

Planning Licensing and Finance Committee**Minutes of the meeting held at the Guildhall, Bury St Edmunds****on Wednesday 15 November 2023 at 6.00 pm**

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

Also present: Greg Luton (Town Clerk) and Julie Sturgeon (Allotments and Administration Officer) and Ian Poole a planning trainer.

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 25 October 2023

Resolution Record (Delegated Powers): **PL&F/01/15/NOV/23**

That the Minutes of the meeting of the Planning, Licensing and Finance committee of 25 October 23 be signed as an accurate record

5. Public forum

No one spoke

6. To consider planning and licensing applications**6.1 List A****DC/22/0963/FUL**

Ward: Tollgate

Planning application - nine dwellings b. garages c. access road as amended by plans received 20 October 2023

Land Off Woodford Gardens Fornham Road Bury St Edmunds Suffolk

Applicant: Brickfield Homes East Anglia Ltd

Resolution Record (Delegated Powers): **PL&F/02/15/NOV/23**

That based on information received Bury St Edmunds Town Council recommends REFUSAL on the following grounds: overdevelopment, layout, density and design; traffic and access issues (pending Highways advice); loss of trees and damage to wildlife and ecology; inadequate provision for services and waste management; risk of flooding; lack of affordable housing.

DC/23/1355/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - insertion of flue pipe to chimney

48 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Mr Kevin Dutton

Resolution Record (Delegated Powers): **PL&F/03/15/NOV/23**

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

DC/23/1409/HH

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - Replacement windows to front elevation

58 Kings Road Bury St Edmunds Suffolk IP33 3DR

Applicant: Mr S Hall-Goode

Resolution Record (Delegated Powers): **PL&F/04/15/NOV/23**

That based on information received and subject to Conservation Area (and Conservation Officer) and Article 4 issues, Bury St Edmunds Town Council recommends APPROVAL.

DC/23/1491/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - one dwelling , access and parking

6 Southgate Green Bury St Edmunds Suffolk IP33 2BL

Applicant: Ms Clarissa Corfe

Resolution Record (Delegated Powers): **PL&F/05/15/NOV/23**

That based on information received and subject to Conservation Area and Article 4 issues, Bury St Edmunds Town Council recommends a REFUSAL pending Highways and Conservation Officer's APPROVAL.

DC/23/1612/FUL

Ward: Eastgate

Planning application - 81 bed care home (class C2) with associated parking, engineering works and widening of existing access following demolition of existing dwelling (class C3) and ancillary structures

40 Hollow Road Bury St Edmunds Suffolk IP32 7AY

Applicant: Simply Investment Real Estate Ltd

Resolution Record (Delegated Powers): **PL&F/06/15/NOV/23**

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

DC/23/1623/HH

Ward: Westgate

Householder planning application - conservatory to side
10 Romsey Road Bury St Edmunds Suffolk IP33 2HQ

Applicant: Mark Pope

Resolution Record (Delegated Powers): **PL&F/07/15/NOV/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1630/TPO**

Ward: Westgate

TPO 172 (1992) tree preservation order - one Sycamore (T1 on plan within G11 on order)
reduce overhanging branches over garden by four metres

Child Development Centre Hospital Road Bury St Edmunds Suffolk IP33 3ND

Application: Mrs R Elliott

Resolution Record (Delegated Powers): **PL&F/08/15/NOV/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1649/HH**

Ward: Westgate

Householder planning application - a. first floor side extension b. replacement roof c. solar
panels on rear elevation

47 Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Mr and Mrs Ingledew

Resolution Record (Delegated Powers): **PL&F/09/15/NOV/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1657/HH**

Ward: Minden

Conservation Area/Article 4 Direction

Householder planning application - a. replacement front door b. railings and gates to front
elevation wall

65 Victoria Street Bury St Edmunds Suffolk IP33 3BD

Applicant: Tom Soper

Resolution Record (Delegated Powers): **PL&F/10/15/NOV/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1712/TPO**

Ward: Southgate

TPO 314 (2001) Tree preservation order - one Hawthorn (T76 on order) overall crown
reduction by two metres

12 Byfield Way Bury St Edmunds Suffolk IP33 2SN

Applicant: Angela Farmer

Resolution Record (Delegated Powers): **PL&F/11/15/NOV/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL.**

DC/23/1714/HH

Ward: Southgate

Householder planning application - a. replacement front door b. single storey rear extension c. conversion of garage to home office d. replace existing garage door with window

Pendle Rushbrooke Lane Bury St Edmunds Suffolk IP33 2RR

Applicant: Mr and Mrs Brown

Resolution Record (Delegated Powers): **PL&F/12/15/NOV/23**

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

DC/23/1719/TPO

Ward: Westgate

TPO 496 (2010) Tree Preservation Order - one Wingnut (indicated on plan and T1 on order) prune lower branches to give three metre clearance from roofline

Walnut Tree Cottage 40C Horsecroft Road Bury St Edmunds Suffolk IP33 2DY

Applicant: Mr Underwood

Resolution Record (Delegated Powers): **PL&F/13/15/NOV/23**

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

DC/23/1720/TPO

Ward: Minden

TPO 343 (2002) tree preservation order - one Grey alder (T1 on plan and order) fell

Glasswells Ltd Dettingen Way Bury St Edmunds Suffolk IP33 3TU

Applicant: Glasswells

Resolution Record (Delegated Powers): **PL&F/14/15/NOV/23**

That based on information received Bury St Edmunds Town Council recommends APPROVAL, subject to a replacement tree being planted.

DC/23/1728/TCA

Ward: Minden

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Eucalyptus (T1 on plan) re-pollard to eight metres above ground level

11 Albert Crescent Bury St Edmunds Suffolk IP33 3DY

Applicant: Daniel Gospel

Resolution Record (Delegated Powers): **PL&F/15/15/NOV/23**

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

DC/23/1737/TPO NB: See List B for amended application

Ward: Southgate

TPO 178 (1971) Tree preservation order - mixed species including Sweet Chestnut and Elm (within A1 on order) reduce in height and length of branches by three metres to allow clearance to 22 Copse Close

22 Copse Close Bury St Edmunds Suffolk IP33 2TD

Applicant: Mr Lloyd

Resolution Record (Delegated Powers): **PL&F/16/15/NOV/23**

Considered at List B

DC/23/1741/TPO

Ward: Abbeygate

Conservation Area/Article 4 Direction

TPO 461 (2007) tree preservation order - one Walnut (T1 on plan) crown reduction by 1.5 metres and crown lift to three metres above ground level

8 St Marys Square Bury St Edmunds Suffolk IP33 2AJ

Applicant: Hadley

Resolution Record (Delegated Powers): **PL&F/17/15/NOV/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1763/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

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

19 Victoria Street Bury St Edmunds Suffolk IP33 3BB

Applicant: Mrs M Hawthorn

Resolution Record (Delegated Powers): **PL&F/18/15/NOV/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL pending Arboricultural Officer's comments being adhered to.****DC/23/1764/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Holly Tree (as indicated on plan) reduce height by 2 metres, prune side growth by 0.5 metre to shape

18 Victoria Street Bury St Edmunds Suffolk IP33 3BB

Applicant: Mrs F Parr

Resolution Record (Delegated Powers): **PL&F/19/15/NOV/23****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/21/2312/FUL****Ward:** Abbeygate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - amended landscaping proposals - PROPOSAL Planning application - Change of use from school site to public access car park for 269 cars with new vehicular access and exit from Parkway (RSA and additional information submitted 1/3/23) – Previously considered by P,L & F 25.08.2022 - Based on information received Bury St Edmunds Town Council recommends REFUSAL – concerns about vehicular access, highway safety and disturbance from lighting/light pollution – support comments made by SCC Highways. In light of the climate emergency declarations made at National and Local level, the use of prime town centre land for car parking instead of much needed housing, is out-of-step with these aspirations.

Land At St Benedicts Lower School, St Andrews Street South, Bury St Edmunds, Suffolk,

Applicant: Mr David Harris, M And D Developments

Resolution Record (Delegated Powers): **PL&F/20/15/NOV/23****That based on the paucity of information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL, in line with our previous comments on 25 August 2022.**

DC/22/2181/FUL

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - demolition and redevelopment of Cornhill Walk Shopping Centre to provide mixed use development, comprising 475.10 sqm of commercial space (use class E) at ground floor and 43 residential units (use class C3) with associated car and cycle parking, bin storage, access and other associated works (as amended) – Previously considered by P,L & F 25 January 2023 - *That based on information received Bury St Edmunds Town Council recommends APPROVAL but would recommend an increase in the number of EV charging points; clarification about affordable housing included in the scheme, plus an indication of how many supported housing units are proposed*

Cornhill Walk Brentgovel Street Bury St Edmunds Suffolk

Applicant: Mr Peter Murphy

Resolution Record (Delegated Powers): **PL&F/21/15/NOV/23**

That based on information received and subject to Conservation Area and Article 4 issues, Bury St Edmunds Town Council recommends REFUSAL based on previous points raised and additionally, on drainage issues.

DC/23/1107/FUL

Ward: Eastgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL – Changes made to application - PROPOSAL Planning application - Change of use of land to a self-storage yard (storage and distribution use class B8) and associated works

Land Adjacent To 23, Eastern Way, Bury St Edmunds, Suffolk,

Applicant: Mr & Ms Daniel & Chelsee De Niet, c/o Parker Planning Services

Resolution Record (Delegated Powers): **PL&F/22/15/NOV/23**

That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends REFUSAL on the grounds of design, lighting, noise, increased traffic.

DC/23/1333/HH

Ward: Abbeygate

Conservation Area/Article 4 Direction

Householder planning application - insertion of flue pipe to chimney

48 College Street Bury St Edmunds Suffolk IP33 1NL

Applicant: Mr Kevin Dutton

Resolution Record (Delegated Powers): **PL&F/23/15/NOV/23**

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

DC/23/1440/HH

Ward: Tollgate

RE-CONSULTATION – Amendments - Householder planning application - a. raising of roof height to create first floor rooms b. single storey side and front extensions including attached garage c. lime render to external walls – previously considered 27.09.23 comment submitted - Based on information received Bury St Edmunds Town Council recommends APPROVAL

1A Bell Meadow, Bury St Edmunds, Suffolk, IP32 6AU

Applicant: Mr Graeme Whiting

Resolution Record (Delegated Powers): **PL&F/24/15/NOV/23**

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

DC/23/1704/FUL

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - a. change of use from public house (sui generis) to two dwellings (class C3) b. two storey rear extension

The Greyhound 28 Eastgate Street Bury St Edmunds Suffolk IP33 1YQ

Applicant: Betts Property Investments Ltd

Resolution Record (Delegated Powers): **PL&F/25/15/NOV/23**

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

DC/23/1737/TPO - Amended proposal since list A

Ward: Southgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL – Amended Proposal -

PROPOSAL TPO 178 (1971) Tree preservation order - mixed species including Sweet Chestnut and Elm (within A1 on order) reduce length of branches by three metres to allow clearance to 22 Copse Close – Previously considered

22 Copse Close, Bury St Edmunds, Suffolk, IP33 2TD

Applicant: Mr Lloyd

Resolution Record (Delegated Powers): **PL&F/26/15/NOV/23**

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

DC/23/1755/HH

Ward: Minden

Householder planning application - single storey rear extension

7A Park Road Bury St Edmunds Suffolk IP33 3QW

Applicant: Linda Gisbey

Resolution Record (Delegated Powers): **PL&F/27/15/NOV/23**

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

DC/23/1765/TPO

Ward: Minden

TPO 425 (2006) tree preservation order- one Cherry (T1 on plan and order) crown lift to 4.5 metres above ground level

90 Westley Road Bury St Edmunds Suffolk IP33 3RU

Applicant: Mr Wagner

Resolution Record (Delegated Powers): **PL&F/28/15/NOV/23**

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

DC/23/1789/TPO

Ward: Abbeygate

Conservation Area/Article 4 Direction

TPO 299 (1973) - Tree preservation order - seven Lime (T1 - T7 on plan, within G1 on order) re-pollard to five metres above ground level

St Johns Church St Johns Street Bury St Edmunds Suffolk IP33 1SP

Applicant: Mr A Mann

Resolution Record (Delegated Powers): **PL&F/29/15/NOV/23**

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

6.3 List C

DC/23/1752/TCA

Ward: Eastgate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - a. one Bay (T1 on plan) reduce height of crown by 1 metre b. one Judas (T2 on plan) fell c. one Cherry (T3 on plan) reduce height of crown by 2.5 metres

112 Northgate Street Bury St Edmunds Suffolk IP33 1HP

Applicant: Mr Chris Hunter

Resolution Record (Delegated Powers): **PL&F/30/15/NOV/23**

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

DC/23/1775/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - change of use from picture shop (class e) to Tattoo Studio (sui-generis).

7 Guildhall Street Bury St Edmunds Suffolk IP33 1PR

Applicant: E Diamond

Resolution Record (Delegated Powers): **PL&F/31/15/NOV/23**

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

DC/23/1787/HH

Ward: Moreton Hall

Householder planning application - conversion of garage to childrens playroom

10 Cranesbill Drive Bury St Edmunds Suffolk IP32 7JU

Applicant: Mr and Mrs Hysenaj

Resolution Record (Delegated Powers): **PL&F/32/15/NOV/23**

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

DC/23/1814/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - Construction of a canopy walkway over existing disabled access ramp

80 Guildhall Street Bury St Edmunds Suffolk IP33 1QB

Applicant: Mr Hugo Greer-Walker

Resolution Record (Delegated Powers): **PL&F/33/15/NOV/23**

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

DC/23/1815/LB

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - Construction of a canopy walkway over the existing disabled access ramp

80 Guildhall Street Bury St Edmunds Suffolk IP33 1QB

Applicant: Mr Hugo Greer-Walker

Resolution Record (Delegated Powers): **PL&F/34/15/NOV/23**

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

DC/23/1838/TCA

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Norway Maple (T1 on plan) fell; one Norway Spruce (T2 on plan) fell

73 Kings Road Bury St Edmunds Suffolk IP33 3DS

Application: Mr Peter Leveritt

Resolution Record (Delegated Powers): **PL&F/35/15/NOV/23****That based on information received and subject to Conservation Area and Article 4 issues, Bury St Edmunds Town Council recommends APPROVAL subject to the tree being replaced with a native tree species.****DC/23/1840/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

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

74 Kings Road Bury St Edmunds Suffolk IP33 3DS

Application: Mr Peter Leveritt

Resolution Record (Delegated Powers): **PL&F/36/15/NOV/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL.****DC/23/1842/TCA**

Ward: Eastgate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - Mixed species consisting of Hazel, Plum, Catalpa, Buddleia, Lawson Cypress, Sycamore, Pear, Holly, Hawthorn, Privet and Amelanchier - works specified on accompanying tree plan - fell

33 Eastgate Street Bury St Edmunds IP33 1YQ

Applicant: Tom Moriarty

Resolution Record (Delegated Powers): **PL&F/37/15/NOV/23****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 29 November 2023 at 6pm**

The meeting closed at 6.48pm

Signed _____ Dated _____