

Planning Licensing and Finance Committee
Minutes of the meeting held at the Guildhall, Bury St Edmunds
on Wednesday 12 April 2023 at 6.00 pm

Present: Cllrs Iannelli-Popham (Chair), Chung (BSETC Deputy Town Mayor, ex-officio with full voting rights), Hind, Murray, Rout, Sayer and Whittingham.

Also present: Greg Luton (Town Clerk) and Jacqui Howells (RFO/Assistant Town Clerk)

1. To receive apologies for absence

Apologies were received from Cllr Thompson.

2. Declarations of interest and additions to registers

Cllrs Chung, Hind and Rout 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 22 March 2023

Resolution Record (Delegated Powers): **PL&F/01/12/APR/23**

That the Minutes of the meeting of the Planning, Licensing and Finance committee of 22 March 23 be signed as an accurate record

5. Public forum

No members of public were present at the meeting.

6. To consider planning and licensing applications

6.1 List A

DC/23/0363/TPO

Ward: Abbeygate

Conservation Area/Article 4 Direction

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - Amended description of proposal to more clearly state the proposed works -

PROPOSAL TPO 235 (1973) and TPO 313 (2002) Tree preservation orders - T26 Sycamore, G4 English Elm, T35 Common Hazel and T49

Box Buxus sempervirens - fell; T27 False Acacia – remove branch at 6 metres west overhanging car park; T28 Beech - reduce height of crown by 6 metres; T47 Scots Pine – remove broken hanging sub lateral branch overhanging road at 4 metres from ground level; and T31 Horse Chestnut – remove secondary leader at 2.5 metres north West Suffolk ICT.

Bmi Healthcare , St Marys Square, Bury St Edmunds, Suffolk,P33 2AA

Applicant: Laura Harrod, Circle of Health

Resolution Record (Delegated Powers): **PL&F/02/12/APR/23**

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

DC/23/0401/ADV

Ward: Tollgate

Application for advertisement consent - a. two externally illuminated banner signs b. one externally illuminated fascia sign c. one externally illuminated vinyl sign.

West Suffolk College, Suffolk House Out Risbygate Bury St Edmunds Suffolk IP33 3RL.

Applicant: Louis Seymour, West Suffolk College

Resolution Record (Delegated Powers): **PL&F/03/12/APR/23**

That based on information received Bury St Edmunds Town Council recommends REFUSAL due to impact on visual amenity – no justification for illumination at night

DC/23/0429/TCA

Ward: Abbeygate

Trees in a conservation area notification - one Scots Pine (T47 on plan) remove broken sub-lateral branch overhanging road

Bmi Healthcare St Marys Square Bury St Edmunds Suffolk

Applicant: Laura Harrod, Circle of Health

Resolution Record (Delegated Powers): **PL&F/04/12/APR/23**

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

DC/23/0433/LB

Ward: Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - a. infill of boundary wall fire door b. removal of associated steps

87 Whiting Street Bury St Edmunds Suffolk IP33 1PD

Applicant: Mr Edwin Wager

Resolution Record (Delegated Powers): **PL&F/05/12/APR/23**

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

DC/23/0436/HH

Ward: Westgate

Conservation Area/Article 4 Direction

Householder planning application - retention of roof mounted solar panel array to south elevation

Westgate House 13 Westgate Street Bury St Edmunds Suffolk IP33 1QR

Applicant: Dr Dennis Bessant

Resolution Record (Delegated Powers): **PL&F/06/12/APR/23**

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

DC/23/0438/TPO

Ward: Tollgate

TPO 029 (2017) and TPO 123 (1987) tree preservation order - one Pine (T1 on plan, within area G2 on Order) fell; group of Beech (G1 on plan, within area G2 on Order) crown lift by up to five metres above ground level; one Scots pine (T2 on plan, within area G1 on Order) remove one limb to south growing over house

The Robins Northgate Avenue Bury St Edmunds Suffolk, IP32 6DA

Applicant: Mrs Claire Simpson

Resolution Record (Delegated Powers): **PL&F/07/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/23/0446/TCA**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Indian Bean (X on plan) - cut back overhanging branches by up to four metres back to boundary line.

Angel House 19 Whiting Street Bury St Edmunds Suffolk

Applicant: Mr Francis Auchincloss

Resolution Record (Delegated Powers): **PL&F/08/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/23/0447/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - replacement front door

61 Guildhall Street Bury St Edmunds Suffolk IP33 1QF.

Applicant: Mrs Michael Hafferman

Resolution Record (Delegated Powers): **PL&F/09/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/23/0453/TPO**

Ward: Westgate

TPO 364 (2003) tree preservation order - one Maple (A on plan T2 on order) crown reduction in height by 1.5 metres and lateral crown reduction by 1.5 metres

9 Dorchester Road Bury St Edmunds Suffolk IP33 2HL.

Applicant: Mr Thomas Aldred

Resolution Record (Delegated Powers): **PL&F/10/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL**

6.2 List B**DC/22/1193/RM**

Ward: Southgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL – Amended plans received 10 March 2023

PROPOSAL Reserved matters application - submission of details under DC/15/2483/OUT - means of appearance, landscaping, layout and scale for the construction of 363 dwellings in total (including 109 affordable homes) and associated car parking; access roads; playing pitch; landscaping; open space; play areas; sustainable urban drainage (SuDS) and infrastructure Land South Rougham Hill, Rougham Hill, Bury St Edmunds, Suffolk, Applicant: Mr Jonathan Lieberman - Hopkins Homes Ltd

Resolution Record (Delegated Powers): **PL&F/11/12/APR/23**

That based on information received Bury St Edmunds Town Council recommends REFUSAL on grounds of design, layout and lack of green spaces; environmental concerns remain and we note the lack of zero carbon commitments

DC/23/0275/HH

Ward: Southgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - Householder planning application - a. infill of windows to side elevation b. replacement roof with rooflight to existing extension c. two storey rear extension

26 Mayfield Road, Bury St Edmunds, Suffolk, IP33 2QT

Applicant: Mr J Cook

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

That based on information received Bury St Edmunds Town Council upholds its previous comment to recommend APPROVAL due to no identified changes to original application

DC/23/0404/HH

Ward: Westgate

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - Amended proposal description to reflect the single storey rear extension - PROPOSAL

Householder planning application - a. two storey front and side extension b. single storey rear extension c. alterations to roof line

The White House, 77 Horringer Road, Bury St Edmunds, Suffolk, IP33 2DQ

Applicant: Jessica and Michael Faulkner

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

That based on information received Bury St Edmunds Town Council upholds its previous comment to recommend APPROVAL due to no identified changes to original application

DC/23/0411/FUL

Ward: Abbeygate

Planning application - redevelopment of existing care home comprising the demolition of the existing buildings and replacement 64 bedroom care home (Class C2) arranged over 2 storeys together with associated communal facilities, car parking and landscaping.

Cornwallis Court Hospital Road Bury St Edmunds Suffolk IP33 3NH

Applicant: Ms Debra Keeling, The Royal Masonic Benevolent Institution Care Company

Resolution Record (Delegated Powers): **PL&F/14/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/23/0413/FUL**

Ward: Eastgate

Conservation Area/Article 4 Direction

Planning application - partial use of garage for use as beauty salon/clinic

57 East Close Bury St Edmunds Suffolk IP33 1UQ

Applicant: Case Officer: Tamara Benford-Brown

Resolution Record (Delegated Powers): **PL&F/15/12/APR/23****That based on information received Bury St Edmunds Town Council recommends REFUSAL due to access and parking issues****DC/23/0421/HH**

Ward: Eastgate

Householder planning application - a. new garden entrance and rebuilt wall to front elevation b. single storey side extension (following demolition of existing lean-to extension) c. flat roof of extension to form balcony d. side elevation window enlarged to form french doors e. roof mounted PV array

Mustow Corner House 1A Mustow Street Bury St Edmunds Suffolk IP33 1XL

Applicant: Mr and Mrs Crane

Resolution Record (Delegated Powers): **PL&F/16/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/23/0422/LB**

Ward: Eastgate

Application for listed building consent - a. new garden entrance and rebuilt wall to front elevation b. single storey side extension (following demolition of existing lean-to extension) c. flat roof of extension to form balcony d. side elevation window enlarged to form french doors e. roof mounted PV array f. internal alterations

Mustow Corner House 1A Mustow Street Bury St Edmunds Suffolk IP33 1XL

Applicant: Mr and Mrs Crane

Resolution Record (Delegated Powers): **PL&F/17/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL**

DC/23/0455/FUL

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - retention of plant and equipment

50 Abbeygate Street Bury St Edmunds Suffolk IP33 1LB

Applicant: James Tullett

Resolution Record (Delegated Powers): **PL&F/18/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL however it is noted that this is a retrospective application****DC/23/0456/LB**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Application for listed building consent - retention of plant and equipment

50 Abbeygate Street Bury St Edmunds Suffolk IP33 1LB

Applicant: James Tullett

Resolution Record (Delegated Powers): **PL&F/19/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL however it is noted that this is a retrospective application****DC/23/0457/FUL**

Ward: Abbeygate

Conservation Area/Article 4 Direction

Planning application - Installation of dual pitched structure with retractable awnings and mounted heaters

50 Abbeygate Street Bury St Edmunds Suffolk IP33 1LB

Applicant: Troia (UK) Restaurants Ltd

Resolution Record (Delegated Powers): **PL&F/20/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL****DC/23/0476/TPO**

Ward: Southgate

TPO 028 (1960) tree preservation order - three Lime (T1, T2 and T3 on plan, part of Group A1 on Order) repollard at around five metres to previous pruning points (a crown reduction of approx five metres)

17 Hardwick Park Gardens Bury St Edmunds Suffolk IP33 2QU

Applicant: Buckingham

Resolution Record (Delegated Powers): **PL&F/21/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL**

DC/23/0484/HH

Ward: Minden

Householder planning application - a. enlargement of dormer to front elevation b. new window and door to side elevation c. single storey rear extension (following demolition of existing extensions) d. roof lights to rear elevation pitched roof e. detached garage
128 Newmarket Road Bury St Edmunds Suffolk IP33 3TF

Applicant: Mr Levi Smith

Resolution Record (Delegated Powers): **PL&F/22/12/APR/23**

That based on information received Bury St Edmunds Town Council recommends APPROVAL but notes that the size of the enlarged dormer is not indicated

DC/23/0485/TPO

Ward: Westgate

TPO 459 (2007) tree preservation order - one Silver birch (indicated on plan, T4 on order) crown reduction by two metres from 1 Maundy Close
33 Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Alex Patten, Havebury Housing

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

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

DC/23/0486/TPO

Ward: Westgate

TPO 459 (2007) tree preservation order - one Beech (circled red on plan, T6 on Order) lateral reduction on south side to leave two metres clearance from boundary
29A Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Alex Patten

Resolution Record (Delegated Powers): **PL&F/24/12/APR/23**

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

DC/23/0487/TPO

Ward: Westgate

TPO 459 (2007) tree preservation order - one Yew (circled red on plan, T7 on Order) lateral reduction on south side to provide two metre clearance from boundary
29 Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Adam Yancy

Resolution Record (Delegated Powers): **PL&F/25/12/APR/23**

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

DC/23/0488/HH

Ward: Moreton Hall

Householder planning application - single storey side extension
11 Primack Road Bury St Edmunds Suffolk IP32 7PN

Applicant: Dr Ben Spriggs

Resolution Record (Delegated Powers): **PL&F/26/12/APR/23**

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

DC/23/0489/TPO

Ward: Westgate

TPO 459 (2007) Tree preservation order - two Sycamore (T8 and T10 on order) two Beech and one Silver birch (within G1 on order)- prune to provide two metres clearance from 11 and 12 Maundy Close

27 Hospital Road Bury St Edmunds Suffolk IP33 3JU

Applicant: Alex Patten, Havebury Housing

Resolution Record (Delegated Powers): **PL&F/27/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL****DC/23/0516/TCA**

Ward: Eastgate

Conservation Area/Article 4 Direction

Trees in a conservation area notification - one Sycamore (marked with circle on plan) fell

49 Eastgate Street Bury St Edmunds Suffolk IP33 1YW

Applicant: Tina Clarke

Resolution Record (Delegated Powers): **PL&F/28/12/APR/23****That based on information received Bury St Edmunds Town Council recommends REFUSAL due to lack of justification. The Council would recommend a crown reduction****DC/23/0521/TPO**

Ward: Minden

TPO 141 (1989) tree preservation order - one beech (T3 on order) cut back three overhanging branches to boundary line of number 19 Newmarket Road

Land Rear Of 19 Newmarket Road Bury St Edmunds Suffolk IP33 3HA

Applicant: Katy Parkington

Resolution Record (Delegated Powers): **PL&F/29/12/APR/23****That based on information received Bury St Edmunds Town Council recommends APPROVAL****6.3 List C****DC/21/1188/HH**

Ward: Abbeygate

Conservation Area/Article 4 Direction

RE-CONSULTATION IN RESPECT OF A PLANNING PROPOSAL - Amended plans / documents received 15th March 2023 and 30th March 2023 to demonstrate that the replacement windows now proposed match the original windows at No. 82, as agreed by the Council's conservation officer - **PROPOSAL** Householder planning application - install replacement bay window and first-floor window to front elevation.

84 Kings Road, Bury St Edmunds, IP33 3DS

Applicant: Mr White

Resolution Record (Delegated Powers): **PL&F/30/12/APR/23****That based on information received and subject to any Conservation Area and Article 4 issues Bury St Edmunds Town Council recommends APPROVAL**

DC/23/0536/HH

Ward: Tollgate

Conservation Area/Article 4 Direction

Householder planning application - a. dropped kerb b. hardstanding to form driveway
79 Springfield Road Bury St Edmunds Suffolk IP33 3AS

Applicant: Mr Preston Andrews

Resolution Record (Delegated Powers): **PL&F/31/12/APR/23**

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

7. To consider small grant funding applications as follows:

7.1 Bury St Edmunds for Black Lives

Resolution Record No. **PL&F/32/12/APR/23:**

RESOLVED that under the Power of the Local Government Act 1972, s145, Bury St Edmunds for Black Lives be awarded grant funding of £950.00 for supporting schools in combating racism by organising Forum Theatre sessions.

7.2 My Wish Charity – Soap Box event

Resolution Record No. **PL&F/33/12/APR/23:**

RESOLVED that under the Power of the Local Government Act 1972, s145, My Wish Charity be awarded £1000.00 for the Soap Box event in 2023.

8. Date of next meeting: **Wednesday 26th April 2023 at 6pm**

The meeting closed at 6.40pm

Signed _____

Dated _____