



BRANDON
TOWN COUNCIL

FULL COUNCIL MEETING OF BRANDON TOWN COUNCIL

OLD SCHOOL HOUSE BRANDON

MONDAY 9TH FEBRUARY 2026 7.00 P.M.

Present: Councillors: Wittam (Chair), Bland, Brocklehurst, Challiss, Gorringe, Kostecki, Lukaniuk, Palmer, Pinnell, Savage, Watts. Clerk: Cunnell,
Minute Taker: Prior

MINUTES

25/198	Apologies for Absence Apologies received from Cllr J Hughes, Cllr N Siebert, Cllr S Skinner.
25/199	Declarations of Interest and requests for Dispensations None.
25/200	To receive a report from Sqn Ldr Eaton – RAF Lakenheath Received and noted.
25/201	Minutes of Previous Meetings Cllr Challiss proposed and Cllr Watts seconded to agree and sign the minutes from the Full Council Meeting on 12th January 2026. RESOLVED
25/202	Chairmans Report The Chairman reported:- <ul style="list-style-type: none">• Praised Town Keepers for their sterling work in the Orchard.• Brandon Commission Report has now been published.• Attended Holocaust Day. Cllr Brocklehurst and Cllr Lukaniuk also attended on behalf of Brandon Town Council.• Charity Concert at The Apex in Bury St Edmunds is coming up and charity dinner at the college. Invitations will be sent out.
25/203	Public Participation Time The meeting was adjourned. A member of the public asked, regarding the new cemetery planning application, if a new decision date had been made. The Clerk informed the member of public that the original planning application was still being progressed.

	Meeting re-opened.
25/204	<p>Reports from County and District Councillors</p> <p>Cllr Lukaniuk as County Councillor reported:-</p> <ul style="list-style-type: none"> • Highways inundated with pot hole reports and are behind. • Collapsed drain covers have been reported as pot holes – report as a collapsed drain and it will be escalated up the list. • Communication received from the Portfolio Holder from Highways – they will be engaging more closely with Town Councils so they are better equipped to respond to concerns from residents. • Objected to the cancellation of the County Elections. • District and Town Councillors may get an extra year – five years instead of four. <p>Cllr Lukaniuk as District Councillor reported:-</p> <ul style="list-style-type: none"> • Attended BRPF meeting – impressed with new website – raised query regarding website links. <p>Cllr Wittam as District Councillor reported:-</p> <ul style="list-style-type: none"> • Soon be voting on 2026/27 budget for West Suffolk Council. • Cake sale for Charity at West Suffolk House.
25/205	<p>Reports from Town Councillors</p> <p>Cllr Watts reported she has been reporting dangerous pot holes on Thetford Road.</p> <p>Cllr Pinnell reported:-</p> <ul style="list-style-type: none"> • Attended Breckland School for a Dragons Den event. • Speed Indicator Devices– spoken to Suffolk County Council. They are on hold as they have to put in an order to remove the one not working on Rattlers Road before installing the new ones. • Discussed with community bus operator to change route. New proposed route will include all estates, the industrial estate, St Benedicts Road and hopefully on a Tuesday morning to the Harvest Centre for people to be able to collect food parcels. Awaiting date for start date. More bus stops are also needed. • Regarding number 86 bus, Coach Services are supportive of a later service. Money is available and will be decided where going in March. <p>Cllr Jools commented on a subsidised fare for people travelling to the Harvest Centre.</p> <p>Cllr Brocklehurst reported:-</p> <ul style="list-style-type: none"> • Had a meeting with MarketPlace Arts regarding the Light up the Town project, taking place at St Peters Church on 6th and 7th March and the mural unveiling on March 6th at 5pm. Everyone is invited. • Radio Suffolk will be broadcasting live from Centre Café from 6am – 10am on 17th February. They are visiting five towns in Suffolk.

	<p>Cllr Bland reported:-</p> <ul style="list-style-type: none"> • First mosaic has been completed and dropped off to Brandon Country Park. Had a meeting with the head ranger and a position has been decided. Will inform everyone once it has gone up. • Put in a bid to get the bus stops improved. Bus stop flags and timetable cases have been ordered and will be installed in due course. • Capital funding from DFT been confirmed and are confident they will get funding for bus stop improvements in Brandon. • Regarding the Brandon Commission Report, it highlights two key areas, one being the riverside. Have put a project forward to BLP for improving that area of the river, including clearing the river, getting the lock functioning and environmental and ecological restoration along riverbanks such as planting native species and heathland to create a highway for wildlife. This will blend well with the slipway reinstatement. • With the help of Cllr Savage and the landowners, a holding objection to the right of way application to change pathway along the river into a bridleway has been lodged. This would then become a popular leisure and eco-tourism destination.
25/206	<p>Planning Applications to Consider To discuss and agree the Town Council decisions on each of the applications below to be submitted to West Suffolk Council Planning.</p> <p>DC/26/0030/VAR – 165 Thetford Road, Brandon - Consultation https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T8JV8NPD0FJ00</p> <p>Cllr Wittam gave an overview of the planning application. The following points were then made on application DC/26/0030/VAR:-</p> <ul style="list-style-type: none"> • Minor works. • Straight forward extension. • No complaints from neighbours. • Will enhance property. <p>Cllr Lukaniuk proposed and Cllr Wittam seconded, to support the application. RESOLVED</p> <p>DC/26/2049/HH – 57 London Road, Brandon - Consultation https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T81KL4PDHK900</p> <p>Cllr Wittam gave an overview of the planning application. The following points were then made on application DC/26/2049/TPO:-</p> <ul style="list-style-type: none"> • Properties either side have dropped kerbs. • Not sure Highways may not allow due to visibility splay. • Would get car off road. <p>Cllr Wittam proposed and Cllr Lukaniuk seconded, to support the application. RESOLVED</p>

	<p>DC/25/0082/TPO – 19 Bracken Rise, Brandon – Tree https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T95UV4PDI0600 Cllr Wittam gave an overview of the planning application. The following points were then made on application DC/25/0082/TPO:-</p> <ul style="list-style-type: none"> • Will be looked at by the tree officer. • Original application was to fell. <p>Cllr Lukaniuk proposed and Cllr Savage seconded, to support the application. RESOLVED</p> <p>DC/25/0083/TPO – 19 Bracken Rise, Brandon – Tree https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T95UVEPDI0800 Cllr Wittam gave an overview of the planning application. The following points were then made on application DC/25/0083/TPO:-</p> <ul style="list-style-type: none"> • Will be looked at by the tree officer. <p>Cllr Lukaniuk proposed and Cllr Savage seconded, to support the application. RESOLVED</p> <p>DC/25/1836/HH – 25 Queens Road, Brandon – Re-consultation https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5VQAZPDMF00 Cllr Wittam gave an overview of the planning application. The following points were then made on application DC/25/1836/HH:-</p> <ul style="list-style-type: none"> • No complaints from neighbours. <p>Cllr Lukaniuk proposed and Cllr Wittam seconded, to support the application. RESOLVED</p>
25/207	<p>Late Planning Applications Received after Agenda was Published To receive, if required. Decision required: To discuss and agree the Town Council decision on any planning applications received after the agenda was published.</p> <p>DC/26/0141/HH – 8 Princes Close, Brandon – Consultation https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T9MU11PDI9300 Cllr Bland gave an overview of the planning application. No comments were made on application DC/25/0083/TPO. Cllr Bland proposed and Cllr Lukaniuk seconded, to support the application. RESOLVED</p> <p><u>Planning Variances</u> The Clerk explained what planning variances were and how we would report on them each month if any arise.</p> <p>This month there were no planning variances to discuss.</p>

25/208	<p>New Cemetery Report</p> <p>The Clerk gave the following report:-</p> <p>In the previous report it was mentioned that additional Ecology conditions could be expected and this is the case.</p> <p>The contractor wrote to me, the chair and vice chair to explain the following:-</p> <p>There is a 10% BNG requirement for all planning applications under the Environment Act 2021.</p> <p>If the necessary BNG improvements were included in the application site there was a chance this would remove the need for a legal requirement to secure a net gain.</p> <p>However, the increase within the area cannot be brought below 0.58 BNG units and West Suffolk Council stated any change in excess of 0.50 BNG units must be secured under a legal agreement, as it is considered a significant change.</p> <p>The ecologist confirmed it would not be possible to accomplish this as, to stay at 0.5 BU, 0.35ha of grassland would need to be enhanced to the north, and 35 trees planted, to satisfy the trading rules, but would result in a 0.58 BNG unit increase. Additionally, the areas would not accommodate this number of trees whilst maintaining enhanced grassland in a good condition and that a post intervention habitat in good condition and tree planting was likely to be considered significant.</p> <p>The WSC planning officer has confirmed last week that the net increase is over 0.5BU and that this is considered significant and requires an S106 agreement and require 30 years monitoring via HMMP (Habitat monitoring & management plan).</p> <p>The lowest possible cost per year for monitoring is £ 7475.71 and this does not include Planning Obligations Officers fees.</p> <p>There will also be costs for the S106 agreement of approximately £2000 and our solicitors fees.</p> <p>In order for the planning application to progress, the S106 arrangement has to be set up. We have the funding and this can proceed as part of the process. The HMMP does not normally start until the development is complete.</p> <p>Before the next meeting I may then be able to acquire actual monitoring costs and the forecasted cost to the council over 30 years.</p> <p>Once we have the agreement the preconditions can be issued and these can all be costed and presented to the council so decisions can be made about the funding of both the preconditions and the monitoring.</p> <p>A discussion then took place on costs and how to fund the new cemetery. The current costs are the costs of the S106 and solicitors fees, which will be approximately £4000 to £5000.</p>
25/209	<p>Accounts</p> <p>Cllr Wittam proposed and Cllr Bland seconded to approve and note payments made in January 2026.</p> <p>RESOLVED</p>

25/210	<p>Grant Applications A representative from St Nicholas Hospice Care gave an overview of why they are requesting funding. This was due to the expansion of wards and needing further catering equipment. Cllr Brocklehurst proposed and Cllr Savage seconded to grant £750 to St Nicholas Hospice. RESOLVED</p> <p>A representative from Brandon & District History Society gave an overview of why they have requested funding. This is due to helping with Heritage Week in September by having more folding display stands when displaying information during the Heritage week. Cllr Wittam proposed and Cllr Gorrington seconded to grant £250 to Brandon and District History Society. RESOLVED</p>
25/211	<p>Financial Update Received and noted:-</p> <ul style="list-style-type: none"> • Income & Expenditure Statement against budget for December 2025
25/212	<p>West Suffolk Affordable Housing Supplementary Planning Document To discuss Councils reply to the consultation. The Clerk explained that the information had been circulated and it was up to Council to make a response. The following was then discussed:-</p> <ul style="list-style-type: none"> • We need affordable housing. • We need infrastructure - doctors, dentists to accommodate more people in Brandon. • Not very relative to Brandon. <p>Cllr Wittam proposed and Cllr Gorrington seconded to reply and comment 'the Council decided not to comment.' RESOLVED</p>
25/213	<p>Postponing of Local Elections To gauge the overall feeling of the Council and discuss a response to our local M.P. regarding the postponing of local elections. The following was then discussed:-</p> <ul style="list-style-type: none"> • A Councillor has contacted Nick Timothy MP on the matter. • As a non- political council do not respond, but Councillors can respond individually. • Will find out the outcome in March. <p>Cllr Wittam proposed and Cllr Lukaniuk seconded that we do not comment. RESOLVED</p>
25/214	<p>TRO Survey To agree next steps regarding the TRO survey and public consultation. Cllr Bland explained:-</p> <ul style="list-style-type: none"> • His email is in response to Highways.

	<ul style="list-style-type: none"> • Need to wait and see response to comments of the Brandon Commission. Brandon Commission Reports states that Thetford sees an average daily flow of 200 HGV's and Brandon sees 600. • West Suffolk have reported a TRO needs to be explored <p>The following was then discussed:-</p> <ul style="list-style-type: none"> • No decisions will be made until devolution is resolved. • Continue with consultation as a lot of work has gone into it and residents are not happy. • Redact TRO consultation and share with West Suffolk Council. • Cllr Bland to send email adding Brandon Commission information to it. • Support Cllr Bland and his actions to respond to Suffolk Highways. • Council has previously worked hard on getting a partial HGV ban which was appealed. • Sent email to Norfolk County Council to see if they have, in line with conditions, asked for tonnage and amounts of vehicles, but have not received a response.
25/215	<p>Clerks Update The Clerk gave the following update:- The Brandon Commission report has been published, as has the West Suffolk Council response to it.</p> <p>The commission highlights that:</p> <ul style="list-style-type: none"> • There are opportunities such as redevelopment of the railway station area and that the natural environment may be successful in areas such as regenerative tourism and ecological research. • However, it also highlighted that significant homebuilding is not a realistic option, and they would not recommend legal routes in order to try and unlock this. Opportunities do exist within the settlement boundary with the redevelopment of existing buildings and sites. • The report has 52 recommendations for consideration across areas such as health, education and transport and within the WSC reply they have focussed on 8 main recommendations in the short term. • A budget of 100k has been allocated to support deliverable projects to and to lever match funding. This includes setting up of an advisory better Brandon Group to assist West Suffolk Council. <p>Clerk had a meeting with West Suffolk Council this morning and officers are now doing the groundwork which will result in a meeting with Councillors and the Clerk to discuss plans for moving forward.</p> <ul style="list-style-type: none"> • Attending the West Suffolk Parish and Town Forum tomorrow night. • Tomorrow at 9.30am – sound system demonstration – link has been sent to Councillors.

The meeting closed at 8.56 PM

Chairman

Date

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