

**Planning Licensing and Finance Committee**  
**Minutes of the meeting held at the Guildhall, Bury St Edmunds**  
**on Wednesday 13 December 2023 at 6.00 pm**

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

**Also present:** Greg Luton (Town Clerk), Jacqui Howells (RFO/Assistant Town Clerk) and representatives from Denbury Homes

**1. To receive apologies for absence**

Apologies for absence had been received from Cllr Armitage

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

Councillors Halpin, 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 29 November 2023**

Resolution Record (Delegated Powers): **PL&F/01/13/DEC/23**

**That the Minutes of the meeting of the Planning, Licensing and Finance committee of 29 November 23 be signed as an accurate record**

**5. Public forum**

Representatives from Denbury Homes presented plans for the first phase of the new housing development on land at Rougham Road and Rushbrooke Lane. Councillors were shown layout plans and housing designs.

Representatives will be invited back to give further presentations as the project progresses.

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

**6.1 List A**

**DC/23/1904/HH**

Ward: Minden

Householder planning application - a. single storey side and rear extension b. first floor rear extension

26 West Road Bury St Edmunds Suffolk IP33 3EJ

Applicant: Dr Jennifer Leavy

Resolution Record (Delegated Powers): **PL&F/02/13/DEC/23**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to overlooking and design aspects including height and volume of the extension.**

**DC/23/1918/FUL**

Ward: Southgate

Planning application - temporary construction access associated with reserved matters consent DC/22/1804/RM

Land South Rougham Hill Rougham Hill Bury St Edmunds Suffolk

Applicant: Mr Robert Eburne - Denbury Homes Limited

Resolution Record (Delegated Powers): **PL&F/03/13/DEC/23**

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

**DC/23/1650/VAR**

Ward: Abbeygate

Planning application - Variation of condition 3 (external sound) and condition 5 (Hours of Use) of DC/22/1728/FUL to allow for increase in hours to 8.00 am - 22.00 pm

Monday to Sunday (including Bank and Public Holidays) to facilitate the change of use from ancillary residential gym (C3) to retail unit (class E) – P,L & F considered

25.11.23 – Variation of condition 5

The Lantern Tayfen Road Bury St Edmunds Suffolk IP33 1TB

Applicant: Mr B Rouf

Resolution Record (Delegated Powers): **PL&F/04/13/DEC/23**

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

**DC/23/1884/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - change of use from offices (class E) to six flats and one dwelling (class C3)

Land Adjacent To 12 Looms Lane Bury St Edmunds Suffolk

Applicant: Matthew Smith

Resolution Record (Delegated Powers): **PL&F/05/13/DEC/23**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to overdevelopment and concerns about access including splays**

**DC/23/1924/HH**

Ward: Southgate

Householder planning application - single storey front and side extension to include ancillary accommodation

Oak House Rushbrooke Lane Bury St Edmunds Suffolk IP33 2RR

Applicant: Mr And Mrs Broad

Resolution Record (Delegated Powers): **PL&F/06/13/DEC/23**

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

**6.2 List B****DC/23/0738/RM**

Ward: Southgate

Reserved matters application - submission of details under DC/15/2483/OUT matters reserved by condition 1 (access, appearance, landscaping, layout and scale) of phase 2 for the construction of 174 dwellings (class C3); internal access roads; public open space; car and cycle parking; landscaping; tree works and associated infrastructure. - Land South Rougham Hill Rougham Hill Bury St Edmunds Suffolk

Applicant: Mr Robert Eburne

Resolution Record (Delegated Powers): **PL&F/07/13/DEC/23**

**That based on information received Bury St Edmunds Town Council recommends REFUSAL due to concerns about access, also plans not in accordance with local policies. Town Councillors are also not aware of a traffic survey being undertaken during peak hours which is required**

**DC/23/1106/HH**

Ward: Southgate

**Re-Consultation** - Householder planning application - a. conversion of garage to annex with lantern roof light; b. first floor extension to South elevation with balcony; c. insertion of three roof lights to North elevation; d. detached garage – previously considered: PL&F/04/30/AUG/23

57 Hardwick Lane Bury St Edmunds Suffolk IP33 2RB

Applicant: Mark And Ikeraam Goodling

Resolution Record (Delegated Powers): **PL&F/08/13/DEC/23**

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

**DC/23/1870/TCA**

Ward: Eastgate

Trees in a conservation area notification - one Acacia (T1 on plan) reduce to previous points up to four metres in height and two metres laterally.

126 Northgate Street Bury St Edmunds Suffolk IP33 1HG

Applicant: Mrs Dunham

Resolution Record (Delegated Powers): **PL&F/09/13/DEC/23**

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

**DC/23/1939/TPO**

Ward: Westgate

TPO 353 (2003) tree preservation order - one Tree of heaven (T15 on plan and order) fell

4 Hilltop Horringer Road Bury St Edmunds Suffolk IP33 2EA

Applicant: Mr And Mrs Ronge

Resolution Record (Delegated Powers): **PL&F/10/13/DEC/23**

**That based on information received Bury St Edmunds Town Council recommends APPROVAL subject to a replacement tree being planted as per application**

**DC/23/1952/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - a. replacement of windows to rear elevation b. removal of window and door and replacement with french doors to rear elevation  
59 Guildhall Street Bury St Edmunds Suffolk IP33 1QF

Applicant: R Rackham

Resolution Record (Delegated Powers): **PL&F/11/13/DEC/23**

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

**DC/23/1953/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - a. replacement of windows to rear elevation b. removal of window and door and replacement with french doors to rear elevation c. removal of internal masonry walls on ground floor d. insulate walls with plasterboard e. install w.c and wash hand basin

59 Guildhall Street Bury St Edmunds Suffolk IP33 1QF

Applicant: R Rackham

Resolution Record (Delegated Powers): **PL&F/12/13/DEC/23**

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

**DC/23/1957/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Fig (marked on plan) reduce height by two metres

11 Westgate Street Bury St Edmunds Suffolk IP33 1QR

Applicant: Jacqueline Fisher

Resolution Record (Delegated Powers): **PL&F/13/13/DEC/23**

**Bury St Edmunds Town Council is unable to make a comment due to the lack of information received**

**8. To approve the October Bank Reconciliations, Budget Line-Item Expenditure and Cash Book Reports for adoption by Full Council**

Resolution Record (Delegated Powers): **PL&F/14/13/DEC/23**

**That the October 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 10 January 2024 at 6pm**

The meeting closed at 6.40pm

Signed \_\_\_\_\_

Dated \_\_\_\_\_