



# BUNGAY TOWN COUNCIL



Minutes of the Planning, Environment & Highways Committee Meeting held on Tuesday 23<sup>rd</sup> March 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.

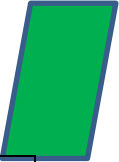
|                       |  |  |                                     |  |   |         |   |
|-----------------------|--|--|-------------------------------------|--|---|---------|---|
| PE&H-172<br>2020/2021 | <p><b>Apologies for Absence:</b> To receive any apologies for absence.</p> <p>Apologies were received from GH, LH, DO'N and LR – <b>Noted.</b></p>   |  |                                     |  |   |         |   |
| PE&H-173<br>2020/2021 | <p><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.</p> <p>No declarations of interest or requests for dispensations were made by Town Councillors present at the meeting - <b>Noted.</b></p>   |  |                                     |  |   |         |   |
| PE&H-174<br>2020/2021 | <p><b>Public Forum:</b></p> <p>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.</p> <p>No members of the public were present at the meeting. – <b>Noted.</b></p>  |  |                                     |  |   |         |   |
| PE&H-175<br>2020/2021 | <p><b>To approve the minutes outstanding - for consideration:</b></p> <p><b>To approve the minutes of the Planning, Environment &amp; Highways Committee Meeting – 11<sup>th</sup> March 2021.</b></p> <p><b>It was proposed by BP, seconded by FB, and RESOLVED, to approve the minutes of the Planning, Environment &amp; Highways Committee Meeting 11<sup>th</sup> March 2021 with no amendments.</b></p> <table border="1" data-bbox="268 1608 513 1720"> <tr> <td>For</td> <td>3</td> </tr> <tr> <td>Against</td> <td>0</td> </tr> <tr> <td>Abstain</td> <td>1</td> </tr> </table> | For  | 3                                   | Against  | 0 | Abstain | 1 |
| For                   | 3  |  |                                     |  |   |         |   |
| Against               | 0  |  |                                     |  |   |         |   |
| Abstain               | 1  |  |                                     |  |   |         |   |
| PE&H-176<br>2020/2021 | <p><b>Planning Applications:</b></p> <p>To consider the following planning applications:</p> <table data-bbox="379 1832 1465 2045"> <tr> <td>DC/21/0527/FUL</td> <td>1 Rose Hall Gardens Bungay NR35 1BJ</td> <td>To Rebuild Storm damage Garden wall in new location, closer to the property boundary and aesthetically the same as the existing damaged wall. To add another elevation above the garage, utility room.</td> </tr> </table>   | DC/21/0527/FUL   | 1 Rose Hall Gardens Bungay NR35 1BJ | To Rebuild Storm damage Garden wall in new location, closer to the property boundary and aesthetically the same as the existing damaged wall. To add another elevation above the garage, utility room. |   |         |   |
| DC/21/0527/FUL        | 1 Rose Hall Gardens Bungay NR35 1BJ  | To Rebuild Storm damage Garden wall in new location, closer to the property boundary and aesthetically the same as the existing damaged wall. To add another elevation above the garage, utility room. |                                     |  |   |         |   |

Signed \_\_\_\_\_

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



# BUNGAY TOWN COUNCIL



|         |   |  |  |     |   |         |   |         |   |
|---------|---|--|--|-----|---|---------|---|---------|---|
|         | <p>DC/21/0973/FUL</p> <p>DC/21/1046/FUL</p> <p>DC/21/1047/LBC</p> <p>DC/21/1078/VOC   Variation of Condition 2 of DC/20/1805/FUL</p> <p>DC/21/1026/FUL</p>  | <p>8 St Johns Road<br/>Bungay Suffolk<br/>NR35 1DJ</p> <p>Land To The Rear<br/>Of 51 To 55<br/>Earsham Street<br/>Bungay Suffolk<br/>NR35 1AF</p> <p>Land To The Rear<br/>Of 51 To 55<br/>Earsham Street<br/>Bungay Suffolk<br/>NR35 1AF</p> <p>77 Beccles Road<br/>Bungay Suffolk<br/>NR35 1HT</p> <p>Fen Farm Dairy<br/>Flixton Road<br/>Bungay NR35 1PD</p> | <p>Conversion of existing property to form 2 no. 2 bedroom houses with rear extension and external works</p> <p>Revised application for new dwelling to replace curtilage listed building including enlargement of site area and detail changes.</p> <p>Listed Building Consent - Revised application for new dwelling to replace curtilage listed building including enlargement of site area and detail changes.</p> <p>Construction of (flatpack) single storey greenhouse in our garden. This will be used as an extension of our house. It will be an extended space for family to use. We would also like to be able to use it as extra accommodation when family stay or when we have visitors, so it will have its own toilet, shower and bedroom. Previously we received for planning permission to build a single two storey dwelling on the plot. The groundworks have been completed however, due to a change in circumstances we are no longer building the house. - To amend consented superstructure design.</p> <p>It is proposed to convert the agricultural storage building the subject of this application to a dairy products store, packaging and distribution area.</p> |     |   |         |   |         |   |
|         | <p>DC/21/0527/FUL - 1 Rose Hall Gardens Bungay NR35 1BJ - To Rebuild Storm damage Garden wall in new location , closer to the property boundary and aesthetically the same as the existing damaged wall. To add another elevation above the garage, utility room.</p> <p><b>It was proposed by KL, seconded by FB, and RESOLVED that these plans are recommended for APPROVAL with the note that it should be ensured that the visibility at the nearby road junction is not impaired by the proposed garden wall.</b></p> <table border="1" data-bbox="272 1966 512 2074"> <tr> <td>For</td> <td>4</td> </tr> <tr> <td>Against</td> <td>0</td> </tr> <tr> <td>Abstain</td> <td>0</td> </tr> </table> |  |  | For | 4 | Against | 0 | Abstain | 0 |
| For     | 4   |  |  |     |   |         |   |         |   |
| Against | 0   |  |  |     |   |         |   |         |   |
| Abstain | 0   |  |  |     |   |         |   |         |   |

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Date \_\_\_\_\_



DC/21/0973/FUL - 8 St Johns Road Bungay Suffolk NR35 1DJ - Conversion of existing property to form 2 no. 2 bedroom houses with rear extension and external works.

**It was proposed by KL, seconded by BP, and RESOLVED that these plans are recommended for APPROVAL with no further comments.**

|         |   |
|---------|---|
| For     | 4 |
| Against | 0 |
| Abstain | 0 |

DC/21/1046/FUL - Land To The Rear Of 51 To 55 Earsham Street Bungay Suffolk NR35 1AF - Revised application for new dwelling to replace curtilage listed building including enlargement of site area and detail changes.

**It was proposed by KL, seconded by BP, and RESOLVED that these plans are recommended for REFUSAL with the following comments.**

- I. **There are inconsistencies in the application and there are no details of the enlargement in the plans.**
- II. **This is back-fill development and other back-fill development in this area are all single storey properties.**
- III. **This is within a Conservation Area**
- IV. **This will have an adverse effect on the settings of the adjacent scheduled ancient monument.**

|         |   |
|---------|---|
| For     | 4 |
| Against | 0 |
| Abstain | 0 |

DC/21/1047/LBC - Land To The Rear Of 51 To 55 Earsham Street Bungay Suffolk NR35 1AF - Revised application for new dwelling to replace curtilage listed building including enlargement of site area and detail changes.

**It was proposed by KL, seconded by BP, and RESOLVED that these plans are recommended for REFUSAL with the following comments.**

- I. **There are inconsistencies in the application and there are no details of the enlargement in the plans.**
- II. **This is back-fill development and other back-fill development in this area are all single storey properties.**
- III. **This is within a Conservation Area**
- IV. **This will have an adverse effect on the settings of the adjacent scheduled ancient monument.**

|         |   |
|---------|---|
| For     | 4 |
| Against | 0 |
| Abstain | 0 |

DC/21/1078/VOC | Variation of Condition 2 of DC/20/1805/FUL - 77 Beccles Road Bungay Suffolk NR35 1HT - Construction of (flatpack) single storey garden house in our garden. This will be used as an extension of our house. It will be an extended space for family to use. We would also like to be able to use it as extra accommodation when family stay or when we have visitors, so it will have its own toilet, shower and bedroom. Previously we received for planning permission to build a single two storey dwelling on the plot. The groundworks have been completed however, due to a change in circumstances we are no longer building the house. - To amend consented superstructure design.



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|                       |  |     |   |         |   |         |   |     |   |         |   |         |   |
|-----------------------|--|-----|---|---------|---|---------|---|-----|---|---------|---|---------|---|
|                       | <p><b>It was proposed by FB, seconded by BP, and RESOLVED that these plans are recommended for APPROVAL with the comment that this proposed building to be used as stated and not to be sub – let or used for business purposes.</b></p> <table border="1" data-bbox="268 353 513 465"> <tr><td>For</td><td>4</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>0</td></tr> </table> <p>DC/21/1026/FUL - Fen Farm Dairy Flixton Road Bungay NR35 1PD - It is proposed to convert the agricultural storage building the subject of this application to a dairy products store, packaging and distribution area.</p> <p><b>It was proposed by BP, seconded by KL, and RESOLVED that these plans are recommended for APPROVAL with no further comments.</b></p> <table border="1" data-bbox="268 824 513 936"> <tr><td>For</td><td>4</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>0</td></tr> </table> | For | 4 | Against | 0 | Abstain | 0 | For | 4 | Against | 0 | Abstain | 0 |
| For                   | 4  |     |   |         |   |         |   |     |   |         |   |         |   |
| Against               | 0  |     |   |         |   |         |   |     |   |         |   |         |   |
| Abstain               | 0  |     |   |         |   |         |   |     |   |         |   |         |   |
| For                   | 4  |     |   |         |   |         |   |     |   |         |   |         |   |
| Against               | 0  |     |   |         |   |         |   |     |   |         |   |         |   |
| Abstain               | 0  |     |   |         |   |         |   |     |   |         |   |         |   |
| PE&H-177<br>2020/2021 | <b>Date of next meeting – 8<sup>th</sup> April 2021 – For information</b>  |     |   |         |   |         |   |     |   |         |   |         |   |

The meeting closed at 7.29 p.m.

Minutes Dated: 24<sup>th</sup> March 2021.

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

Signed \_\_\_\_\_

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Date \_\_\_\_\_