

**Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Wednesday 25th February 2026 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), and Nicola Whittle (RFO/Assistant Town Clerk)

1. To receive apologies for absence

No apologies were received.

2. Declarations of interest and additions to registers

Cllrs Armitage, Higgins, Hind 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 17th February 2026.

Resolution Record (Delegated Powers): **P,L&F/57/25/Feb/26**

That the minutes of the meeting of the Planning, Licensing and Finance committee of 17th February 2026 be signed as an accurate record.

5. Public forum

Mr D Harris from M & D Developments and Mr L Thurlow from Thurlow Architects attended the meeting and discussed with Councillors the changes made to the St James School development.

6. To consider planning and licensing applications:

6.1 List A

DC/23/0600/FUL

Ward: Eastgate

Conservation Area/Article 4 Direction

Re-Consultation - Amended plans received 13 February 2026

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.

Previously considered 9th October 2025 - Based on the information received Bury St Edmunds Town Council recommends APPROVAL so therefore remove any holding objections

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

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

Case Officer: Peter White

Resolution Record (Delegated Powers): **P,L&F/58/25/Feb/26**

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

DC/25/1892/HH

Ward: Westgate

Re-Consultation - Amended plans received to reflect changes to the scale of the extensions, and to clarify the proposed boundary treatments.

Householder planning application - a. single storey front extension (following demolition of existing porch) b. additional window to side elevation c. single storey side and rear extensions (following demolition of existing garage, outbuilding and rear porch).

Previously considered 18th December 2025 - That based on information received Bury St Edmunds Town Council Bury St Edmunds Town Council recommends APPROVAL.

22 Bristol Road Bury St Edmunds Suffolk IP33 2DL

Applicant: Mrs S Reeve

Case Officer: Charlotte Russell

Resolution Record (Delegated Powers): **P,L&F/59/25/Feb/26****Based on information received 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

Case Officer: Tamara Benford-Brown

Resolution Record (Delegated Powers): **P,L&F/60/25/Feb/26****Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/26/0076/HH**

Ward: Tollgate

Householder planning application - a. single storey rear extension (following demolition of existing conservatory) b. ramp to rear elevation

31 Norman Road Bury St Edmunds Suffolk IP32 6BU

Applicant: Miss Lisa Foulger

Case Officer: Cara Fieldhouse

Resolution Record (Delegated Powers): **P,L&F/61/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/26/0168/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - alterations to shopfront

10 Cornhill Bury St Edmunds Suffolk IP33 1BH

Applicant: Mr Rob Ely

Case Officer: Adam Yancy

Resolution Record (Delegated Powers): **P,L&F/62/25/Feb/26****Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

DC/26/0169/ADV

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for advertisement consent - four internally illuminated fascia signs

10 Cornhill Bury St Edmunds Suffolk IP33 1BH

Applicant: Mr Rob Ely

Case Officer: Adam Yancy

Resolution Record (Delegated Powers): **P,L&F/63/25/Feb/26****Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**DC/26/0180/HH

Ward: Westgate

Householder planning application - a. render to front elevation b. fenestration alterations c. remove window on side elevation at ground floor d. first floor side extension e. single storey link extension f. convert existing garage to habitable space and associated alterations g. window to side elevation at ground floor h. single storey rear extension (following the demolition of the existing conservatory) i. alterations to existing front porch j. removal of chimney k. extension of existing canopy on front elevation

6 Caulfield Close Bury St Edmunds Suffolk IP33 2LA

Applicant: Mr and Mrs Heithus

Case Officer: Oliver Bingham

Resolution Record (Delegated Powers): **P,L&F/64/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL**DC/26/0184/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - replacement of roof tiles on front elevation

48 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Emmerson Critchley, Emmerson Critchley Ltd

Case Officer: Thomas Halliday

Resolution Record (Delegated Powers): **P,L&F/65/25/Feb/26****Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**DC/26/0214/TCA

Ward: Abbeygate

Conservation Area/Article 4 Direction

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

19 Victoria Street Bury St Edmunds Suffolk IP33 3BB

Applicant: Margaret Hawthorn

Case Officer: Nathan McGeachie

Resolution Record (Delegated Powers): **P,L&F/66/25/Feb/26****Based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL subject to the planting of a replacement with a native tree.****6.2 List B**DC/26/0112/HH

Ward: Westgate

Householder planning application - a. 1.5 storey rear extension (following demolition of the existing rear extension and conservatory) b. roof lights

114 Horringer Road Bury St Edmunds Suffolk IP33 2DP

Applicant: Mr Michal Kopacz

Case Officer: Cara Fieldhouse

Resolution Record (Delegated Powers): **P,L&F/67/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL**

DC/26/0137/HH

Ward: Southgate

Householder planning application - a. two storey side extension (following demolition of existing utility) b. single storey rear extension c. conversion of existing garage to habitable room

9 Sharp Road Bury St Edmunds Suffolk IP33 2NB

Applicant: Mr and Mrs Aves

Case Officer: Oliver Bingham

Resolution Record (Delegated Powers): **P,L&F/68/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL**DC/26/0162/FUL

Ward: Tollgate

Planning application - change of use from offices (class B1) to barber shop (class E)

6 Northgate Avenue Bury St Edmunds Suffolk IP32 6BB

Applicant: Mr & Mrs E Crichton

Case Officer: Connor Vince

Resolution Record (Delegated Powers): **P,L&F/69/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL**DC/26/0188/HH

Ward: Southgate

Householder planning application - a. removal of one window to side elevation b. new door to rear elevation c. single storey part hipped and part flat roof rear extension

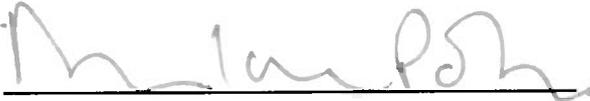
6 Haven Close Bury St Edmunds Suffolk IP33 2GH

Applicant: Mr & Mrs R Poole

Case Officer: Cara Fieldhouse

Resolution Record (Delegated Powers): **P,L&F/70/25/Feb/26****Based on information received Bury St Edmunds Town Council recommends APPROVAL****7. Approve the purchase and installation of 6 speed indicator posts from Suffolk County Council**Resolution Record (Delegated Powers): **P,L&F/71/25/Feb/26****Expenditure up to the cost of £3,780.00 excl. VAT is approved.****8.To approve the January 2026 detailed Income and Expenditure Report, Balance Sheet report, List of Payments and Cash and Investment Reconciliation for adoption by Full Council.**Resolution Record (Delegated Powers): **P,L&F/72/25/Feb/26****That the January 2026 detailed Income and Expenditure Report, Balance Sheet report, List of Payments and Cash and Investment Reconciliation be APPROVED and recommended for adoption by Full Council.****Members were advised of Financial Regulations 2.6 and 6.10 that these changes would be made at the meeting of 25th March 2026.****9. Date of next meeting: Wednesday 11th March 2026 at 6pm**

The meeting closed at 6.35pm

Signed  Dated 11/03/26