

BRANDON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on
Monday 4th December 2023 at Old School House, Market Hill, Brandon
at 12.00pm

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

1. APOLOGIES FOR ABSENCE

Cllr T Nolan – Absent. Cllr P Wittam – Apologies received.

2. DECLARATIONS OF INTEREST

None.

3. TO RECEIVE, CONFIRM AND SIGN MINUTES of Planning Committee Meeting
of 6th November 2023.

Proposer: Cllr V Lukaniuk

Secunder: Cllr H Kostecki

Resolution Record No: **BTCP/115/04/Dec/23**

CARRIED: Unanimous

THE PLANNING COMMITTEE RESOLVES THAT THE MINUTES OF THE
PLANNING COMMITTEE MEETING OF MONDAY 6TH NOVEMBER 2023 BE
APPROVED.

4. PUBLIC PARTICIPATION

None.

5. PLANNING MATTERS

5.1 LIST OF APPLICATIONS FROM: 6/11/23 TO: 4/12/23

DC/22/1297/FUL

Re-consultation – Old Library Site, Bury Road, Brandon

8 dwellings and 12 apartments. Associated parking and landscaping as amended by
plans received on 2nd November 2023.

Cllr Brocklehurst commented that the biggest consideration is that the exit/entrance
road is on a bend. Cllr Lukaniuk commented that initially they wanted to build thirty-
three houses but after working with West Suffolk Council this is now down to twenty
and includes some affordable housing. Additionally, Cllr Lukaniuk noted there had not
been any complaints. Cllr Kostecki was also concerned about the exit/entrance as Bury
Road can get very congested. There was a general discussion. Cllr Brocklehurst
wondered if it would enable the speed to be reduced to 20mph in Bury Road.

Signed.....

Cllr Lukaniuk said he was happy to support the application if the exit/entrance road was widened. The other Councillors agreed with him on this point. A vote ensued.

Proposer: Cllr V Lukaniuk

Seconder: Cllr H Kostecki

Resolution Record No: **BTCP/116/04/Dec/23**

CARRIED: Unanimous – **SUPPORT**

DC/23/1760/HH

Planning Application – 250B London Road, Brandon

Single storey rear extension. Conversion of garage to habitable space. Render to exterior.

Cllr Brocklehurst commented that Suffolk Highways have stipulated that there should be sufficient parking. Cllr Lukaniuk stated that he supports the application.

A vote took place.

Proposer: Cllr V Lukaniuk

Seconder: Cllr G Brocklehurst

Resolution Record No: **BTCP/117/04/Dec/23**

CARRIED: Unanimous – **SUPPORT**

DC/23/1100/FUL

Re-consultation – 17 High Street, Brandon

Retention of rear pergola with retractable roof.

Cllr Lukaniuk stated that West Suffolk are considering a planning refusal due to Brandon Town Council objecting to the planning application and potential noise issues.

Cllr Brocklehurst commented that he had read the Environmental and Noise Reports.

Cllr Kostecki said he had heard that the premises would be open late with shisha bar and music. Cllr Lukaniuk commented that concerns had been raised about rainwater running off the roof onto a heritage wall within a conservation area as there is no gutter in place.

Cllr Brocklehurst stated that there didn't seem much difference between the amended and original plans. There was a general discussion and Cllr Lukaniuk summed up that we were unhappy about the application and the execution of it and there were further concerns the pergola had been erected over a drain. A vote then took place.

Proposer: Cllr G Brocklehurst

Seconder: Cllr H Kostecki

Resolution Record No: **BTCP/118/04/Dec/23**

FAILED: Unanimous – **OBJECT**

DC/23/1868/TPO

Planning Application – Sandeve, 14 Heron Avenue, Brandon

One Oak overall crown reduction by three metres, crown reduction to sides by two to three metres.

A general discussion took place but as it was felt that none of the Councillors were tree experts it should be left in the hands of the Tree Officer. A vote ensued.

Proposer: Cllr H Kostecki

Seconder: Cllr G Brocklehurst

Resolution Record No: **BTCP/119/04/Dec/23**

CARRIED: Unanimous – **SUPPORT**

Signed.....

DC/23/1890/ADV

Planning Application – 10-12 High Street, Brandon

One externally illuminated fascia sign. One externally illuminated hanging sign.

A general discussion ensued. Cllr Brocklehurst commented that the application seems to comply with the environmental report as there will be no light pollution and that it should be approved as there are already similar signs in the High Street and that they have applied in advance rather than retrospectively. A vote then ensued.

Proposer: Cllr G Brocklehurst

Seconder: Cllr V Lukaniuk

Resolution Record No: **BTCP/120/04/Dec/23**

CARRIED: Unanimous – **SUPPORT**

5.2 ANY APPLICATION RECEIVED AFTER THE AGENDA WAS PRODUCED

None.

6. CORRESPONDENCE

Appeal Decision – 4-6 Market Hill, Brandon – Appeal dismissed – information received.
West Suffolk Council – re planning Application - former Plough at Icklingham – information received.

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

Cllr Brocklehurst stated he had been approached by two residents who would like to be able to watch the planning meetings and asked if there were any plans to livestream the meetings or record it and put it on our website to be able to view. Cllr Lukaniuk commented that it is sufficient to just minute the meetings. After a brief discussion it was decided not to livestream or record the planning meetings due to extra costs buying equipment and the minutes already being accessible.

The meeting closed at 12.40pm

Signed.....