmunds Suffolk, IP33 2JG
Applicant: Annie Marschalek, Greene King Ltd
Resolution Record (Delegated Powers): **P,L&F/48/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0094/FUL
Ward: Eastgate
Conservation Area/Article 4 Direction
Planning application - replacement windows and door to front elevation of ground floor flat
26-27 Flat 1 Eastgate Street Bury St Edmunds Suffolk IP33 1XX
Applicant: Mr John Coxall
Resolution Record (Delegated Powers): **P,L&F/49/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

Static Trading –
Applicant: Rachel Marie Oakley
Photos supplied with application : Picture 1, Picture 2 & Picture 3
The Northern Way, Unit 11 JMs Business Park, Bury St Edmunds
Exact trading location: Burger van, T Junction Northern Way Industrial Estate, IP32 6NL
Opening times: Monday – Friday 07:00 – 14:00 hrs, Saturday 07:00 – 12:00
Serving Hot & Cold Food and Drink
Resolution Record (Delegated Powers): **P,L&F/50/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council, this was unable to be discussed as deadline had passed.

6.3 List C
DC/26/0100/TE3
Ward: Abbeygate
Notification under section 4 of the Communications act 2003 - removal of payphone
Telephone Kiosk Westgate Street Bury St Edmunds Suffolk
Applicant: BT Payphones Team
Resolution Record (Delegated Powers): **P,L&F/51/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0133/HH
Ward: Abbeygate
Conservation Area/Article 4 Direction
Householder planning application - a. rear porch b. one rear door
44 College Street Bury St Edmunds Suffolk IP33 1NL
Applicant: Mr R Hartshorn
Resolution Record (Delegated Powers): **P,L&F/52/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0134/LB
Ward: Abbeygate
Conservation Area/Article 4 Direction
Application for listed building consent - a. rear porch b. removal and replacement of one rear door c. internal alterations to ground floor and first floor rooms d. brickwork to rear elevation and refurbish of fascias soffits and barge boards
44 College Street Bury St Edmunds Suffolk IP33 1NL
Applicant: Mr R Hartshorn
Resolution Record (Delegated Powers): **P,L&F/53/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0136/TPO
Ward: Southgate
TPO 028(1960) tree preservation order - one Cyprus (on plan) fell
81 Home Farm Lane Bury St Edmunds Suffolk IP33 2QL
Applicant: Theresa Dutton
Resolution Record (Delegated Powers): **P,L&F/54/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0142/HH
Ward: Minden
Householder planning application - a. two storey side extension (following demolition of existing garage) b. single storey rear extension following demolition of existing conservatory) c. garden room to rear d. roof mounted solar panels to side and rear elevations
2 Briarwood Avenue Bury St Edmunds Suffolk IP33 3QF
Applicant: Mr & Mrs Wain
Resolution Record (Delegated Powers): **P,L&F/55/17/Feb/26**
Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL

DC/26/0149/VAR
Ward: St Olaves
Planning application - variation of condition 2 of DC/24/0683/FUL to allow for use of amended plans for a. three floor mounted air conditioning units with enclosure and access gate b. one fan gas cooler c. one steel access door and handrail
1 St Olaves Precinct Bury St Edmunds Suffolk IP32 6SP
Applicant: L&C Investments Ltd
Resolution Record (Delegated Powers): **P,L&F/56/17/Feb/26**

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

7. To note the following response '**That based on information received Bury St Edmunds Town Council and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL'** has been submitted for the following applications:
   DC/25/1993/TPO, DC/26/0034/TCA, DC/26/0053/TPO, DC/26/2017/TPO, DC/26/113/TCA, DC/26/113/TCA & DC/26/0089/TPO
   Noted

8. Date of next meeting: **Wednesday 25th February 2026 at 6pm**

The meeting closed at 6.11pm

Signed _____ Dated _____

DRAFT