

## BRANDON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on  
Monday 4<sup>th</sup> March 2024 at Old School House, Market Hill, Brandon  
at 12.00pm

**Present:** Cllr G Brocklehurst (Chair), Cllr P Gorringe, Cllr H Kostecki, Cllr V Lukaniuk

**1. APOLOGIES FOR ABSENCE**

Cllr P Wittam – apologies received.

**2. DECLARATIONS OF INTEREST**

None.

**3. TO RECEIVE, CONFIRM AND SIGN MINUTES** of Planning Committee Meeting  
of 5th February 2024.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr P Gorringe

Resolution Record No: **BTCP/173/05/Mar/24**

**CARRIED:** Unanimous

THE PLANNING COMMITTEE RESOLVES THAT THE MINUTES OF THE  
PLANNING COMMITTEE MEETING OF MONDAY 5<sup>TH</sup> FEBRUARY 2024 BE  
APPROVED.

**4. PUBLIC PARTICIPATION**

Three members of the public were present. A member of the public spoke to voice their strong objection to planning application DC/23/1757/FUL, Bridge Hotel, 79 High Street Brandon. The member of public was very concerned about the applicants previous disregard and contravention of planning regulations. They also voiced their concerns over loss of privacy and the fact that it is a conservation area and how the area was cleared prior to the ecological and geological surveys. They were very concerned about their loss of privacy if a 12 x 8 x 3m high building is to be installed. The member of the public estimated it would occupy an area of 50m<sup>2</sup> without the decking. They also stated that it appears the trenches and services for this building have been in place since September 2023 without permission.

Another resident also raised concerns regarding the same application. They were concerned about the loss of privacy, the multi coloured flashing lights that have been installed and headlights from cars using the access route. They also raised concerns about the number of people that would be using the site as the building was so large and not the size of glamping pods that they had seen. They further raised concerns that in relation to the size of the building that they are hoping to install the plot is actually very small.

Signed.....

As District Councillor for the central ward, Cllr Savage absolutely supported the comments made by the members of the public and stated that she struggles to understand what they have done in a conservation area and does not support the planning application.

Cllr Lukaniuk commented and thanked the public for their presentations. He further commented that a glamping pod may not be appropriate but the decision would be made by West Suffolk Council and further stated that people had always been able to look into the gardens opposite the hotel due to where they are situated. A member of the public commented that the overlooking would be different as it could be consistent rather than just passing by.

## 5. PLANNING MATTERS

### 5.1 LIST OF APPLICATIONS FROM: 5/2/24 TO: 4/3/24

#### **DC/24/0175/HH**

Planning Application – 52 Edmund Road, Brandon

Single storey rear extension following demolition of existing conservatory.

Cllr Lukaniuk commented that there were no objections on the portal this morning and he supports the planning application. A vote ensued.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr H Kostecki

Resolution Record No: **BTCP/174/04/Mar/24**

**CARRIED:** Unanimous – **SUPPORT**

#### **DC/23/1757/FUL**

Planning Application – Bridge Hotel, 79 High Street, Brandon

One glamping pod with covered decking for overnight guest use, associated footpaths, permeable track, parking and turning area.

Cllr Kostecki stated that we are just advisors but he was against the application as they seem to have just disregarded all planning regulations. Cllr Gorringe stated that it does not seem to be in the interests of Brandon. Cllr Brocklehurst commented that he was concerned about the previous contravention of planning regulations and the size of the pod and that fact neighbours are concerned about their loss of privacy and that it is a conversation area. He also voiced his concerns of the scale of the drawings as they seem to have made the size of the pod fit the area better than it might. He further commented that there seems to be a constant disregard of the rules and a disregard to wildlife habitats. Cllr Lukaniuk commented that he has a problem with the proportional size of the development and the current state of the site and that he is minded to vote against the application. A vote took place to object to the planning application.

**Proposer:** Cllr P Gorringe

**Seconder:** Cllr H Kostecki

Resolution Record No: **BTCP/175/04/Mar/24**

**FAILED:** Unanimous – **OBJECT**

Signed.....

**DC/24/0264/TCA**

Planning Application – The Maltings, Riverside Way, Brandon  
One Sycamore cut back branch to give up to three metre clearance of building. Two Hornbeam overall crown reduction by up to three metres. Fell three Junipers. Cllr Lukaniuk commented that the sycamore needs cutting back and he has no objections to the planning application. Cllr Kostecki commented that trees can help with flooding and we should leave the final decision to the Tree Officer. A vote then ensued.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr P Gorringe

Resolution Record No: **BTCP/176/04/Mar/24**

**CARRIED:** Unanimous – **SUPPORT**

**DC/24/0269/FUL**

Planning Application – Land adjacent The Bungalow, Gas House Drove, Brandon  
One dwelling and pedestrian access.

Cllr Brocklehurst stated that the planning application seemed ok as there were similar developments in the area. Cllr Lukaniuk stated that there were no objections on the portal and he likes the artists impression and thinks it will enhance the area. He further commented he supported the application and hopes the planning application goes through. Cllr Kostecki commented that something had been allowed further down Gas House Drove. A vote ensued.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr H Kostecki

Resolution Record No: **BTCP/177/04/Mar/24**

**CARRIED:** Unanimous – **SUPPORT**

**5.2 ANY APPLICATION RECEIVED AFTER THE AGENDA WAS PRODUCED**

None.

**6. CORRESPONDENCE**

None.

**7. ANY OTHER BUSINESS – AT THE DISCRETION OF THE CHAIR**

None.

The meeting closed at 12.40pm

Signed.....