

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 1ST JUNE 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Mr S Hall
Mr A Osborne
Mr T Register
Ms N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillors Ms J Carter and Mr A Stohr.

2. **DECLARATIONS OF INTEREST**

Councillors Mr A Osborne and Mr T 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 18th May 2026 be confirmed as an accurate record and signed by the Chairman.

6. **REVIEW OF ACTIONS FROM PREVIOUS MEETINGS**

Members raised concern about the way the road repair teams would fill in one pothole but leave a similar sized pothole nearby unrepaired. The Town Clerk explained that he had attended an online briefing by Suffolk Highways where this complaint had been discussed, as it was a common problem across Suffolk. The process followed by Suffolk Highways was to inspect reported faults in the road and assess them against their criteria for repair (over 40mm deep for a pothole). Each road repair team sets out with a list of potholes to repair that matches the quantity of repair material in their vehicle. If they were to repair an additional pothole that they found on route, they would be unable to complete the list of repairs scheduled for that day.

The Town Clerk encouraged members to continue to take detailed photographs of potholes and other road damage and send them through to him to upload onto the Suffolk Highways reporting tool.

7. **PLANNING APPLICATIONS**

DC/26/01949 **Proposal:** Application for Consent to Display Advertisements. To change existing face panels on the projecting sign to update logo. One side red with white logo; the other side white with black logo. No change to bracket or size and will remain non-illuminated
Location: Vodafone, 1A North Street, Sudbury, CO10 1RB
RESOLVED – To recommend approval

DC/25/03282 **Proposal:** Full Planning Application - Change of use of the former HSBC bank premises into a mixed-use development comprising three retail units, two flats, and a single dwelling.
Location: 43 - 45 Market Hill Sudbury Suffolk CO10 2ES
RESOLVED – To recommend approval subject to the same conditions as previously stated in September 2025 (sufficient provision of fire escapes, bin storage and cycle storage) and agreement from the heritage team on noise abatement measures to meet the concerns of the environmental protection team.

DC/26/01257 **Proposal:** Outline Planning Application (Access to be considered all other matters reserved) - Erection of 1no. self build single storey dwelling and associated outbuildings.
Location: Plot 2 Land North West of High Bank Cottage Melford Road Sudbury Suffolk CO10 1XU
RESOLVED – To recommend approval subject to the same conditions as previously stated in April 2026 (confirmation of the visibility splays onto the A131 and a safer pedestrian crossing on the A131).

DC/26/01930 **Proposal:** Full Planning Application - Demolition of existing building and erection of 13no. dwellings including landscaping, access and associated infrastructure.
Location: Land off Middleton Road Sudbury CO10 7LJ
RESOLVED – To recommend approval subject to the following conditions;

- **Provision of sustainable pedestrian access between this new estate and Ballingdon Street. This should be a 2m wide pathway along the Middleton Road on the south side from the new estate road as far as the steps next to No 78, then along the north side of Middleton Road, where there is an existing, but overgrown, pathway as far as the entrance to Kone Vale.**
- **Installation of new double yellow lines along the north side of Middleton Road from the entrance to Kone Vale to the entrance to the new estate.**
- **Installation of street lighting between the new estate and Ballingdon Street.**

- **Removal of permitted development rights from all the new properties in this proposed estate.**

- DC/26/01263 **Proposal:** Outline Planning Application (Access to be considered all other matters to be reserved) - Erection of 1no. self build dwelling single storey dwelling and associated outbuildings.
Location: Plot 1 Land North West of Highbank Cottage Melford Road Sudbury Suffolk CO10 1XU
RESOLVED – To recommend approval subject to the same conditions as previously stated in April 2026 (confirmation of the visibility splays onto the A131 and a safer pedestrian crossing on the A131).
- DC/26/02048 **Proposal:** Application under Section 73 of The Town and Country Planning Act 1990 - Variation of Condition 2 (Approved Plans and Documents) of Planning Permission DC/24/05461 dated: 19.03.2025 - Demolition of existing school buildings and redevelopment to provide a new educational teaching block, separate new sports hall block and Multi Use Games Area (MUGA), reconfiguration of car parking arrangements and outdoor playground areas, provision of new landscaping and all associated works.
Location: Ormiston Sudbury Academy Tudor Road Sudbury Suffolk CO10 1NW
RESOLVED – To recommend approval.
- DC/26/02132 **Proposal:** Application for Advertisement Consent - Provision of Projecting Sign, mounted above the front door of the Club.
Location: 54 Station Road Sudbury CO10 2SP
RESOLVED – To recommend approval.
- DC/26/01937 **Proposal:** Householder Application - Erection of rear single storey and first floor extensions.
Location: 35 New Street Sudbury Suffolk CO10 1JB
RESOLVED – To recommend approval.
- DC/26/02167 **Proposal:** Application for Listed Building Consent - Replacement and repair of internal doors that do not comply with Health & Safety and security procedures.
Location: 30 Market Hill Sudbury Suffolk CO10 2EN
RESOLVED – To recommend approval.
- DC/26/01841 **Proposal:** Application for Approval of Reserved Matters pursuant to Outline Permission B/15/01718 dated 29/03/2018 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Submission of details for Layout, Scale, Appearance and Landscaping, - Seeking approval for the construction of a two-storey primary school to provide one form of entry (210 pupils) and single storey

pre-school to provide 30 places together with sports pitches, vehicular access, car parking, pedestrian and cycle access, landscaping and associated development - see covering letter.

Location: Chilton Woods Mixed Development to North of Woodhall Business Park Sudbury Suffolk

RESOLVED – To recommend approval subject to the same conditions as previously stated in May 2026 (that the roads around the new school should have a 20mph speed limit).

DEVELOPMENT

8. TO DISCUSS THE BUS SERVICE TO WEST SUFFOLK HOSPITAL

A councillor raised her concern over the difficulty for bus passengers accessing West Suffolk Hospital from the current bus stop used by the No 42 and 43 Konect Bus services on Hardwick Lane. When dropped at this stop, passengers had a long and difficult uphill walk through the car park to reach the hospital about 100m away. This caused significant difficulties for less mobile patients and visitors. There was another bus stop just outside the hospital that could be used with only a short diversion, and this would reduce the walking distance to about 20m. Members agreed that this would be beneficial for many bus users visiting West Suffolk Hospital.

RESOLVED

That the Town Clerk write the following;

- **A letter to the secretary of the West Suffolk Hospital Trust asking for their support in getting the 42 and 43 Konect Bus services to move their stop to the one closest to the hospital entrance.**
- **A letter to Konect Bus Services asking them to engage with the Town Council on changing their stop to the one closest to the entrance to West Suffolk Hospital.**

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- A member said that he had been approached by a number of residents asking for a 20mph speed limit in Gainsborough Street. The Chair asked him to provide the written requests with the names and addresses of the residents concerned.
- Members requested that Konect Bus Services be invited to attend a future meeting to discuss their summer timetable.
- Members concerned about poor delivery of road repairs were encouraged to take this up with the county councillor concerned and ask them to bring pressure on the new county council members to increase resources for road repairs.

The meeting closed at 7:54pm.

Signed

 Chairman