



BUNGAY TOWN COUNCIL



Minutes of the Planning, Environment & Highways Committee Meeting held on Thursday 26th November 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 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-115 2020/2021	<p>Apologies for Absence: To receive any apologies for absence.</p> <p>Apologies were received from LH and LR. GH also did not attend the meeting.</p>						
PE&H-116 2020/2021	<p>Declarations 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.</p> <p>A non-pecuniary interest was declared by FB for Agenda Item PE&H-120 2020/21 Town and Country Planning Act 1990 - Appeal Under Section 78 Appeal by: Mr R Youngs Site at: 2 Kents Lane, Bungay, Suffolk, NR35 1JF Planning application reference: DC/20/1996/FUL as she is friends with the owners of 4, Kents Lane, Bungay. – Noted.</p>						
PE&H-117 2020/2021	<p>Public Forum:</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 attended the meeting – Noted.</p>						
PE&H-118 2020/2021	<p>To approve the minutes outstanding:</p> <p>To approve the minutes of the Planning, Environment & Highways Committee Meetings – 12th November 2020.</p> <p>It was proposed by DO'N, seconded by KL and RESOLVED, to approve the minutes of the Planning, Environment & Highways Meeting of 8th October 2020, with no amendments, and these minutes to be signed by the Chair (RM).</p> <table border="1" data-bbox="292 1608 534 1720"> <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>	For	5	Against	0	Abstain	0
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PE&H-119 2020/2021	<p>Planning Applications:</p> <p>To consider the following planning applications:</p> <table data-bbox="400 1832 1273 1977"> <tr> <td>DC/20/4492/FUL</td> <td>5 Oclew Place Old Grammar Lane Bungay Suffolk NR35 1FA</td> <td>Erection of single garage</td> </tr> </table>	DC/20/4492/FUL	5 Oclew Place Old Grammar Lane Bungay Suffolk NR35 1FA	Erection of single garage			
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Signed _____

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Date _____



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	<p>DC/20/4489/VOC 65 Earsham Street Bungay Suffolk NR35 1AF</p> <p>Variation of Condition 2 of DC/19/4847/FUL - Demolition of unauthorised side extension and replacement single storey extension with internal alterations – A design change is required as the site is narrower at its outer face - this entails replacement of the proposed slide/fold doors with side hung casements. In addition consent is sought for a slate roof instead of zinc.</p>												
	<p>DC/20/4492/FUL - 5 Oclee Place Old Grammar Lane Bungay Suffolk NR35 1FA - Erection of single garage</p> <p>It was proposed by BP, seconded by FB, and RESOLVED that these plans are recommended for APPROVAL with no further comments.</p> <table border="1" data-bbox="292 748 533 862"> <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> <p>DC/20/4489/VOC - 65 Earsham Street Bungay Suffolk NR35 1AF - Variation of Condition 2 of DC/19/4847/FUL - Demolition of unauthorised side extension and replacement single storey extension with internal alterations – A design change is required as the site is narrower at its outer face - this entails replacement of the proposed slide/fold doors with side hung casements. In addition consent is sought for a slate roof instead of zinc.</p> <p>It was proposed by RM, seconded by DO’N, and RESOLVED that these plans are recommended for APPROVAL with the comment that the Committee Members would have preferred to see a more traditional door.</p> <table border="1" data-bbox="292 1218 533 1332"> <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>	For	4	Against	0	Abstain	1	For	5	Against	0	Abstain	0
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PE&H-120 2020/2021	<p>Town and Country Planning Act 1990 - Appeal Under Section 78 Appeal by: Mr R Youngs Site at: 2 Kents Lane, Bungay, Suffolk, NR35 1JF Planning application reference: DC/20/1996/FUL – for consideration.</p> <p>It was proposed by RM, seconded by DO’N, and RESOLVED that the attached letter be sent to the Planning Inspectorate in respect of this Appeal.</p> <table border="1" data-bbox="292 1547 533 1659"> <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>	For	5	Against	0	Abstain	0						
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PE&H-121 2020/2021	<p>Date of next meeting – 10th December 2020 – For information.</p>												

The meeting closed at 6.18 pm

Minutes Dated: 27th November 2020

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

Signed _____

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Date _____



Comments on 2 Kent's Lane (DC/20/1996/FUL)

This relates to a resubmission of an application from 2019, which was withdrawn (DC/19/2000/FUL). In the meantime, the applicant has successfully applied for planning permission to build a bungalow on the garden of 2 Kent's Lane, against our recommendation for refusal (DC/20/0221/OUT).

Given that the permission has been granted for the new bungalow, the present application involves serious over-development of the site. This is not obvious from the maps supplied by the applicant, as he has been disingenuous enough to leave out the position of the planned bungalow, so that the site does not seem cramped. Although he refers to the application having been approved (Supporting Statement §2.7), it is not acknowledged visually. Equally, there is no mention of the present application in the documentation and maps for 0221/OUT.

We should support rejection under the following four headings:

(1) Over-development

The resultant development of the plot, if this application is accepted, will be cramped and overcrowded. The reference to a similar development at the other end of Kent's Lane in §2.9 fails to address the differences between the two sites. Firstly, the semi-detached bungalow at number 5 was built in the large garden of those premises and the original number 5 was refurbished and extended. Secondly, the access to all three properties is onto Kent's Lane, well away from the junction with Hillside Road East. This is not the case with 2 Kent's Lane. The resultant bungalows, both the one with planning permission and the proposed division of the existing one, will be closer to the neighbouring properties (4 Kent's Lane and 80 Beccles Rd).

(2) Flood risk

The residents of 4 Kent's Lane have spoken about the problems they have with sewage back-up in their house. There is also the issue of the flood risk that caused the withdrawal of the earlier application. This involves flood risk to number 4, if the present carport is built on, as is proposed in the plans. The FRA that has been submitted along with the application makes no reference to the fact that the present unsurfaced garden of the bungalow (the subject of the outline permission for the separate bungalow) will not be available for surface water drainage, as it will be largely built on.

(3) Vehicular access to both properties

Signed _____

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Date _____



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In the case of both 2 Kent's Lane and the new bungalow with access from Beccles Rd the driveways will be nearer to the junction than at present. The junction between Kent's Lane, a narrow road, which is at its narrowest opposite 2 & 4 Kent's Lane, and Beccles Rd is dangerous and awkward, as it is not wide enough at this point for even two cars to pass. The proposed development will make it more dangerous for both pedestrians and motorists using Kent's Lane.

(4) Pedestrian safety

There is no pavement opposite 2 & 4 Kent's Lane, or indeed at all on the east side of the road, even though it is marked as such on the maps. In addition it is a busy pedestrian thoroughfare for shoppers going to and from the Co-op on Hillside Road East and, in particular, as a route to and from the Primary School. The proposed development will make it even more dangerous for pedestrians.

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Date _____