



# BUNGAY TOWN COUNCIL



**Minutes of the Planning, Environment & Highways Committee Meeting held on Wednesday 23<sup>rd</sup> September 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 (GH)    Cllr. F. Betts (FB)

Also present: J. Burton (JB) Town Clerk & RFO and 1 member of the public.

Meeting was Chaired by KL

FB was welcomed as new Committee member.

PE&H-075 2020/2021	<b>Apologies for Absence:</b> To receive any apologies for absence. Apologies were received from RM, LR and LH. – <b>Noted.</b>
PE&H-076 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 pecuniary interest was declared by GH for agenda item PE&H-079 2020/2021, planning application number BA/2020/0300/LBC as this application is for his property and GH will leave the meeting whilst this planning application is being discussed. – <b>Noted.</b> A pecuniary and a non-pecuniary interest was declared by DO’N for agenda item PE&H-079 2020/2021, planning application number DC/20/3382/FUL as this application is for a property to be built adjacent to his own property and DO’N will leave the meeting whilst all planning applications on this agenda are being discussed - <b>Noted.</b>
PE&H-077 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.  The member of the public present at the meeting did not have any issues to raise – <b>Noted.</b>
PE&H-078 2020/2021	<b>To approve the minutes outstanding:</b> To approve the minutes of the Planning, Environment & Highways Committee Meetings – 3 <sup>rd</sup> September 2020.  <b>It was proposed by DO’N, seconded by GH and unanimously RESOLVED, to approve the minutes of 23<sup>rd</sup> September 2020 with no amendments and these minutes to be signed by the Chair (KL).</b>  <b>FB joined the meeting at 6.06 pm</b> <b>DO’N left the meeting at 6.08 pm</b>
PE&H-079 2020/2021	<b>Planning Applications:</b> To consider the following planning applications:

Signed \_\_\_\_\_

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Date \_\_\_\_\_



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DC/20/3128/FUL	6 Chaucer Street Bungay Suffolk NR35 1DT	Change front lounge window
DC/20/3316/COU	35 Lower Olland Street Bungay NR35 1BY	Change of use reverting to residential
BA/2020/0300/LBC	42 Bridge Street, Bungay, NR35 1HD,	Replace 2no. timber kitchen windows (retrospective)
DC/20/3382/FUL	25 Trinity Street Bungay Suffolk NR35 1EH	Construction of a two-storey detached annexe
DC/20/3639/FUL	22 Orchids Close Bungay NR35 1LL	First floor extension over garage to form master bedroom and en-suite

DC/20/3128/FUL - 6 Chaucer Street Bungay Suffolk NR35 1DT - Change front lounge window.  
**It was proposed by BP, seconded by KL, and unanimously RESOLVED that these plans are recommended for APPROVAL with the comment that it would have been preferable to replace the window in wood rather than plastic materials. (It was also noted that the presentation of the planning application papers was poorly presented by East Suffolk Council).**

For	4
Against	0
Abstain	0

DC/20/3316/COU - 35 Lower Olland Street Bungay NR35 1BY - Change of use reverting to residential.  
**It was proposed by BP, seconded by GH, and unanimously RESOLVED that these plans are recommended for APPROVAL with no further comments. (It was noted that the presentation of the planning application papers was poorly presented by East Suffolk Council).**

For	4
Against	0
Abstain	0

DC/20/3639/FUL - 22 Orchids Close Bungay NR35 1LL - First floor extension over garage to form master bedroom and en-suite.  
**It was proposed by BP, seconded by FB, and unanimously RESOLVED that these plans are recommended for APPROVAL with no further comments.**

For	4
Against	0
Abstain	0

DC/20/3382/FUL - 25 Trinity Street Bungay Suffolk NR35 1EH - Construction of a two-storey detached annexe .  
**It was proposed by GH, seconded by BPL, and unanimously RESOLVED that these plans are recommended for REFUSAL with the following comments:**

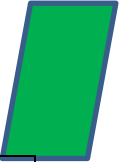
- 1. This is not an annex but a completely separate dwelling. There is also no provision for who may occupy the property.**
- 2. This is overdevelopment of the site.**
- 3. The driveway is not appropriate for additional vehicles and also construction traffic.**
- 4. This new building would be seen from at least two viewpoints in the Town including open public space such as Falcon Meadow and Trinity Churchyard.**



	<p><b>5. The drawings of the proposed building showed the property to be on top of existing trees that have Tree Preservation Orders on them.</b></p> <table border="1" data-bbox="293 248 533 360"> <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><b>GH left the meeting at 6.21 pm</b></p> <p>BA/2020/0300/LBC - 42 Bridge Street, Bungay, NR35 1HD, - Replace 2no. timber kitchen windows (retrospective)</p> <p><b>It was proposed by KL, seconded by FB, and unanimously RESOLVED that these plans are recommended for APPROVAL with the comment that it would have been helpful to have a photograph of the new windows.</b></p> <table border="1" data-bbox="293 685 533 797"> <tr><td>For</td><td>3</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>0</td></tr> </table> <p><b>GH re-joined the meeting at 6.26 pm. DO’N re-joined the meeting at 6.26 pm. A member of the public joined the meeting at 6.27 pm.</b></p>	For	4	Against	0	Abstain	0	For	3	Against	0	Abstain	0
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Against	0												
Abstain	0												
For	3												
Against	0												
Abstain	0												
PE&H-080 2020/2021	<p><b>Consultation on Coastal Adaptation Supplementary Planning Document – For consideration. It was proposed by DO’N, seconded by GHB, and RESOLVED to reply to the consultation with the comments that:</b></p> <ul style="list-style-type: none"> <li>• <b>A ring main system would be preferable to one-to-one windfarm access to the shoreline.</b></li> <li>• <b>Coastal management is another issue and any changes in the sea will have an effect at some point along the coastline. Any coastal management subsequently required should also be funded by Central Government.</b></li> </ul> <table border="1" data-bbox="293 1267 533 1379"> <tr><td>For</td><td>4</td></tr> <tr><td>Against</td><td>0</td></tr> <tr><td>Abstain</td><td>1</td></tr> </table>	For	4	Against	0	Abstain	1						
For	4												
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PE&H-081 2020/2021	<p><b>East Suffolk Council - Suffolk Coastal Local Plan - Inspector’s Report – For information.</b></p> <p>The East Suffolk Council - Suffolk Coastal Local Plan - Inspector’s Report to be considered for adoption by ESC at their Full Council Meeting to be held on 23<sup>rd</sup> September had previously been circulated to all Town Councillors for information – <b>Noted.</b></p>												
PE&H-082 2020/2021	<p><b>Bungay Town Council Green Recovery Challenge Fund Application – For consideration.</b></p> <p><b>It was proposed by DO’N, seconded by GH, and unanimously RESOLVED that Standing Orders be suspended for the remainder of the meeting to allow members of public to participate in the debate for this agenda item.</b></p> <p><b>2 members of the public joined the meeting at 6.43 pm</b></p>												



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	<p>It was proposed by DO'N, seconded by BP, and unanimously RESOLVED that in principle approval be given for Bungay Town Council to be a partner with The Conservation Volunteers ( TCV) for their application to the Heritage Fund for a Grant to employ a Project Officer for 1 year to manage the green spaces in Bungay.</p> <table border="1"><tr><td>For</td><td>5</td></tr><tr><td>Against</td><td>0</td></tr><tr><td>Abstain</td><td>0</td></tr></table> <p>It was proposed by DO'N, seconded by FB, and RESOLVED that £450.00 be allocated to be spent on paying a person to wite the above grant application.</p> <table border="1"><tr><td>For</td><td>3</td></tr><tr><td>Against</td><td>2</td></tr><tr><td>Abstain</td><td>0</td></tr></table>	For	5	Against	0	Abstain	0	For	3	Against	2	Abstain	0
For	5												
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Abstain	0												
For	3												
Against	2												
Abstain	0												
PE&H-083 2020/2021	Date of next meeting – 8 <sup>th</sup> October 2020 – For information.												

The meeting closed at 7.02 pm

Minutes Dated: 14<sup>th</sup> September 2020

**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 \_\_\_\_\_