



BUNGAY TOWN COUNCIL



Minutes of the Planning, Environment & Highways Committee Meeting held on Thursday 2nd January 2020 at 7.00 p.m. in the Riverside Centre, The Staithe, Bungay. NR35 1EE.

Members:

Cllr. R. Marshall (RM) Chair Cllr. S. Collins (SC) Cllr. K Lodge (KL) Cllr. L. Richardson (LR) Vice Chair
Cllr. G. Bradley - (GB) Cllr. L. Harnden (LH) Cllr. D. O'Neill (DO'N) Cllr. S. Thompson (ST)

Also present: Jeremy Burton (JB) Clerk., and 2 members of the public.

PE&H-072 **Apologies for Absence:** To receive any apologies for absence.
2019/2020

It was proposed by DO'N, seconded by LR and unanimously RESOLVED to note the apologies of ST.

KL arrived at the meeting at 7.02 pm.

PE&H-073 **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.
2019/2020

No interests or Requests for Dispensations were declared

PE&H-074 **Public Forum:**
2019/2020 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 Chairman, for no more than 15 minutes. Members of the public may not take part in the Committee meeting itself.

A member of the public present at the meeting raised a number of issues regarding the demolition of the Honeypot Community Centre, Section 5 of the Town Council's Environment & Climate Policy and Outney Common.

Another member of the public present at the meeting raised a number of issues regarding the new properties proposed to be built on the current Honeypot Community Centre site, the application for the 44 houses planned for land off Pilgrims Way.

At this point it was proposed by DO'N, seconded by KL and unanimously RESOLVED that Standing Orders be suspended to allow a conversation with the residents regarding the points that they had raised.

PE&H-075 **To approve the minutes outstanding:**
2019/2020 To approve the minutes of the Planning, Environment & Highways Committee Meeting – 5th December.

It was proposed by DO'N, seconded by LR, and unanimously RESOLVED To approve the minutes, with no alterations, and these were signed by the Chair of the meeting.

PE&H-076 **Planning Applications:**
2019/2020 To consider the following planning applications:

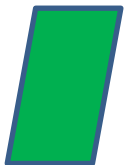
DC/19/4707/TCA 38 Wingfield Street T1 Cedar – Crown lift up to 5m to allow light into garden.
T2 Yew – Rebalance crown to improve shape

Signed _____

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Date _____



BUNGAY TOWN COUNCIL



DC/19/4379/FUL Bungay Honeypot Centre, Upper Olland Street Demolition of existing community centre building and erection of four bungalows with 2 no. link garages and two double garages with revised highway access.

DC/19/4707/TCA - 38 Wingfield Street - T1 Cedar – Crown lift up to 5m to allow light into garden. T2 Yew – Rebalance crown to improve shape

It was proposed by DO’N, seconded by KL, and unanimously RESOLVED that these plans are recommended for APPROVAL with no comments.

DC/19/4379/FUL - Bungay Honeypot Centre, Upper Olland Street - Demolition of existing community centre building and erection of four bungalows with 2 no. link garages and two double garages with revised highway access.

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

- Assurances are given that a replacement Community Centre is up and running in the Town before this Community Centre is taken down.
- The proposed bungalows do not take into account the Design Codes and Housing Needs Assessment undertaken for the Town and it was asked that dialogue be held with the developers to discuss the type of dwellings that the Town needs which are appropriate for the needs of the community .- i.e. 1st time buyers and affordable housing.
- The application did not include any advice on archaeological potential from Suffolk Archaeological Service and the sites location was just outside area of the early medieval town ditch which appears in the Historic Environment Record. therefore, a desk-based assessment would be needed at the very least (Other similar developments in the town have had archaeological evaluations or watching briefs before/during development works, but this will be down to Suffolk Archaeological Service's advice).
- Concerns were raised that Suffolk Archaeology Service had not been consulted in respect of this historic site which covers an early medieval ditch. There are also no reassurances of any historical recordings being undertaken of this important 2nd World War building.
- On the Planning Application (Section 10) it states that there are no trees or hedges on the proposed development site however there are trees and a hedge on this site and these not to be removed.
- The development of this site will mean that the community ends up with a net loss of community land/ space.
- There are no details with this application for the removal of the asbestos roof of the current building and how it will be dealt with (taken down & transported) safely in order nearby residents are fully protected.

PE&H-077
2019/2020

Decision Notices - for information

- i) DC/19/4167/COU – 18, Broad Street
- ii) DC/19/3841/FUL – 11 Market Place
- iii) DC/19/3842/LBC – 11 Market Place
- iv) DC/19/3187/FUL – 51 to 55 Earsham Street
- v) DC/19/3188/LBC - 51 to 55 Earsham Street
- vi) DC/19/4246/TCA – 5 Chaucer Street
- vii) DC/19/4195/FUL – 52 Broad Street – REFUSED.
- viii) BA/2019/0394/TCAA – 31 The Maltings

Town Councillors were advised of the above Decision Notices – **Noted**

DC/18/4104/OUT – Land Off Pilgrims Way – 44 houses – goes to ESC Committee – 11/02/20. In respect of this application the following was discussed:

Signed _____

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Date _____



BUNGAY TOWN COUNCIL



- GB to speak at this meeting on behalf of Bungay Town Council
- Advise local residents who previously opposed this development of the ES Committee Meeting
- Bungay Town Council to publicise this meeting via Noticeboard, Twitter and Press Release
- Can all Town Councillors be invited to attend this meeting and transport provided?
- Ask District and County Councillors to speak at Committee Meeting
- Contact all ES Committee Members with objections.
- Clarify with Environmental Agency why Flood Risk been downgraded.
- Put this item onto Agenda for Planning Meeting 9th January

PE&H-078
2019/2020 **SALC Planning Survey** – For consideration.

It was agreed that the Town Clerk (JB) to complete this survey to be sent on behalf of Bungay Town Council. - **Noted**

PE&H-079
2019/2020 **Mettingham, Barsham & Shipmeadow and Ringsfield and Weston Neighbourhood Area Consultation** – For consideration.

It was agreed that no response to be sent on behalf of Bungay Town Council in respect of this consultation. - **Noted.**

PE&H-080
2019/2020 **North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document Consultation** - For consideration

It was agreed that no response to be sent on behalf of Bungay Town Council in respect of this consultation. - **Noted.**

KL left the meeting at 8.05 pm

PE&H-081
2019/2020 **Bungay Town Council adopted Environment Policy** - For consideration.

A debate was held as to where Green Spaces in the town should be managed via this committee or the Grounds, Properties and Amenities Committee – **Noted.**

Outney Common Owners Association to be contacted and asked to attend a Full Town Council Meeting – **Noted**

Can we have a more meaningful map of the Common? The current paths are now becoming dangerous due to the slippery and wet conditions of the paths and exposed roots.

Environment Policy Actions for 1st Quarter of 2020:

- 100% renewable energy provider for Riverside
- Energy Audit to be carried out on the Riverside Building
- Cleaning chemicals to be checked being used at Riverside Centre and Broad Street.
- Beccles, Halesworth and Southwold Councils to be contacted and engaged with in respect of public transport
- Monitor pollution levels in the Town Centre, (and around school areas) via Suffolk County Council.
- Waste Recycling
 - Put waste recycling details on BTC Website.
 - Work with Emmanuel Church who have a complete recycling programme for all waste materials.
- Establish what the carbon footprint for BTC is and how measured so improvements can be measured.



- Include Environment policy on BTC newsletter.
- Ask local Green Party if they would help with Monthly Litter Picks and obtain clear plastic bags for these litter picks so that recyclable materials can be easily separated.
- Discuss with Anglian Water their future plans and capacity of current treatment works.

PE&H-082
2019/2020

Use of CCTV for Bungay Town Centre Lorry Watch Scheme – For information.

Due to time constraints this item was deferred to the Planning, Environment and Highways Committee Meeting to be held on Thursday 9th January 2020 – **Noted.**

PE&H-083
2019/2020

Lines Group North Meeting Notes – (Stall & Leaflet) – For consideration

Due to time constraints this item was deferred to the Planning, Environment and Highways Committee Meeting to be held on Thursday 9th January 2020 – **Noted.**

PE&H-083
2019/2020

Suffolk County Council 2020 Fund Projects – For consideration.

Due to time constraints this item was deferred to the Planning, Environment and Highways Committee Meeting to be held on Thursday 9th January 2020 – **Noted.**

PE&H-084
2019/2020

Bungay Speed Indicator Devices Data – For information

Information from for the 7 sites of the BTC SID's had been previously circulated to all Town Councillors – **Noted.**

PE&H-085
2019/2020

Planning, Environment and Highways Committee Budget proposals for Financial Year 2020/ 2021 – For consideration.

It was suggested that £3,000 budget be allocated for Highways and £2,000 budget be allocated for Green Spaces. This expenditure would include items such as refurbishment of Old Cemetery green space, water drinking fountains, finger sign posts and tree planting programme. - **Noted**

PE&H-086
2019/2020

Date of next meeting – 9th February 2020– For information

The meeting closed at 8.56 pm

Minutes Dated: 3rd January 2020

Jeremy Burton

Clerk to Bungay Town Council,

1a, Broad Street

NR35 1EE

clerk@bungaytowncouncil.gov.uk

Signed _____

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Date _____