

**Planning Licensing and Finance Committee**  
**Minutes of the meeting held at the Guildhall, Bury St Edmunds**  
**on Wednesday 9<sup>th</sup> April 2025 at 6.00 pm**

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

**Also present:** Jodie Budd (Town Clerk), Jacqueline Howells (RFO/Assistant Town Clerk)

**1. To receive apologies for absence**

Apologies had been received from Cllr Sayer.

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

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

Cllr Hind declared a non-pecuniary interest in application DC/25/0455/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 26<sup>th</sup> March 2025**

Resolution Record (Delegated Powers): **PL&F/01/09/APR/25**

That the minutes of the meeting of the Planning, Licensing and Finance committee of 26<sup>th</sup> March 2025 be signed as an accurate record.

**5. Public forum**

Three members of public were present.

**6. To consider planning and licensing applications:**

**6.1 List A**

**DC/23/1243/FUL**

Ward: Westgate

Planning application - two storey rear extension

The Grange 30 Vinery Road Bury St Edmunds Suffolk IP33 2JT

Applicant: Mr Neelesh Kumar

Resolution Record (Delegated Powers): **PL&F/02/09/APR/25**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to overdevelopment and not complying with National Minimum Standards for toilets and bathrooms**

**DC/24/1274/VAR**

Ward: Minden

Reconsultation - Planning application - variation of conditions 4 and 2 of DC/21/2340/FUL to allow use of amended plans and lighting specification for a. forming of two tennis courts on bowls green b. floodlighting c. extension to toilet block d. creation of pedestrian link e. amendments to car park to create additional bays f. forming of two padel courts on an existing tennis court g. repositioning of hitting wall

Risbygate Club Westley Road Bury St Edmunds Suffolk IP33 3RR

Applicant: Risbygate Sports Club

Resolution Record (Delegated Powers): **PL&F/03/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0226/HH**

Ward: Abbeygate

Householder planning application - a. single storey rear extension with veranda (following demolition of existing conservatory) b. demolition and rebuild of boundary wall to match existing

3 Sextons Meadows Bury St Edmunds Suffolk IP33 2SB

Applicant: Mr Gavin Yuill

Resolution Record (Delegated Powers): **PL&F/04/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0368/HH**

Ward: Westgate

Householder planning application - a. front porch and cladding to all elevations b. ASHP and air-conditioning units to side elevation c. single storey rear extension d. roof mounted solar panels e. insertion of door into existing garage f. additional hardstanding to form extra off road parking with widened dropped kerb.

8 Lilley Close Bury St Edmunds Suffolk IP33 2HZ

Applicant: Rachel King

Resolution Record (Delegated Powers): **PL&F/05/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0422/HH**

Ward: Minden

Conservation Area/Article 4 Direction

Householder planning application - proposed electric vehicle charger

9 Albert Crescent Bury St Edmunds Suffolk IP33 3DY

Applicant: Hannah Cowley

Resolution Record (Delegated Powers): **PL&F/06/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0455/FUL**

Ward: Minden

MBS

Planning application - a. recladding and reroofing of existing bailing shed b. demolition of external structures c. replacement perimeter fencing d. two roller shutter doors e. three personnel doors e. six rooflights f. roof mounted solar panels

West Suffolk Council Depot Olding Road Bury St Edmunds Suffolk IP33 3SP

Applicant: Garg

Resolution Record (Delegated Powers): **PL&F/07/09/APR/25**

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

### **DC/25/0461/VAR**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - variation of conditions 2 (approved plans), 9 (windows/doors), 10 (replacement windows), 11 (replacement doors) of DC/24/0665/VAR

Old Shire Hall And Magistrates Court Honey Hill Bury St Edmunds Suffolk IP33 1RT

Applicant: Mr Austin Cornish

Resolution Record (Delegated Powers): **PL&F/08/09/APR/25**

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

### **DC/25/0488/HH**

Ward: Eastgate

Conservation Area/Article 4 Direction

Householder planning application - replacement of existing Arch sash windows with traditional timber Arch sash windows with slim double glazing

Chapel House 23A Garland Street Bury St Edmunds Suffolk IP33 1EZ

Applicant: Mr. Ian Absolon

Resolution Record (Delegated Powers): **PL&F/09/09/APR/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/23/0600/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Re-Consultation – Amended Plans - Planning application a. Partial demolition of existing school buildings b. Conversion of three buildings to 14 residential dwellings c. Construction of nine dwellings within three terrace blocks d. associated parking and landscaping

Former St James Ceva Middle School The Vinefields Bury St Edmunds Suffolk

Applicant: St Eds And Ipswich Diocese/M&D Ltd

Resolution Record (Delegated Powers): **PL&F/10/09/APR/25**

**That based on information received and Bury St Edmunds Town Council recommends REFUSAL due to concerns that plans for terraces B and C are outside the existing footprint and considered to be overdevelopment of the site; the historic view from Abbeygate Street will be obstructed by the proposed development; parking allocation being too distant from dwellings; concerns about potential archaeological finds. The Town Council would also like to see the proposed amenity lawn space used to extend the Abbey Gardens and be available as public space**

**DC/24/0103/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended 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, St Benedicts Group

Resolution Record (Delegated Powers): **PL&F/11/09/APR/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/24/1417/VAR**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – Amended 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)

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

Ward: Mrs Todd

Resolution Record (Delegated Powers): **PL&F/12/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/24/1677/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation – 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/13/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/24/1678/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Re-Consultation - Response received from Environmental Health - 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/14/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

**DC/25/0264/HH**

Ward: Westgate

Householder planning application - a. removal of chimney; b. single storey rear extension; c. cladding of all elevations of existing house including external wall insulation

71 Hospital Road Bury St Edmunds Suffolk IP33 3JY

Applicant: Mr and Mrs Taylor

Resolution Record (Delegated Powers): **PL&F/15/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0285/HH**

Ward: Eastgate

Householder planning application - a. single storey infill rear extension including new roof to existing rear extensions b. partial cladding of existing elevations

80 Hollow Road Bury St Edmunds Suffolk IP32 7AZ

Applicant: Doug Chapman

Resolution Record (Delegated Powers): **PL&F/16/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0437/FUL**

Ward: Moreton Hall

Planning application - Installation of six ultra-rapid charging hubs and associated infrastructure

Car Park Easlea Road Bury St Edmunds Suffolk

Applicant: MER Charging UK Ltd

Resolution Record (Delegated Powers): **PL&F/17/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0447/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - one self-build dwelling

4 St Nicholas Close Bury St Edmunds Suffolk IP32 7AX

Applicant: Mr Dean Evans

Resolution Record (Delegated Powers): **PL&F/18/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0456/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - a. install partitions by entrance door, b. removal of cupboard and cloakroom partitions, c. extend opening to entrance hall and drawing room, d. reduce width to rear entrance hall and install archway, e. removal of two windows and replace with sash window to West elevation, f. replacement of two chimney pieces, g. removal of existing partition to sitting room

3 Chequer Square Bury St Edmunds Suffolk IP33 1QZ

Applicant: Mr Jeremy Lee

Resolution Record (Delegated Powers): **PL&F/19/09/APR/25**

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

**DC/25/0466/TPO**

Ward: Tollgate

TPO 29(2017) tree preservation order - one Scots Pine (T1 on plan) remove the larger of the two stems on the western aspect overhanging driveway of The Robins Klondyke House Northgate Avenue Bury St Edmunds Suffolk IP32 6DA

Applicant: Duckworth

Resolution Record (Delegated Powers): **PL&F/20/09/APR/25**

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

**DC/25/0496/FUL**

Ward: Tollgate

Planning application - installation of access control barriers to existing car park entrance including widening of access

West Suffolk College Out Risbygate Bury St Edmunds Suffolk IP33 3RL

Applicant: Mr Chris Wilkie

Resolution Record (Delegated Powers): **PL&F/21/09/APR/25**

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

**DC/25/0498/FUL**

Ward: Eastgate

Planning application - detached temporary storage building

Howarth Timber Hollow Road Bury St Edmunds Suffolk IP32 7QW

Applicant: Karli Millard

Resolution Record (Delegated Powers): **PL&F/22/09/APR/25**

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

**DC/25/0506/HH**

Ward: Moreton Hall

Householder planning application - two storey front extension (following demolition of existing porch)

101 Raedwald Drive Bury St Edmunds Suffolk IP32 7DE

Applicant: Mrs Kerry Rowson

Resolution Record (Delegated Powers): **PL&F/23/09/APR/25**

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

**DC/25/0514/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - replacement of existing external staircase providing access to property

5 Elseys Yard Risbygate Street Bury St Edmunds Suffolk IP33 3AA

Applicant: Mr Mark Carnt

Resolution Record (Delegated Powers): **PL&F/24/09/APR/25**

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

**DC/25/0519/HH**

Ward: Minden

Householder planning application - single storey front extension

2 Sancroft Walk Bury St Edmunds Suffolk IP33 3JD

Applicant: Miss Gayna Hoggett

Resolution Record (Delegated Powers): **PL&F/25/09/APR/25****That based on information received Bury St Edmunds Town Council recommends REFUSAL due to design and not in keeping with street scene****DC/25/0540/HH**

Ward: Westgate

Householder planning application - single storey outbuilding to form annexe

3 Glastonbury Road Bury St Edmunds Suffolk IP33 2EX

Applicant: Mr Anthony Ballard

Resolution Record (Delegated Powers): **PL&F/26/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0543/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - installation of pedestrian gates

63-64 St Johns Street Bury St Edmunds Suffolk IP33 1SJ

Applicant: Mr Darren Betts

Resolution Record (Delegated Powers): **PL&F/27/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0544/LB**

Ward: Eastgate

Conservation Area/Article 4 Direction

Application for Listed Building Consent - installation of pedestrian gates

63-64 St Johns Street Bury St Edmunds Suffolk IP33 1SJ

Applicant: Mr Darren Betts

Resolution Record (Delegated Powers): **PL&F/28/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0545/TCA**

Ward: Minden

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Strawberry (T1 on plan) fell; one Cherry Plum (T2 on plan) fell

3 Queens Road Bury St Edmunds Suffolk IP33 3ES

Applicant: French

Resolution Record (Delegated Powers): **PL&F/29/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL but would request native species trees are replanted**

**DC/25/0551/TCA**

Ward: Minden

Conservation Area/Article 4 Direction

Trees in a conservation area notification - two Cypress (T1 and T2 on plan) one Juniper (T3 on plan) two Apple (T4 and T5 on plan) fell

9 Albert Crescent Bury St Edmunds Suffolk IP33 3DY

Applicant: Hannah Cowley

Resolution Record (Delegated Powers): **PL&F/30/09/APR/25****That based on information received Bury St Edmunds Town Council recommends REFUSAL due to lack of justification****DC/25/0549/TCA**

Ward: Eastgate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - a. one Pear (T1) crown lift to 2.5 metres above ground level b. one Holly (T2) and one Greengage (T4) overall crown reduction by up to 2.5 metres c. one Bay (T3) overall crown reduction by up to one metre d. one Cherry (T5) pollard to three metres above ground level and remove one branch overhanging wall d. one Yew (T6) overall crown reduction by 1.5 metres to give building clearance of 1.5 metres

St Johns Vicarage 37 Well Street Bury St Edmunds Suffolk IP33 1EQ

Applicant: Mr James Maynard Lowe

Resolution Record (Delegated Powers): **PL&F/31/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/25/0560/HH**

Ward: Westgate

Householder planning application - a. replacement window to front elevation ground floor b. two storey side extension c. insert 2no. rooflights to front and side elevations

34 Vinery Road Bury St Edmunds Suffolk IP33 2JT

Applicant: Mr and Mrs Rich

Resolution Record (Delegated Powers): **PL&F/32/09/APR/25****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/25/0587/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Holly (T1) one Fir (T2) and one Apple (T3) fell

6 St Marys Square Bury St Edmunds Suffolk IP33 2AJ

Applicant: Thomson

Resolution Record (Delegated Powers): **PL&F/33/09/APR/25****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL but would request native species trees are replanted****DC/25/0536/FUL**

Ward: Tollgate

Conservation Area/Article 4 Direction

Planning application - replacement windows and installation of air conditioning units



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

Applicant: Mr Andrew Waterfield

Resolution Record (Delegated Powers): **PL&F/34/09/APR/25**

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

**DC/25/0563/HH**

Ward: Minden

Householder planning application - a. conversion of loft to habitable space b. window to front of dwelling c. two storey extension to side of dwelling (following removal of existing conservatory) d. dormer window and door to south elevation e. porch to north elevation f. alterations to windows on north elevation g. removal of existing window and replacement door to west elevation g. rooflights and solar panels to dwelling roof

44 Cadogan Road Bury St Edmunds Suffolk IP33 3QR

Applicant: Mr And Mrs Hill

Resolution Record (Delegated Powers): **PL&F/35/09/APR/25**

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

**DC/25/0464/VAR**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - removal of conditions 2, 7, 8 and 14 of DC/24/0093/FUL to enable use of amended plans for conversion and renovation to create six dwellings

Flat 4 Old Shire Hall Honey Hill Bury St Edmunds Suffolk IP33 1RT

Applicant: Mr Austin Cornish

Resolution Record (Delegated Powers): **PL&F/36/09/APR/25**

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

**7. Date of next meeting: Wednesday 23<sup>rd</sup> April 2025 at 6pm**

The meeting closed at 7.30pm

Signed



Dated

23 April 2025