



BUNGAY TOWN COUNCIL



Minutes of the Planning, Environment & Highways Committee Meeting held on Thursday 20th August 2020 at 6.00 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 will be 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

Also present: J. Burton (JB) Town Clerk & RFO and J. Cloke (JC) East Suffolk District Councillor.

The Meeting was Chaired by KL.

PE&H-054 2020/2021	Apologies for Absence: To receive any apologies for absence. Apologies were given for RM, LR and GH – Noted.					
PE&H-055 2020/2021	Declaration of Interest & Requests for Dispensations: 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 BP for agenda item PE&H-058 2020/2021, Planning Application DC/20/2622/LBC , as he is friends with the applicant - Noted. A non -pecuniary interest was declared by BP for agenda item PE&H-058 2020/2021, Planning Application DC/20/2928/TPO , as he is friends with the applicant - Noted A non -pecuniary interest was declared by KL for agenda item PE&H-058 2020/2021, Planning Application DC/20/2834/ARM , as he lives at a nearby property - Noted					
PE&H-056 2020/2021	Public Forum: 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. The member of the public present did not want to speak at this point of the meeting – Noted.					
PE&H-057 2020/2021	To approve the minutes outstanding: To approve the minutes of the Planning, Environment & Highways Committee Meetings – 6 th August 2020. It was proposed by BP, seconded by LH and unanimously RESOLVED to approve the minutes of 6TH August, with the date of the next meeting amended and these minutes to be signed by the Deputy Chair (KL).					
PE&H-058 2020/2021	Planning Applications: To consider the following planning applications: <table border="1" data-bbox="387 1899 1490 2074"> <tr> <td data-bbox="387 1899 671 2074">DC/20/2834/ARM</td> <td data-bbox="671 1899 959 2074">The Haven 2 Kents Lane Bungay NR35 1JF</td> <td data-bbox="959 1899 1490 2074">Approval of Reserved Matters of Outline Permission DC/20/0221/OUT - Construction of 1 no. new dwelling and garage with a dropped kerb off Beccles Road. - Details relating to the layout,</td> </tr> </table>			DC/20/2834/ARM	The Haven 2 Kents Lane Bungay NR35 1JF	Approval of Reserved Matters of Outline Permission DC/20/0221/OUT - Construction of 1 no. new dwelling and garage with a dropped kerb off Beccles Road. - Details relating to the layout,
DC/20/2834/ARM	The Haven 2 Kents Lane Bungay NR35 1JF	Approval of Reserved Matters of Outline Permission DC/20/0221/OUT - Construction of 1 no. new dwelling and garage with a dropped kerb off Beccles Road. - Details relating to the layout,				



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			scale, appearance, and landscaping of the site
	DC/20/2622/LBC	33 - 35 Upper Olland Street Bungay Suffolk NR35 1BE	Listed Building Consent - Replace rotten first floor window at rear of property. Existing window is fairly modern C1960's / 70's and beyond repair. Propose to replace like for like.
	DC/20/2928/TPO	Dairy House Lowlands Farm Flixton Road Bungay Suffolk NR35 1PD	T1 - Oak - 25% crown reduction to maintain the trees condition and health in its location
	DC/20/3084/FUL	24 St Marys Street Bungay NR35 1AX	Construction of 1 no. single storey dwelling + domestic store + rearrangement of parking
	<p>It was proposed by DO’N, seconded by KL, and unanimously RESOLVED to suspend Standing Orders to allow JC to speak during the discussion on this application.</p> <p>DC/20/2834/ARM - The Haven 2 Kents Lane Bungay NR35 1JF - Approval of Reserved Matters of Outline Permission DC/20/0221/OUT - Construction of 1 no. new dwelling and garage with a dropped kerb off Beccles Road. - Details relating to the layout, scale, appearance, and landscaping of the site</p> <p>It was proposed by DO’N, seconded by BP,, and unanimously RESOLVED that these plans are recommended for REFUSAL with the following comments.</p> <ul style="list-style-type: none"> • There are concerns regarding the drainage on this site and more information is required on how the problem of drainage is being dealt with. It is noted that Anglian Water are not noted as consultees and that they have not submitted any comments with regards the suitability of this application. The existing garden in this site currently acts as a partial soakaway and there is concern where surface water will go with this additional building being built. • There does not appear to have been a Full Planning Application passed for this development and only Outline Permission granted (DC/20/0221/OUT). Therefore more details are required of the building works including what the brick wall shown on the plans at the rear of the proposed development is for. • There have been historical drainage problems with this site, and surrounding area, which has resulted in flooding. It is also noted that the drainage system in this area combines both sewerage and surface water. • In view of the above concerns more information is required on this application. <p>DC/20/2622/LBC - 33 - 35 Upper Olland Street Bungay Suffolk NR35 1BE – Listed Building Consent - Replace rotten first floor window at rear of property. Existing window is fairly modern C1960's / 70's and beyond repair. Propose to replace like for like.</p> <p>It was proposed by BP, seconded by LH, and unanimously RESOLVED that these plans are recommended for APPROVAL with the comment that it would be nice to see a replacement window in the character of the building rather than a like for like replacement.</p> <p>DC/20/2928/TPO - Dairy House Lowlands Farm Flixton Road Bungay Suffolk NR35 1PD - T1 - Oak - 25% crown reduction to maintain the trees condition and health in its location</p>		



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	<p>It was proposed by BP, seconded by LH, and unanimously RESOLVED that these plans are recommended for APPROVAL with no comments.</p> <p>DC/20/3084/FUL - 24 St Marys Street Bungay NR35 1AX - Construction of 1 no. single storey dwelling + domestic store + rearrangement of parking.</p> <p>It was proposed by BP, seconded by LH, and unanimously RESOLVED that these plans are recommended for REFUSAL with the comment that this is an overdevelopment of the site, and has access issues, in this historic part of the Town which is in a Conservation Area.</p>
PE&H-059 2020/2021	<p>Changes to the current Planning System Consultation – for Consideration.</p> <p>It was proposed by BP, seconded by KL, and unanimously RESOLVED that this Consultation be discussed, and considered, at an Extraordinary Meeting of the full Town Council to be arranged by JB.</p>
PE&H-060 2020/2021	<p>Planning for the Future Consultation – for Consideration.</p> <p>It was proposed by BP, seconded by KL, and unanimously RESOLVED that this Consultation be discussed, and considered, at an Extraordinary Meeting of the full Town Council to be arranged by JB.</p>
PE&H-061 2020/2021	<p>Transparency and Competition: Data and Land Control Consultation – for Consideration.</p> <p>It was proposed by BP, seconded by KL, and unanimously RESOLVED that this Consultation be discussed, and considered, at an Extraordinary Meeting of the full Town Council to be arranged by JB.</p>
PE&H-062 2020/2021	<p>Date of next meeting – 3rd September 2020 – For information.</p>

The meeting closed at 6.56 pm

Minutes Dated: 21st August 2020

Jeremy Burton
Clerk to Bungay Town Council,
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NR35 1EE
clerk@bungaytowncouncil.gov.uk

Signed _____

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Date _____