



BUNGAY TOWN COUNCIL



Minutes of the Planning, Environment & Highways Committee Meeting held on Thursday 7th May 2020 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 will be conducted “online”.

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 1 member of the public.

PE&H-125 **Apologies for Absence:** To receive any apologies for absence.
2019/2020

It was proposed by KL, seconded by ST and unanimously RESOLVED to note the apologies of LH , GB, SC and DO’N.

PE&H-126 **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

LR declared a non-pecuniary interest in Agenda Item PE&H-129 2019/2020 application numbers BA/2020/0115/HOUSEH as personal friend of the applicant and DC/19/4637/FUL & DC/19/4638/LBC as a close relative’s employer is an objector of the applications. **Noted.**

PE&H-127 **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.

The member of the public present at the meeting did not wish to speak and raise any matters.

PE&H-128 **To approve the minutes outstanding:**
2019/2020 To approve the minutes of the Planning, Environment & Highways Committee Meetings – 13th February 2020 and 5th March 2020.

It was proposed by KL, seconded by LR, and unanimously RESOLVED to approve the minutes of the Planning, Environment & Highways Committee Meeting held on 13th February 2020 with no alterations and these minutes to be signed by the Chair (RM).

It was proposed by KL, seconded by LR, and unanimously RESOLVED to approve the minutes of the Planning, Environment & Highways Committee Meeting held on 5th March 2020 with no alterations and these minutes to be signed by the Chair (RM).

PE&H-129 **Planning Applications:**
2019/2020 To consider the following planning applications:

BA/2020/0104/HOUSEH 31A Beccles Road. Single storey extension.

BA/2020/0115/HOUSEH Mill Reach, Staithe Road. Replace half height cladding with full height, part retrospective.

DC/19/4637/FUL 26 Bridge Street Conversion of 26 Bridge Street into two apartments and the conversion of former blacksmith and stables to the rear into two



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DC/19/4638/LBC	26 Bridge Street	additional dwellings. The partial demolition, rebuild & repair of the rear barn to form a third dwelling including the demolition of the former abattoir to provide additional parking. Retaining existing access and parking facilities on site and provision for cycle storage. Listed Building Consent - Conversion of 26 Bridge Street into two apartments and the conversion of former blacksmith and stables to the rear into two additional dwellings. The partial demolition, rebuild & repair of the rear barn to form a third dwelling including the demolition of the former abattoir to provide additional parking.
DC/20/0954/LBC	16 Trinity Street	Listed Building Consent - The existing back boiler, gas fire, flue liner, hot water tank and cold water tank will be removed. A new condensing boiler will be fitted in the attic room on a purpose made ply faced stud wall. The boiler flue will exit horizontally through the pan tiled roof and be hidden from view if possible. The new unvented hot water cylinder will be fitted next to the boiler on a purpose made base to distribute the weight. A new gas pipe to supply the boiler will be run internally through the house. The condenser and PRV pipework will be terminated internally
DC/20/1044/LBC	24 Upper Olland Street	Listed Building Consent - Replace rotten windows
DC/20/1316/LBC	The Ironworks, Earsham Street	Listed Building Consent - There are three proposed elements constituting work to the listed structure: - Replacement of a polycarbonate rooflight taking support from the wall. - Abutment of new partitions with the wall at ground level. - Cleaning of emulsion paint from the flint internally. In addition, alteration of the arched head windows has relevance to the Conservation Area.
DC/20/1447/FUL	75 Flixton Road	To build a first-floor extension at rear of property. This will form an enlargement of existing bedroom and provide a fitted shower room. The extension will cantilever beyond existing extension below.
SCC/0021/20E	Bungay High Sixth Form Centre Hillside Road East	Development of former Bungay middle school site to provide SEND provision. The development requires the insertion of 4No external doors to the south and west elevation and provision of external fences to the site. This will entail the demolition of existing out building around the site to provide provision of external space required for the development.



BA/2020/0104/HOUSEH - 31A Beccles Road. - Single storey extension.

It was proposed by RM, seconded by LR, and unanimously RESOLVED that these plans are recommended for APPROVAL with no comments.

BA/2020/0115/HOUSEH - Mill Reach, Staithe Road. - Replace half height cladding with full height, part retrospective.

It was proposed by KL, seconded by ST, and RESOLVED that these plans are recommended for APPROVAL with no comments. LR abstained from voting on this application.

DC/19/4637/FUL - 26 Bridge Street - Conversion of 26 Bridge Street into two apartments and the conversion of former blacksmith and stables to the rear into two additional dwellings. The partial demolition, rebuild & repair of the rear barn to form a third dwelling including the demolition of the former abattoir to provide additional parking. Retaining existing access and parking facilities on site and provision for cycle storage.

It was proposed by ST, seconded by KL, and RESOLVED that these plans are recommended for APPROVAL with the comments that clarification is required of access route to 7 & 9 Trinity Street. It is also difficult to ascertain what amendments these particular revised plans relate to. LR abstained from voting on this application.

DC/19/4638/LBC - 26 Bridge Street - Listed Building Consent - Conversion of 26 Bridge Street into two apartments and the conversion of former blacksmith and stables to the rear into two additional dwellings. The partial demolition, rebuild & repair of the rear barn to form a third dwelling including the demolition of the former abattoir to provide additional parking.

It was proposed by ST, seconded by KL, and RESOLVED that these plans are recommended for APPROVAL with the comments that clarification is required of access route to 7 & 9 Trinity Street. It is also difficult to ascertain what amendments these particular revised plans relate to. LR abstained from voting on this application.

DC/20/0954/LBC - 16 Trinity Street - Listed Building Consent - The existing back boiler, gas fire, flue liner, hot water tank and cold water tank will be removed. A new condensing boiler will be fitted in the attic room on a purpose made ply faced stud wall. The boiler flue will exit horizontally through the pan tiled roof and be hidden from view if possible. The new unvented hot water cylinder will be fitted next to the boiler on a purpose made base to distribute the weight. A new gas pipe to supply the boiler will be run internally through the house. The condenser and PRV pipework will be terminated internally.

It was proposed by KL, seconded by LR, and unanimously RESOLVED that these plans are recommended for APPROVAL with the comment that it is a shame that a gas boiler is being installed rather than a more ecologically sustainable system.

DC/20/1044/LBC - 24 Upper Olland Street - Listed Building Consent - Replace rotten windows.

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

DC/20/1316/LBC - The Ironworks, Earsham Street - Listed Building Consent - There are three proposed elements constituting work to the listed structure: - Replacement of a polycarbonate rooflight taking support from the wall. - Abutment of new partitions with the wall at ground level. - Cleaning of emulsion paint from the flint internally. In addition, alteration of the arched head windows has relevance to the Conservation Area.

It was proposed by LR, seconded by KL, and unanimously RESOLVED that these plans are recommended for REFUSAL with the following comments that the important comments made by Historic England and East Suffolk Council Officers in respect of producing better plans are taken onboard.



DC/20/1447/FUL - 75 Flixton Road- To build a first-floor extension at rear of property. This will form an enlargement of existing bedroom and provide a fitted shower room. The extension will cantilever beyond existing extension below.

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

SCC/0021/20E - Bungay High Sixth Form Centre Hillside Road East - Development of former Bungay middle school site to provide SEND provision. The development requires the insertion of 4No external doors to the south and west elevation and provision of external fences to the site. This will entail the demolition of existing out building around the site to provide provision of external space required for the development.

It was proposed by ST, seconded by LR, and unanimously RESOLVED that these plans are recommended for APPROVAL with the comment asking if these plans had also been sent to the Management Committee of the PRU for their comments.

PE&H-130
2019/2020 **Statutory Consultation – East Suffolk Public Space Protection Order – Dog Controls in the East Suffolk District – For Consideration.**

It was proposed by KL, seconded by LR, and unanimously RESOLVED that JB reply to this consultation to ask that Bungay is included in these plans requiring Dogs to be kept on leads in the Town Centre and surrounding residential areas of the Town and that signage is put up accordingly.

PE&H-121
2019/2020 **Reply to ESC Planning Decision – DC/20/0221/OUT – For consideration**

It was proposed by KL, seconded by ST, and unanimously RESOLVED that JB write to Philip Ridley at East Suffolk Council regarding the decision to approve this application which appears to be in breach of Planning Regulations in respect of distance between property and highways junction and also general concerns how these decisions are made with no rights of appeal available to Bungay Town Council.

PE&H-122
2019/2020 **Actions for ESC Planning Committee 19th May 2020 – Applications DC/18/4429/ARM & DC/18/5082/FUL – For consideration.**

JB outlined the actions taken to date in respect of these applications and need to attend this on-line meeting. SC will be speaking at this meeting on behalf of Bungay Town Council. The Council supports new development in the Town however this needs to be well planned and the correct housing especially for such a major development in the Town – **Noted.**

PE&H-123
2019/2020 **Date of next meeting – 4th June 2020 – For information.**

The meeting closed at 7.52 pm

Minutes Dated: 8th May 2020

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

Signed _____

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Date _____