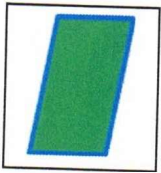




BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



Minutes of the Planning, Environment & Highways Committee held on
13th January 2022 at 7.00 pm in the Council Chamber at The Town Hall, 1a Broad Street, Bungay NR35 1EE.

In attendance:

Cllr. K. Lodge (KL) Chair, Cllr. F. Betts (FB) Deputy Chair,
 Cllr. A. Dawes (AD), Cllr. G. Halliwell (GH), Cllr. M. Atterwill (MA), Cllr. D. O'Neill (DO'N) attended by
 Zoom. Cllr J Hindes (JH)

Also, in attendance W Alcock by zoom and one member of the public.

PE&H-01-13/01/2022

Apologies for Absence:

Cllr. L. Harnden (LH); Cllr D O'Neill (DON) apologised for attending by zoom.

PE&H-02-13/01/2022

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.

Cllr G Halliwell declared a non-pecuniary interest in BA/2021/0495/HOUSEH and BA/2021/0499/LBC and was reminded to abstain from discussion and voting on these items.

PE&H-03-13/01/2022

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 public in attendance did not request to speak.

PE&H-04-13/01/2022

To approve the minutes outstanding - for consideration.

To approve the minutes of the Planning, Environment & Highways Committee Meetings – on the 9th December.

It was proposed by FB, seconded by MA and RESOLVED unanimously, to approve the minutes of the Planning, Environment & Highways Committee Meeting 9th December 2021

<u>For</u>	<u>6</u>	<u>Against</u>	<u>0</u>	<u>Abstain</u>	<u>0</u>
------------	----------	----------------	----------	----------------	----------

PE&H-05-13/01/2022

Planning Applications:

To consider the following planning applications:

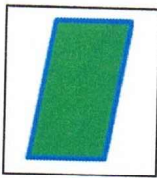
Signed by Chair

Date 10.2.22



BUNGAY TOWN COUNCIL

Planning, Environment & Highways Committee



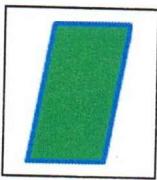
Ref	Address	Details	Response date						
DC/21/5474/TCA	St Edmunds CP St Marys Street Bungay	Pruning trees.	04.01.2022						
Chairs decision not to consider as response deadline before scheduled committee date, no request made to extend deadline.									
BA/2021/0495/HOUSEH	40 Bridge Street Bungay Suffolk NR35 1HD	Single storey rear extension	15.01.2022						
<p>Cllr Halliwell left the room.</p> <p>FB not happy with the quality of the plans, little information and queried roof lantern which has no detail. Concerns regarding the height which seems above what is necessary.</p> <p>JH said that the height of the ceiling was above average.</p> <p>DON Feels that the documentation is also bad and doesn't answer questions which need to be answered. The submission should be suitable for the environment which it is in, and this application doesn't meet this.</p> <p>KL – if a party wall agreement is necessary, has this been sought?</p> <p>Proposed by TD and seconded by MA that this application is refused for the following reasons: -</p> <ul style="list-style-type: none"> • The documentation is of poor quality and doesn't give answers to issues regarding the roof lantern and ceiling heights which are above average. The documentation gives little support that the application is suitable for this environment which it is in. • There are no considerations for the party wall which would need permission from the neighbours before work could commence. 									
<table border="1"> <tr> <td>For</td> <td>5</td> </tr> <tr> <td>Against</td> <td>0</td> </tr> <tr> <td>Abstain</td> <td>1</td> </tr> </table>				For	5	Against	0	Abstain	1
For	5								
Against	0								
Abstain	1								
BA/2021/0499/LBC	40 Bridge Street Bungay Suffolk NR35 1HD	Single storey rear extension	15.01.2022						

Signed by Chair 

Date 10.2.22



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



See above for comments.

Proposed by TD and seconded by MA that this application is refused for the following reasons: -

- The documentation is of poor quality and doesn't give answers to issues regarding the roof lantern and ceiling heights which are above average. The documentation gives little support that the application is suitable for this environment which it is in.
- There are no considerations for the party wall which would need permission from the neighbours before work could commence.

For	5
Against	0
Abstain	1

DC/21/5575/FUL	Fen Farm Dairy, Flixton Road, Bungay	Cattle yard extension to existing building.	18.01.2022
-----------------------	--	---	------------

GH - Noted that the extension was in line with the existing building.

KL- Noted concerns raised by the footpath officer. Footpaths should not be impeded at any time.

Concerns from all were raised regarding flooding risk to other properties from the runoff from the proposed building.

Proposal that this application is accepted, noting that the existing footpaths should be maintained, and visibly sign posted. Also, mitigation should be made for rainwater capture to prevent potential flooding to neighbouring properties. Proposed by TD, seconded by GH all in favour.

For	6
Against	0
Abstain	0

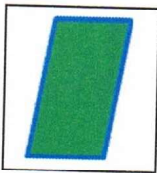
DC/21/5600/LBC	30 Upper Olland St, Bungay	LBC for various works	24.01.2022
-----------------------	-------------------------------	-----------------------	------------

Signed by Chair *KRhody*

Date *10.2.22*



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



GH, FB no issues to raise.

JH noted that the products to be used would raise the roof line, but would be happy to support.

Proposal to accept this application with no further comments. Proposed by FB seconded by JH. All in favour.

For	6
Against	0
Abstain	0

DC/21/5602/FUL	30 Upper Olland St, Bungay	To stabilise both the exterior and interior fabric of the 1611 parts of the building. And make some changes to the 1870 rear addition.	25.01.2022
-----------------------	-------------------------------	--	------------

See above.

Proposal to accept this application with no further comments. Proposed by FB seconded by JH. All in favour.

For	6
Against	0
Abstain	0

DC/21/5647/AGO	Oaklands Farm, Flixton Rd, Bungay	Proposed installation of 680 squared concrete hardstanding	25.01.2022
-----------------------	--------------------------------------	--	------------

DON – had concerns regarding run off from the application should be addressed. Echoed by JH and GH.

Propose to accept this application but consideration should be given to flood mitigation to manage any runoff from the proposal. Proposed by GH, seconded by MA. All in favour.

For	6
Against	0
Abstain	0

Late applications not on the published agenda

BA/2021/0514/LBC	45 Bridge Street, Bungay	Replace 5 windows and door on front elevation	27.01.2022
-------------------------	-----------------------------	---	------------

Signed by Chair

Date 10.2.22



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



GH has reviewed the plans; the replacement is like for like, no concerns.

Proposed accept this application. Proposed by GH, seconded by FB. All in favour.

For	6
Against	0
Abstain	0

DC/21/5653/FUL	1 Laburnham Road, Bungay	Install Viessman 24 tube solar thermal collector on flat roof at the rear of the house. This is a first floor flat roof and the solar thermal panel will not be visible from ground level.	31.01.2022
-----------------------	-----------------------------	--	------------

Proposal to accept application. Proposed by JH. Seconded by FB. All in favour.

For	6
Against	0
Abstain	0

DC/21/5682/FUL	7 Wharton Street, Bungay	Amendments/replacement windows and doors, new porch and sun canopy and removal of steps	31.01.2022
-----------------------	-----------------------------	---	------------

Concerned that wood was being replaced with UPC windows. Noted that the building was modern but as the property was in the conservation area should the windows be replaced like for like.

Proposal to approve but would suggest that the replacement should be wood rather than PVC as modern building is in a conservation area. Proposed by KL, seconded by MA. All in favour.

For	6
Against	0
Abstain	0

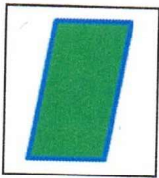
DC/21/5685/VOC	5 Flixton Road, Bungay	Variation of Condition No.2 of DC/21/3620/FUL - Replacement/extension of current outbuilding to create a home office as well as replacement windows on the main dwelling as described in D&A statement - Amended scheme	31.02.2022
-----------------------	---------------------------	---	------------

Signed by Chair *KRLody*

Date *10.2.22*



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



Noted comment from previous application which still stands; no further comments to add to revised plan.

Proposed to accept the revision with no further comments to those made against DC/21/3620/FUL. Proposed by MA, seconded by JH. All in favour.

For	6
Against	0
Abstain	0

DC/22/0050/TCA	14 Bridge Street. Bungay	Tree works. Level T1, T2, T3 and T4	01.02.2022
-----------------------	-----------------------------	-------------------------------------	------------

Doesn't appear to be TPO's on the trees named in the application

Proposal that this application is approved. Proposed by GH, seconded by MA. All in favour.

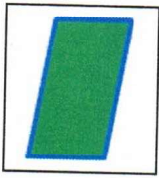
For	6
Against	0
Abstain	0

Signed by Chair *KRLodge*

Date *10.2.22*



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



PE&H-06-13/01/2022
Planning Decisions

BA/2021/0392/FUL	Unit 2, The Silo, Pirnhow Street, Ditchingham	Change of use from loading bay to unit serving food and drink (Class E)	Approved subject to conditions.
DC/21/5466/TCA	Willow Fen, Castle Lane, Bungay	Prune Crab apple tree as per best practice	No objections
Noted.			

PE&H-07-13/01/2022
The Sizewell C Project
 Councillors noted.

PE&H-08-13/01/2022
Bungay Town Signs

This sign is owned by Suffolk Highways: approach should be made for them to repair or replace the sign.

Clerk to write to Suffolk County Council. To let them know that the Town Council would like to replace this sign.

Proposed by KL, seconded by GH. All in favour.

PE&H-09-13/01/2022
SID siting schedule.

KL – informed the committee of the schedule for 2021.

DON – when deciding new locations consideration needs be made for the effort to move the SIDs, also the data required and the deterrent the SID's offer to speeding. Listed some potential areas for locations.

KL to send his updated list for siting of the SID's for 2022 to the Deputy Clerk.

PE&H-10-13/01/2022
Vandalism on Annis Hill Access path.

KL concerned that this is a serious incident. Malicious damage by unknown persons to the works completed by the volunteers. Also, concerned that water is overflowing from a tank in a neighbouring garden onto and down this pathway.

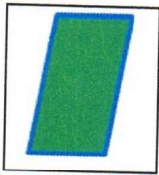
Request that the Annis Hill Group inform partners.

Signed by Chair *KRhodge*

Date *10.2.22*



BUNGAY TOWN COUNCIL
Planning, Environment & Highways Committee



KL felt that this incident should be reported to the police or at least the local Community Engagement Officer. Request Deputy Clerk to log the incident on the report-it tool in the first instance then follow up with the local PCSO.

It was agreed that we should seek clarification of the boundary of the footpath on the left-hand side going up from SCC. KL agreed to draft a letter for the Clerk to forward.

GH felt that the boundaries of the access should be re-established with Norfolk County Council.

PE&H-11-13/01/2022

Correspondence

KL suggested that the residents should be responded to and thanked for their correspondence.

Inform them that the Council will be installing the SID on Chaucer Street. Mention that Suffolk County Council are currently reviewing the lorry route through Suffolk as a whole. Request that permission is asked to forward on the correspondence to the County Councillors and Suffolk highways.

Should try to identify photographic evidence for issues raised to support claims.

It should be noted that Bungay Town Council sympathises but has no power over highways issues.

PE&H-12-13/01/2022

Date of next meeting: 10th February 2021

Meeting closed at 20:35

W Alcock

Wendy Alcock – Town Clerk

Bungay Town Council

Town Hall, 1a, Broad Street, Bungay NR35 1EE

clerk@bungaytowncouncil.gov.uk

Signed by Chair *K R Lody*

Date *10, 2, 22*