

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON 18TH DECEMBER 2023 COMMENCING AT 6.30 PM**

Committee members present: Mr N Bennett - in the chair.
Mr S Hall
Mrs J Osborne
Miss A Owen
Mr T Register

Officers in attendance: Mr C Griffin - Town Clerk
Mrs J Budd - Deputy Town Clerk

4 members of the Sudbury Society were also in attendance.

1. **Substitutes and Apologies**

Apologies had been received from Councillors Ms Carter, Mr Osborne, Mr Stohr and Mr Younger.

Councillor Mr Register was the substitute for Councillor Ms Carter. Councillor Mrs Osborne was the substitute for Councillor Mr Osborne.

Councillors Ms J Rawlinson was absent, but no apologies had been received.

2. **Declarations of Interest**

Councillors Miss Owen and Mr Register declared that they were Babergh District Councillors.

3. **Declarations of gifts and hospitality**

There were no declarations of gifts or hospitality.

4. **Requests for dispensation**

No requests for dispensation had been received.

5. **Minutes**

RESOLVED

That the minutes of the previous meeting held on the 4th December 2023 be confirmed as an accurate record and signed by the Chairman.

6. **Actions from previous minutes**

There were no actions to update members, however Councillor T Register gave an update on the bus enhancement bid:

- A bid had already been submitted by Lavenham Parish Council. This covers the main concerns of both Sudbury Town and Long Melford Parish Councils and has now been

supported by them. There is a possibility that Monks Eleigh Parish Council may also support this bid. The main issue to be addressed by the bid is that, by the time the college bus gets to Lavenham, it is full. More capacity is required in the morning.

The important thing is that the bid has been submitted and acknowledged by Suffolk County Council.

RESOLVED

That Councillor Register be thanked for the update.

7. Planning Applications

DC/23/00475 Proposal: Planning Application – Construction of a 3G football turf pitch (3G FTP) with associated 15-metre-high flood lighting, 4.5-metre-high fencing, hard standings, storage container and infrastructure.

Location: AFC Sudbury Mel group stadium, Brundon Lane, Sudbury. CO10 7HN.

RESOLVED – To recommend approval in principle for an artificial pitch on this site, but not before the following point had been addressed:

- That the potential environmental pollution from 'rubber crumb' infill be fully assessed to ensure that there was no additional cancer risk to either those playing on the pitch or through leakage into nearby waterways. It should be noted that the EU were considering a total ban on 3G pitches with 'rubber crumb' infill, and it would be more cost effective to use an environmentally safe alternative from the start rather than have to convert the pitch at a later date.

DC/23/05521 Proposal: Planning application – Installation of rear balcony areas to flats, amending planning permission DC/22/00979.

Location: Land adjacent to 34 Gaol Lane, Sudbury.

RESOLVED – To recommend approval.

DC/23/05711 Proposal: Application under S73 for removal or variation of a condition following grant of planning permission DC/23/01014 dated 02.06.23 Town and Country planning act 1990 – Construction of drive and dropped kerb – to vary condition 2 (approved plans and documents).

Location: 76 Melford Road, Sudbury. CO10 1JX

RESOLVED – To recommend approval.

8. Future development of Belle Vue House

Belle Vue House had been sold by Babergh District Council to a developer who had applied for planning permission to divide it into two family dwellings. This planning permission had been granted, but, unfortunately, the developer had decided not to take the project forward, but to put the house back for sale on the market.

Members of the Town Council and the Sudbury Society raised their concerns over what might now happen. It could be that a new buyer was found who was happy with the current plans, and who could commence development straight away. However, a new buyer might want to submit new or amended plans. Alternatively, if a new buyer was not found, the condition of the property could continue to deteriorate.

RESOLVED

That members were concerned about the future of Bell Vue House and would monitor progress with the proposed sale.

9. Enforcement of Business Signage

The Deputy Town Clerk advised members that Enforcement had acted quickly on the signage installed on a property at the bottom of Market Hill. The owner had been told to remove the 'opening soon' banner immediately and then make an application for Listed Building Consent for a more appropriate shop sign that was sympathetic to the character of the Listed Building (to replace the current 'Vapes and Sweets' shop sign). They have been made aware that internally illuminated signs are not permitted within a Conservation Area. It may take some time for the developer to compile an application and seek advice from the Council's Heritage Team and so they have until the end of January to submit an application or to remove the shop sign.

Betfred had been told to turn off their internally illuminated signage and it was reported that this had been done. The issues with Dough & Cough and the Vape Shop at the bottom of North Street were still ongoing.

An enforcement request had been submitted regarding the new 'Corals'. Concern was raised over the brightness of the TV screen in the window and also that there was no screening to stop people seeing in.

RESOLVED

That the Deputy Town Clerk be thanked for the update.

10. Parking Problems - Harp Close Road

Councillor Mrs Osborne explained the ongoing problems caused by cars parked on the corner at the top of Harp Close Road.

A few years ago, Suffolk County Council carried out a consultation with residents asking whether they would like double yellow lines all the way down Harp Close Road. At the time residents objected due to the lack of parking this would create, however it would now appear that double yellow lines are required around both sides of the junction at the top of Harp Close Road. These would not need to go down to far, just far enough to allow easier turning at the junction (The Highway Code Rule 243 states 'DO NOT stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space).

RESOLVED

That Sudbury Town Council support a request for double yellow lines to be installed for 10m on both sides of the junction between Harp Close Road and Acton Lane.

That the Town Council again request that Suffolk County Council investigates the possibility of Harp Close Road becoming a one-way road.

That County Councillor Mr Faircloth-Mutton be made aware of the Council's proposals.

11. Highways list

The following items to be added:

- That two of the Oak posts installed by the Town Council at the Croft (near to Beaconsfield Road) have been knocked over.

The meeting closed at 7.09pm

Signed
Chairman

DRAFT