

## BRANDON TOWN COUNCIL

Minutes of the Planning Committee Meeting held on  
Monday 4th July 2022 at Old School House, Market Hill, Brandon  
at 7.00pm

**Present:** Cllr B Brabbs (Chair), Cllr S Annear, Cllr L Atkins, Cllr V Lukaniuk,  
Cllr J Lloyd-Blackwell, Cllr N Vant, Mr G Cock – Town Clerk

**1. ELECTION OF THE CHAIRMAN**

Cllr Brabbs was nominated by Cllr Vant and seconded by Cllr Atkins. Cllr Brabbs was elected by a unanimous vote.

**2. APOLOGIES FOR ABSENCE**

Cllr D Moore – apologies accepted.

**3. DECLARATIONS OF INTEREST**

Cllr L Atkins - Pecuniary interest – re planning application DC/22/0971/FUL. Cllr Annear noted that a Councillor had written in support of one of the applications before the planning committee met and questioned whether this was deemed as predetermination.

**4. TO RECEIVE, CONFIRM AND SIGN MINUTES** of Planning Committee Meeting of 6th June 2022.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr N Vant

Resolution Record No: **BTCP/43/04/Jul/22**

**CARRIED:** By majority vote: 4 for, 2 unable to vote.

THE PLANNING COMMITTEE RESOLVES THAT THE MINUTES OF THE  
PLANNING COMMITTEE MEETING OF MONDAY 6TH JUNE 2022 BE APPROVED.

Cllr Lloyd-Blackwell stated that she had not received previous agendas. The Clerk stated he would ensure Cllr Lloyd-Blackwell would receive another copy of the meeting calendar.

**5. PUBLIC PARTICIPATION**

It was proposed by Cllr Brabbs that members of the public be invited to speak when the particular planning application comes before the Committee.

Signed.....

**6. PLANNING MATTERS**

Cllr Brabbs stated that he proposed to change the order of the applications and take 6.2 item 1 first before reverting to the list as stated.

**LIST OF APPLICATIONS FROM: 6/6/22 TO: 4/7/22**

**6.2 DC/22/0971/FUL**

Planning Application – 4-6 Market Hill, Brandon

First floor extension over existing bowling alley to provide motel bedrooms. Vehicular access from Stores Street.

The applicant stated that the building required approximately £46,000 worth of repairs. Internal works were already in place to accommodate structural changes for the additional units. The units would mainly be used by the homeless who did not require car parking spaces. He corrected the statement made on the application that this was not to be a motel. He further added that the majority of the additional structure would be hidden from Market Hill.

Cllr Vant asked how many units there were at present. The applicant replied that there were eleven units at present and the new structure would provide fourteen.

Cllr Vant also added that the people who would be taking advantage of these new units would not be able to afford new build properties. This was echoed by Cllr Lloyd-Blackwell. A vote ensued.

**Proposer:** Cllr V Lukaniuk

**Seconder:** Cllr J Lloyd-Blackwell

Resolution Record No: **BTCP/44/04/Jul/22**

**CARRIED:** By majority vote: 5 for, 1 not voting – **SUPPORT**

**6.1 DC/22/0898/HH**

Planning Application – 96 St Benedicts Road, Brandon

Single storey front and side extension.

Cllr Brabbs queried that the extension appeared to exceed the current building line.

Cllr Lukaniuk added this appeared to be a common occurrence on new estate type properties. A vote then ensued.

**Proposer:** Cllr N Vant

**Seconder:** Cllr L Atkins

Resolution Record No: **BTCP/45/04/Jul/22**

**CARRIED:** Unanimous - **SUPPORT**

**DC/22/0936/FUL**

Planning Application – 19 Flat High Street, Brandon

Single storey ground floor rear extension.

Cllr Annear questioned whether the extension will affect the tree as shown on the plan.

Cllr Lukaniuk answered this point by stating that it should not be a problem as it was not a tree with a tree preservation order. If it created a problem, it would be removed.

A vote ensued.

Signed.....

**Proposer:** Cllr V Lukaniuk  
**Seconder:** Cllr B Brabbs  
Resolution Record No: **BTCP/46/04/Jul/22**  
**CARRIED:** Unanimous - **SUPPORT**

**DC/22/0962/FUL**

Planning Application – 31 Elbourne House, Rear of High Street, Brandon  
Single storey extension to southern elevation and first floor extension above  
existing ground floor.

A general discussion ensued regarding this application. Cllr Lukaniuk stated that the owner of the properties at the front of this building had not objected. Cllr Lloyd-Blackwell added that she was concerned about the access through the passageway from the High Street. A vote was then taken.

**Proposer:** Cllr L Atkins  
**Seconder:** Cllr S Annear  
Resolution Record No: **BTCP/47/04/Jul/22**  
**CARRIED:** Unanimous - **SUPPORT**

**DC/22/1023/HH**

Planning Application – 81D London Road, Brandon  
Single storey side extension.

A general discussion regarding the exact location of this property clarified this to members of the committee. Cllr Lukaniuk stated that a previous application for this property had been turned down due to the roofline being too high. Cllr Brabbs suggested that Cllr Lukaniuk did not vote due to his email to West Suffolk supporting the application. Whilst he is entitled to comment as the ward Councillor it was suggested he did not vote. A vote took place.

**Proposer:** Cllr L Atkins  
**Seconder:** Cllr B Brabbs  
Resolution Record No: **BTCP/48/04/Jul/22**  
**CARRIED:** By majority vote: 5 for, 1 not voting - **SUPPORT**

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

**DC/22/1067/HH**

Planning Application – 26 Rowan Drive, Brandon  
Single storey rear extension.

Cllr Brabbs queried if this was not within the permitted development of the property. The general opinion of the committee was this was purely a conservatory. A vote ensued.

**Proposer:** Cllr V Lukaniuk  
**Seconder:** Cllr N Vant  
Resolution Record No: **BTCP/49/04/Jul/22**  
**CARRIED:** Unanimous - **SUPPORT**

Signed.....

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7. **CORRESPONDENCE**  
None.

8. **ANY OTHER BUSINESS – AT THE DISCRETION OF THE CHAIRMAN**  
None.

The meeting closed at 7.37pm

Signed.....