



# BUNGAY TOWN COUNCIL



**Minutes of the Planning, Environment & Highways Committee Meeting held on Thursday 14<sup>th</sup> January 2021 at 7.00 p.m. As permitted by the Local Authorities (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020 No.392 this meeting was conducted “online”.**

**Members:**

Cllr. R. Marshall (RM) Chair    Cllr. K Lodge (KL) Deputy Chair    Cllr. B. Prior (BP)    Cllr. L. Harnden (LH)  
Cllr. D. O’Neill (DO’N)    Cllr. L. Richardson (LR)    Cllr. G. Halliwell (GH)    Cllr. F. Betts (FB)

Also present: J. Burton (JB) Town Clerk and 11 members of the public.

PE&H-125 2020/2021	<b>Apologies for Absence:</b> To receive any apologies for absence.  Apologies were received from LH – <b>Noted.</b>
PE&H-126 2020/2021	<b>Declarations of Interest &amp; Requests for Dispensations:</b> Councillors to declare any Pecuniary or Non-Pecuniary Interests. Notwithstanding this item, Members may subsequently declare an interest at any point in the meeting.  A non-pecuniary interest was declared by GH for Agenda Item PE&H-129 2020/21 DC/20/5144/OUT as AECOM where his previous employers. – <b>Noted.</b>
PE&H-127 2020/2021	<b>Public Forum:</b> Members of the public are invited to give their views on issues on this agenda, or raise issues for future consideration, at the discretion of the Chair, for no more than 15 minutes. Members of the public may not take part in the Committee meeting itself.  Several members of the public spoke about Agenda Item PE&H-129 2020/21 DC/20/5144/OUT and their objections to this application giving the following concerns – the number of previously refused applications already made on this site, access to the proposed site through a current no through road, and the dangers that this presented to pedestrians especially children attending the nearby school. Air & noise pollution and in the recent December 2020 Bungay floods how this site had acted as a flood plain and many surrounding areas were flooded. House insurance was a concern due to the local flooding. This site was to be elevated and in so doing surrounding properties would now be flooded. This site was not identified for development on the Waveney Local Plan and the Doctors and Schools are already stretched. It would be preferable therefore if this land could be developed into a Green Space as a Community Garden. The Environment Agency have identified this as a flood plain and should therefore not be built upon and should be a resource for water to escape to . If this land is built on East Suffolk Council would be responsible for any nearby houses that flooded. Roads in this area are already very busy and trying to cross them where the proposed entrance to the development is would be very dangerous. The site was also too small for 40 houses to be built. Residents had taken photographs of the proposed site which had flooded in December 2020 and said that the site was also currently under water following 1 days rainfall.. – <b>Noted.</b>
PE&H-128 2020/2021	<b>To approve the minutes outstanding - for consideration. :</b> <b>To approve the minutes of the Planning, Environment &amp; Highways Committee Meeting – 10<sup>th</sup> December 2020 and the Planning, Environment &amp; Highways Committee Meeting – 4<sup>th</sup> January 2021.</b>

Signed \_\_\_\_\_

1  
Date \_\_\_\_\_



# BUNGAY TOWN COUNCIL



It was proposed by DO’N, seconded by BP and RESOLVED, to approve the minutes of the Planning, Environment & Highways Committee Meeting 10<sup>th</sup> December 2020.

For	7
Against	0
Abstain	0

It was proposed by DO’N, seconded by FB and RESOLVED, to approve the minutes of the Planning, Environment & Highways Committee Meeting 4<sup>th</sup> January 2021.

For	6
Against	0
Abstain	1

PE&H-129  
2020/2021

**Planning Applications:**

To consider the following planning applications:

DC/20/5144/OUT	Land Off Pilgrims Way Bungay Suffolk	Outline Application (With All Matters Reserved) Residential development for up to 40 dwellings with open space, landscaping, access and associated infrastructure.
DC/20/4953/FUL	Stow Park Flixton Road Bungay Suffolk NR35 1PD	A full application for the 'Change of Use' from a redundant two storey barn (Barn 1) into a wedding and events space with associated kitchen and chefs flat and the conversion of a single storey barn (barn 2) into residential guest accommodation and holiday-let

DC/20/5144/OUT - Land Off Pilgrims Way Bungay Suffolk - Outline Application (With All Matters Reserved) Residential development for up to 40 dwellings with open space, landscaping, access and associated infrastructure.

It was proposed by DO’N, seconded by BP, and RESOLVED that these plans are recommended for REFUSAL. with the following comments:

- **Flooding – this area is prone to flooding both pluvial & water level ( photographs taken of site in December 2020 to be submitted ) and covers Flood risk levels 2 and 3. If properties are built on this site it will also lead to flooding of existing surrounding properties. Maps from the Environment Agency clearly identify this area as a Marsh.**
- **Highways - roads through Pilgrims Way not suitable especially with any increase of additional traffic. Bungay Town Council’s Speed Indicator Devices ( SID’s) data show that this is already a potential accident blackspot on Wingfield Street.**
- **Sewer system - the current sewerage system in this area can barely cope with existing houses in the area and therefore not adequate for additional housing.**
- **Heritage – see Suffolk County Council Heritage comments which contradict the proposers Heritage Statement.**
- **Overdevelopment of the site with density of housing too high.**
- **Natural Habitat – this area forms part of the designated conservation area within the Town and Bungay does not have enough open and amenity space and cannot afford to lose this land to houses in the middle of the Town. There will be a loss of natural habitat for several indigenous species and biodiversity.**



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- The development does not fit in with the Local character of surrounding properties.

For	7
Against	0
Abstain	0

**Noted - A factual correction to these minutes was made at the Planning, Environment & Highways Committee Meeting held on 28<sup>th</sup> January - that there is no SID data for Wingfield Street.**

DC/20/4953/FUL - Stow Park Flixton Road Bungay Suffolk NR35 1PD - A full application for the 'Change of Use' from a redundant two storey barn (Barn 1) into a wedding and events space with associated kitchen and chefs flat and the conversion of a single storey barn (barn 2) into residential guest accommodation and holiday-let

**It was proposed by RM, seconded by DO'N, and RESOLVED that these plans are recommended for REFUSAL with the following Comments :**

- There is not enough information with these plans to enable the Town Councillors to consider this application for approval. i.e. there appears to be no area for parking or how many guests can be accommodated and only 1 toilet on the plans.
- There is no date to the Barn on the Heritage Statement. This is a Nationally important archaeological site and there appears to be a significant risk to archaeological material.

For	7
Against	0
Abstain	0

PE&H-130  
2020/2021

East Suffolk Council – Historic Environment Supplementary Planning Document Consultation - for consideration.

**It was proposed by DO'N, seconded by LR and RESOLVED, that LR to complete this Consultation and forward onto JB by 20<sup>th</sup> January to return back to East Suffolk Council.**

For	7
Against	0
Abstain	0

A notice regarding this Consultation should also be displayed in the external Lobby at the Town Hall – **Noted.**

PE&H-131  
2020/2021

Suffolk County Council – Suffolk Design Streets Guide Consultation – for consideration.

This Consultation from Suffolk County Council to be displayed in the external Lobby of the Town Hall for Residents and Town Councillors to send in their own responses. – **Noted.**

PE&H-132  
2020/2021

Possible Recycling Centre, including Bottle Bank – for consideration.

It was agreed that JB to send an email to East Suffolk Council asking them to put a Bottle Bank at the Waveney Valley Leisure Centre in Bungay – **Noted.**

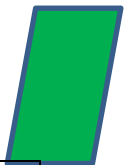
PE&H-133  
2020/2021

East Suffolk Council annual car parking charge for Wharton Street car park – for consideration.

**It was proposed by LR, seconded by DO'N and RESOLVED, that JB formally write to East Suffolk Council expressing the Town Council's disgust at the increase in the Annual Car Parking Charge at Wharton Street Car Park from £150.00 to £650.00.**



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For	7						
Against	0						
Abstain	0						
PE&H-134 2020/2021	<p>Support for memorial to Gordon Knowles on 'Chicken Roundabout' - for consideration.</p> <p><b>It was proposed by LR, seconded by DO'N and RESOLVED, that JB send a letter to the Chair of Ditchingham Community Committee from Bungay Town Council supporting a memorial to Gordon Knowles to be placed on the 'Chicken Roundabout'.</b></p> <table border="1"> <tr><td>For</td><td>7</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>0</td></tr> </table>	For	7	Against	0	Abstain	0
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PE&H-135 2020/2021	<p>Schedule for the positioning of the BTC SID's - for consideration</p> <p>The attached schedule for the SID locations was agreed and that JB to write to Suffolk County Council to ask if we can remove the existing SID in Bridge Street owned by a 3<sup>rd</sup> party – <b>Noted.</b></p>						
PE&H-136 2020/2021	<p>Pedestrian Crossings for St Mary's Street and Lower Olland Street/St. John's Road – for consideration.</p> <p>This item to be carried forward to the next P, E &amp; H Committee Meeting to enable Town Councillors to come to this meeting with thoughts on how to carry out a Community Consultation and what questions to ask – <b>Noted.</b></p> <p><b>It was proposed by BP, seconded by GH and RESOLVED, that JB send a letter to Suffolk County Council asking them to install 2 Pedestrian Crossings, (1 at St Mary's Street and 1 at Lower Olland Street/St. John's Road) .</b></p> <table border="1"> <tr><td>For</td><td>7</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>0</td></tr> </table>	For	7	Against	0	Abstain	0
For	7						
Against	0						
Abstain	0						
PE&H-137 2020/2021	<p>Date of next meeting – 11<sup>th</sup> February 2021 – For information.</p>						

The meeting closed at 8.57 pm

Minutes Dated: 16<sup>th</sup> January 2021

Jeremy Burton  
 Clerk to Bungay Town Council,  
 1a, Broad Street  
 NR35 1EE  
[clerk@bungaytowncouncil.gov.uk](mailto:clerk@bungaytowncouncil.gov.uk)

Signed \_\_\_\_\_

4  
Date \_\_\_\_\_



January 2021

Schedule for the SIDs' locations.

SID's to be moved every month.

(1) Flixton Road incoming on the post near the St Margaret's Hill crossroads.

St. Mary's Street, wherever the best post can be found.

(2) Lower Olland St., inward, somewhere near the old telephone exchange.

Upper Olland St., outward, near the Community Centre.

(3) Trinity Street.

Hillside Road East, westward, opposite Klauke/the vet's.

(4) Staithe Road, outward, near the Elizabeth Dreyer homes.

Hillside Road East, eastward, by garage/vet's.

(5) St. John's Road, inward, near the surgery.

Hillside Road West, outward, past the pedestrian crossing.

(6) Flixton Road, inwards between Southend Road and Bardolph Road.

Bridge Street ( in place of current 3<sup>rd</sup> party SID )

Signed \_\_\_\_\_

5  
Date \_\_\_\_\_