

## SUDBURY TOWN COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF SUDBURY TOWN COUNCIL HELD IN THE TOWN HALL, SUDBURY, ON MONDAY 27<sup>TH</sup> JUNE 2022 AT 6.30PM

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Present:	Ms E Murphy, Mayor of Sudbury, in the CHAIR.	
	Mrs S Ayres	Mrs J Osborne
	Mr N Bennett	Miss A Owen
	Ms J Carter	Mr J Owen
	Mr S Hall	Mr T Regester
	Mr A Osborne	
	Mr C Griffin	Town Clerk
	Mrs J Budd	Deputy Town Clerk (Online)
	Mr P Faircloth-Mutton	County Councillor

The Mayor advised members of the death of former Town Councillor and Mayor, Mr Peter Goodchild. A minute's silence was held.

The Mayor advised members of the resignation of Councillor John Sayers, who had served on the Town, District and County Councils over a period of about 30 years and would be missed by everyone.

#### 1. APOLOGIES AND APPROVAL OF ABSENCES

**Apologies for absence had been received from Councillors Mrs Antill, Mr Cresswell and Mr Spivey.**

#### 2. DECLARATIONS OF INTEREST

Councillor Jan Osborne had asked the Babergh District Council (BDC) Monitoring Officer for advice on how the new Suffolk Code of Conduct would apply to her and Councillor Adrian Osborne in regard to Item 5 on the agenda which involved BDC plans for Sudbury.

The Monitoring Officer had replied:-

*"You will have to declare an Other Registrable Interest as you are members of Babergh District Council. The guidance then says:*

*6. Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your Other Registerable Interests, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.*

*It is up to your own judgment as to whether you have an interest and also whether the matter under discussion directly relates to that interest, however I would suggest that the Hamilton Road project does have a direct relation to the council's financial interests."*

Councillors Mrs Ayres, Mr Osborne and Mrs Osborne declared an Other Registrable Interest in item 5 and left the meeting. They did not return for item 6.

Councillor Miss Owen declared an Other Registrable Interest in that she was a Babergh District Councillor.

Councillor Ms Carter declared that she was a Suffolk County Councillor.

Councillors Mr Hall, Ms Murphy and Mr Register declared non-pecuniary interests in item 5.

3. DECLARATIONS OF GIFTS AND HOSPITALITY

**No declarations were received.**

4. REQUESTS FOR DISPENSATION

A request for Dispensation was received from Councillor Miss Owen. As a Babergh District Councillor she would like to speak and comment on item 5 but would not vote.

**The Town Clerk stated that he had granted a dispensation for Councillor Alison Owen to remain and speak on item 5 in accordance with Standing Order 13.**

5. WHAT'S NEXT FOR SUDBURY

Members noted that they had had a clear presentation from Babergh Council Officers at the previous full council meeting. Members agreed to discuss each proposal individually and to send their comments to Babergh District Council as Sudbury Town Council's official views.

Hamilton Road (see minute page 609)

**RESOLVED**

**That Sudbury Town Council strongly support the outline plans for the regeneration of the Hamilton Road Quarter.**

Scheme 1 – Great Eastern Road Roundabout (see minute page 612)

**RESOLVED**

**That Sudbury Town Council agree that the Great Eastern Road/Station Road junction needs to be improved, however members had concerns over the following areas and would like to see these addressed in the next set of plans;**

- **The lack of cycle paths.**
- **The lack of obvious pedestrian crossing points.**
- **Options for a bus stop outside the Kingfisher Leisure Centre, possibly using the north-western section of the car park.**
- **If extra provision for car parking is required to replace the lost spaces, the construction of a two-story car park at the railway station.**

Scheme 2 – Ingrams Well Road (see minute page 613)**RESOLVED**

That Sudbury Town Council would like to see the following concerns addressed for Ingrams Well Road.

- Confirmation that the road will be wide enough to allow cars to park safely.
- The inclusion of separate cycle paths in both directions.
- Although pleased to see a safe crossing at the junction with Newton Road, they are concerned over the lack of safe crossing at the junction with Cornard Road.

Scheme 3 – Girling Street Car Park (see minute page 614)**RESOLVED**

That Sudbury Town Council do not support the proposed changes to Girling Street Car Park. Members consider that the bus stop further up Girling Street towards the Aldi Store should be sufficient.

Scheme 4 – East Street (see minute page 615)**RESOLVED**

That Sudbury Town Council do not support the proposed changes to East Street. Members considered that this scheme was not compatible with deliveries to the Weavers Tap at the front of the property, which would cause the whole road to be blocked during the delivery.

Members would like to see alternative options for the bus stop to be located outside the Town Hall instead of in East Street.

Members would like to see HGVs banned from driving straight across the traffic lights on East Street and up the Waldingfield Road.

Scheme 5 – King Street (see minute page 616)**RESOLVED**

That Sudbury Town Council do not support the proposed changes to King Street (see note on the name below). Members considered that a coach stop was not required in this location and that it would be better to have only a bus stop outside the library.

**Note:** The correct name for this part of the road is 'Market Hill'. King Street appears to end at the new Westons Bakery in the old Winch and Blatch department store which is listed as 22 King Street, whilst the estate agent William H Brown next door is 23/24 Market Hill.

Market Hill (see minute page 617)

**RESOLVED**

**That Sudbury Town Council do not support any proposals that would remove all parking from Market Hill.**

**That Sudbury Town Council support option 2 for Market Hill.**

6. PHOTOCOPIER LEASE

The Leisure and Environment Committee recommended to the full council the approval of a new photocopier lease with Evolve at an estimated cost of £18,876 excluding VAT over five years. Note, the exact cost will depend on the amount of usage.

**RESOLVED**

**That, under the Power of the Local Government Act 1972, s.111, members approve a new five-year photocopier lease contract with Evolve at an estimated cost of £18,876 excluding VAT over five years.**

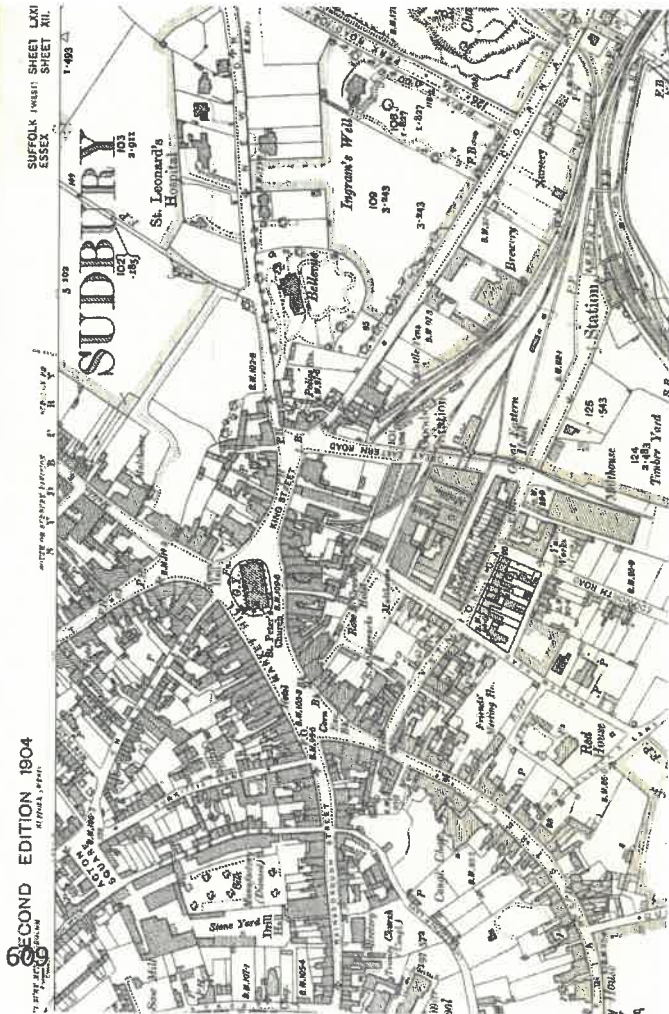
The business of the meeting concluded at 8.45pm.

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Chairman



Aerial view of the site as existing



Historic 1904 map showing original building uses on brownfield site



Locally listed - "should be preserved as a good example of a late victorian commercial office"



Unique ovolo corbeling detail



A repeat of the ovolo corbeling detail found on an adjacent restaurant



Historic photograph of the Great Eastern Road corner block



Fascadism of newly converted Great Eastern Road corner block



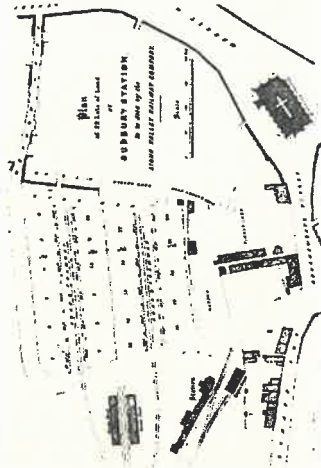
Existing service and parking use of the site



Existing block penetration



Aerial development massing sketches; existing, previous and proposed



Map of plot sale circa 1849



North Street frontage of Hamilton Road Quarter, Sudbury



East Street frontage of Hamilton Road Quarter, Sudbury

27<sup>th</sup> June 2022



**Residential Accommodation**

- Town houses (9)  
150m<sup>2</sup> x 9 = 1,350m<sup>2</sup>
- Flats 2b4p (27)  
80m<sup>2</sup> x 27 = 2,160m<sup>2</sup>
- Flats 1b2p (67)  
60m<sup>2</sup> x 67 = 4,020m<sup>2</sup>
- Total 8,150m<sup>2</sup> (94 + 9)**

**Commercial Accommodation**

- Shops, Restaurants and Community Centre 2,250m<sup>2</sup>
- Cinema 1,260m<sup>2</sup>
- Hotel 60 Bed = 2,000m<sup>2</sup>
- Total 5,510m<sup>2</sup>**



610



June 2022

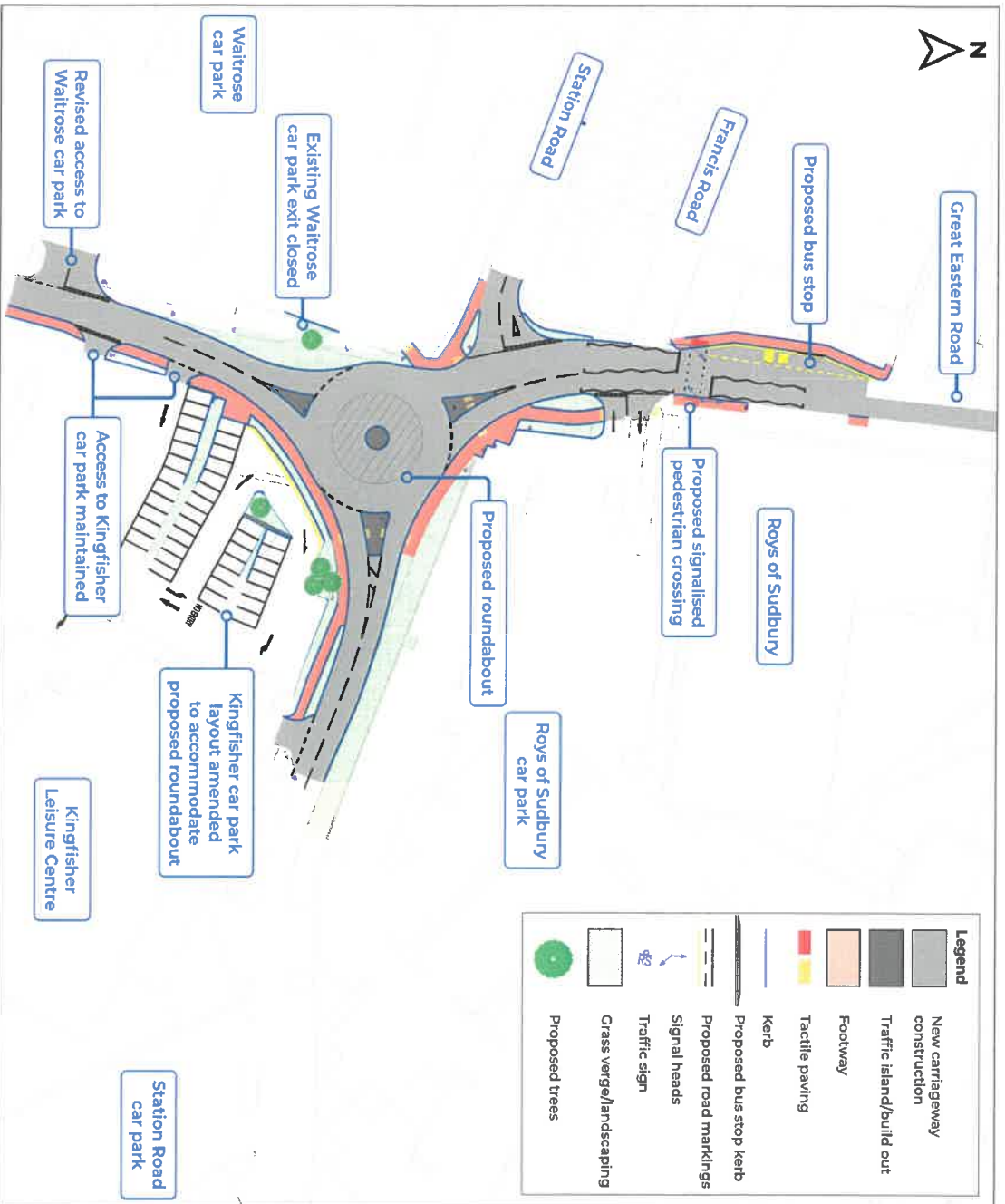


611

Aerial perspective development massing sketch this drawing is illustrative and seeks to show the separation of masses.

- 1 Everyman Theatre Hampstead - Integrated mass, brick pannels
- 2 Everyman Theatre Hampstead - Under-croft entrance
- 3 Cine 32 by Encore Heureux, South France - form expressed
- 4 The Arc, Bury St Edmunds - Commercial street interaction
- 5 The Arc, Bury St Edmunds - Vernacular form
- 6 The Arc, Bury St Edmunds - Residential flats over shops
- 7 Marmalade, Cambridge - Community/Innovation Centre
- 8 Marmalade, Cambridge - Housing and Materiality
- 9 Silchester Estate, London - Brickwork detailing, shadows and texture
- 10 McGrath Road, Peter Barber, London - Brickwork detailing, arch form
- 11 The Angel, Bury St Edmunds - 90 bed hotel - form and rhythm
- 12 Snape Maltings - Residential form, materiality and terraces
- 13 Parc André Citroën, Paris - Landscaped planting boundary
- 14 Jakarta Hotel, Amsterdam - Offsite pre-fabricated rooms/modular

**Scheme 1 – Great Eastern Road Roundabout Public Consultation Plan**



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**Sudbury Town Centre Improvements**

**Scheme Proposal**

The scheme includes a roundabout and new on-street bus stop with suitable pedestrian crossing facilities. The stop provides a near alternative to the existing bus station which is likely to be a popular destination with the planned regeneration. The roundabout is necessary to enable buses to turn around and head northbound towards the Belle Vue Roundabout and eastbound on Cornard Road preventing the need for services to the east from having to travel around the one-way system.

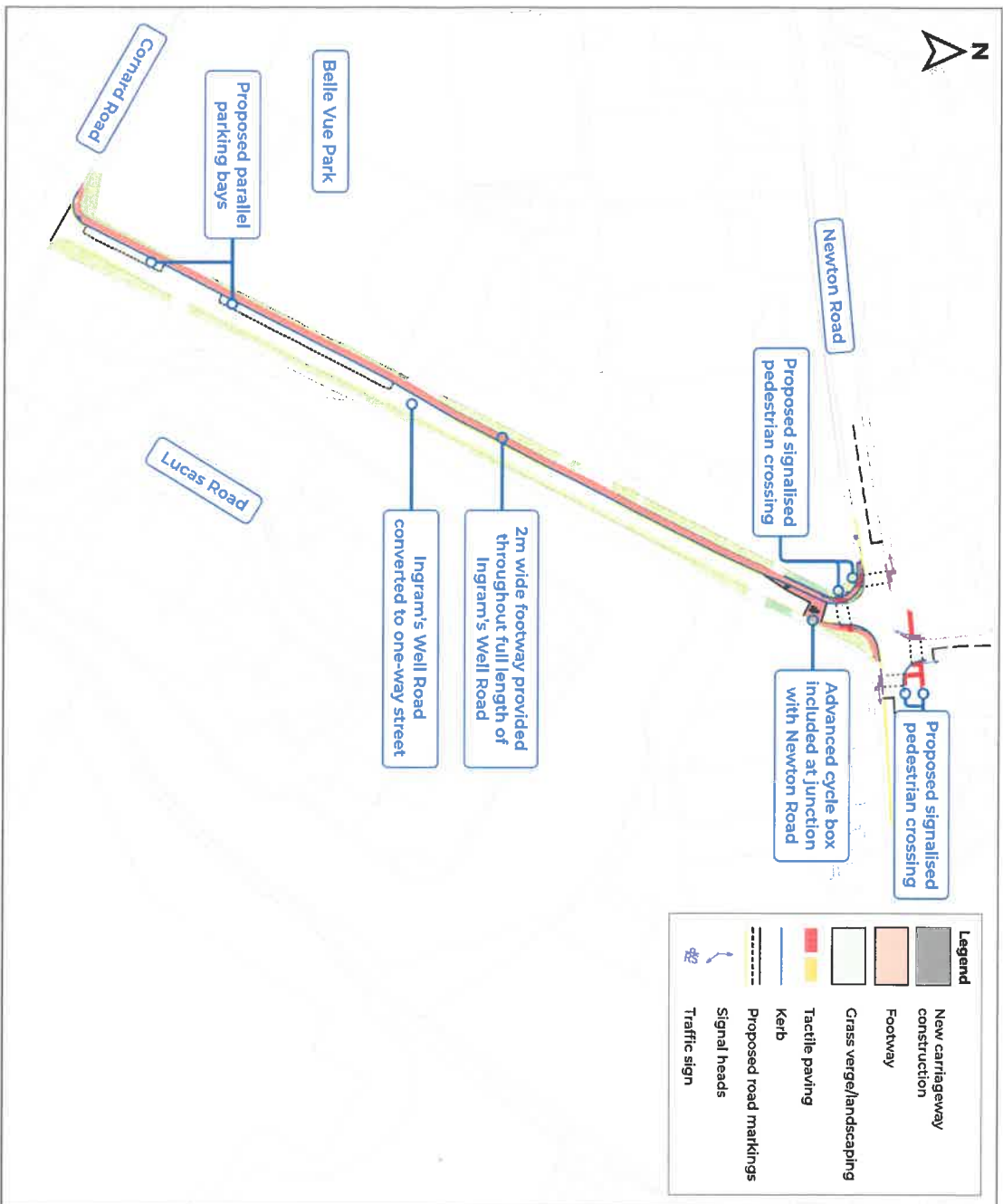


Station Road looking east towards Sudbury Train Station



Great Eastern Road looking north towards Belle Vue Roundabout





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**Scheme Proposal**

The existing layout and topography of the road is difficult for buses to navigate, deterring operators from using the route to the detriment of services heading east towards Colchester, Hadleigh and Ipswich. It is proposed that the junction of Ingram's Well Road / Newton Road / Chelsea Road is signalised to enable buses to safely exit onto Newton Road. In order to facilitate this movement, it is proposed that Ingram's Well Road becomes one-way northbound and that a cycle facility linking to Belle Vue Park is provided.

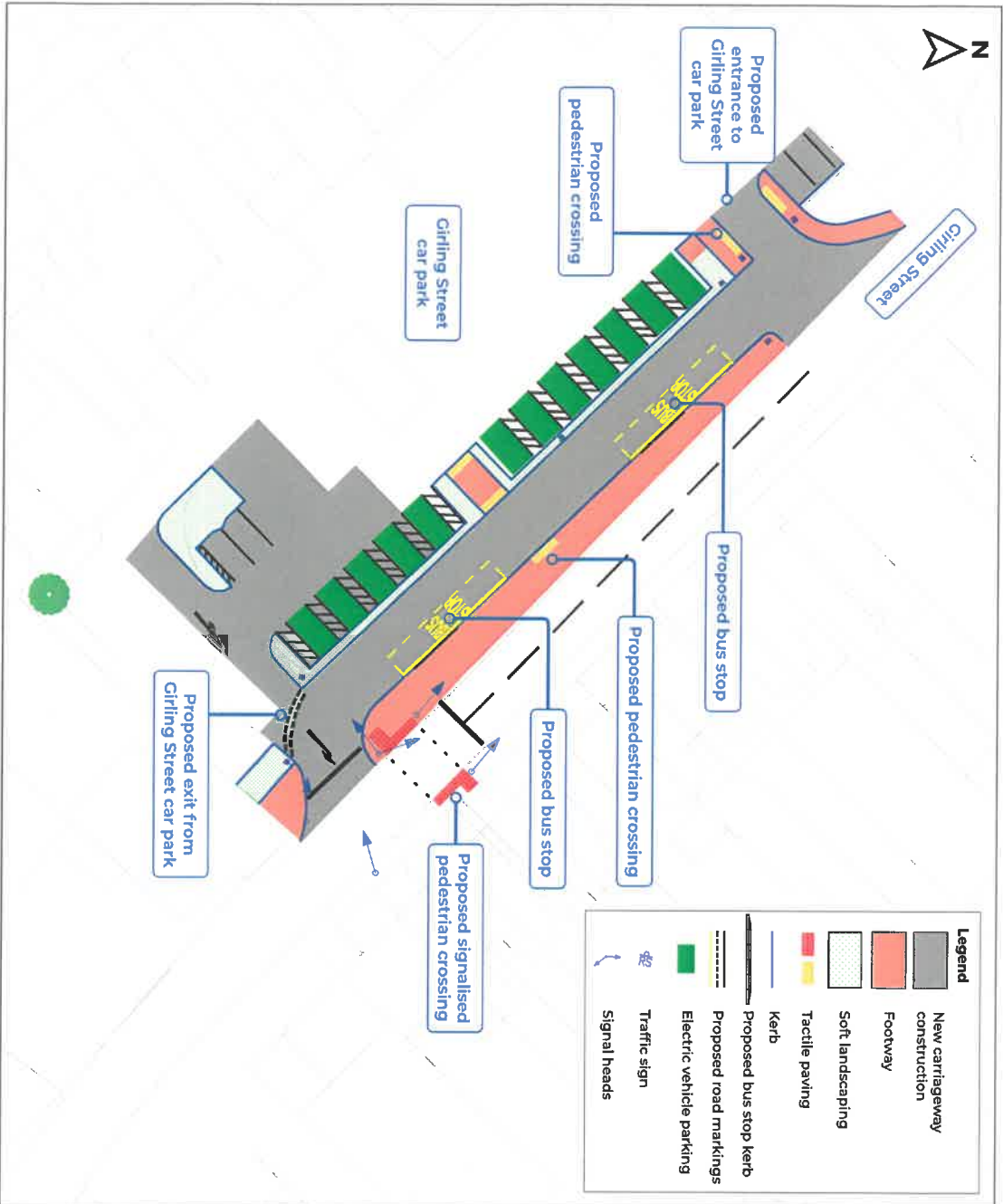


Ingram's Well Road looking south towards Cornard Road



Junction of Ingram's Well Road with Newton Road

# Scheme 3 – Girling Street Car Park Public Consultation Plan



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## Scheme Proposal

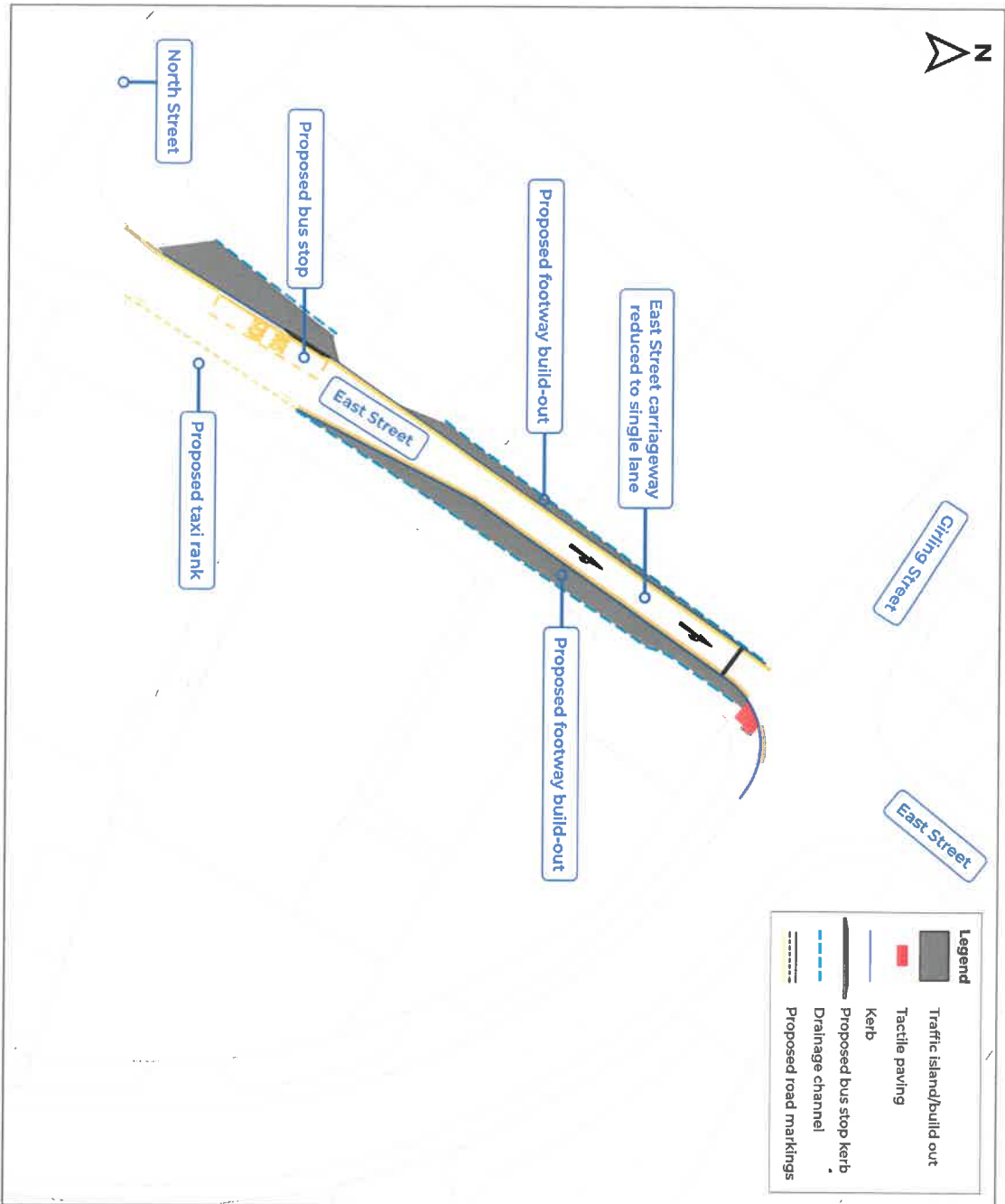
The scheme includes a change to the existing slip road into the Girling Street car park to accommodate two new bus stops. The location of the stops provides easy access to North Street and the town centre, and a new signalised pedestrian crossing is to be provided on Girling Street to improve pedestrian connectivity to retail and residential areas to the east.



Girling Street and Girling Street car park looking west



Entrance to Girling Street car park looking east



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**Scheme Proposal**

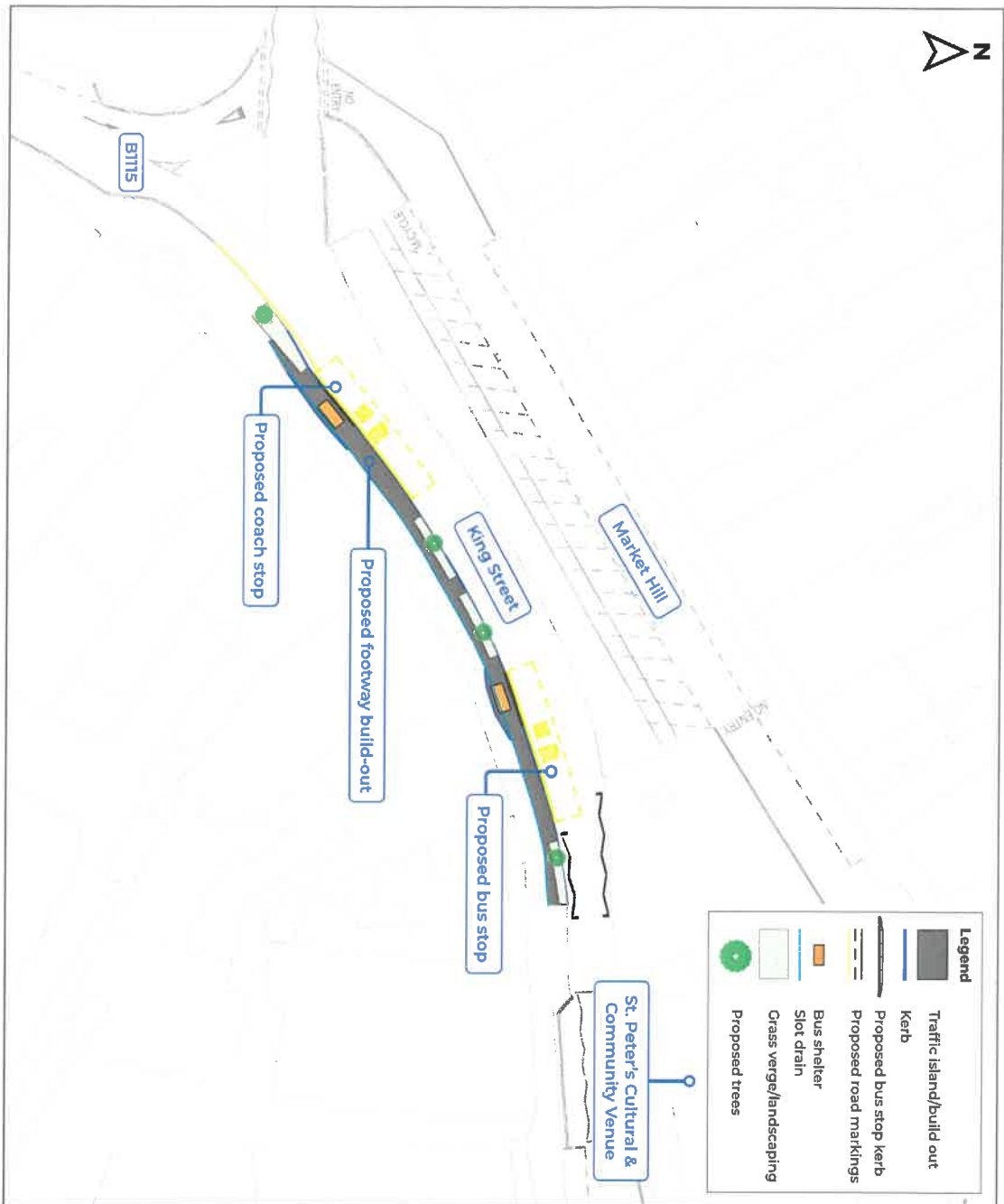
The existing layout of East Street on its approach to the Girling Street junction includes dedicated traffic lanes for vehicles continuing straight on East Street and for vehicles turning right onto Girling Street. The layout prohibits larger vehicles from turning right due to the turning circle required leading to encroachment into the left-hand lane. The proposed layout reduces the approach to a single lane for vehicles continuing straight and turning right to enable buses to turn right, therefore improving connectivity to eastbound routes.



Junction of East Street with Girling Street



East Street looking south towards North Street



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Sudbury Town Centre Improvements

**Scheme Proposal**

The scheme includes the provision of a bus stop and a coach stop on the southern side of King Street. In order to enable the delivery of these stops, it is proposed that the footway is widened to allow for suitable waiting facilities at each stop and to avoid obstructing pedestrians using the footway.



King St. looking east towards St. Peter's Cultural & Community Venue



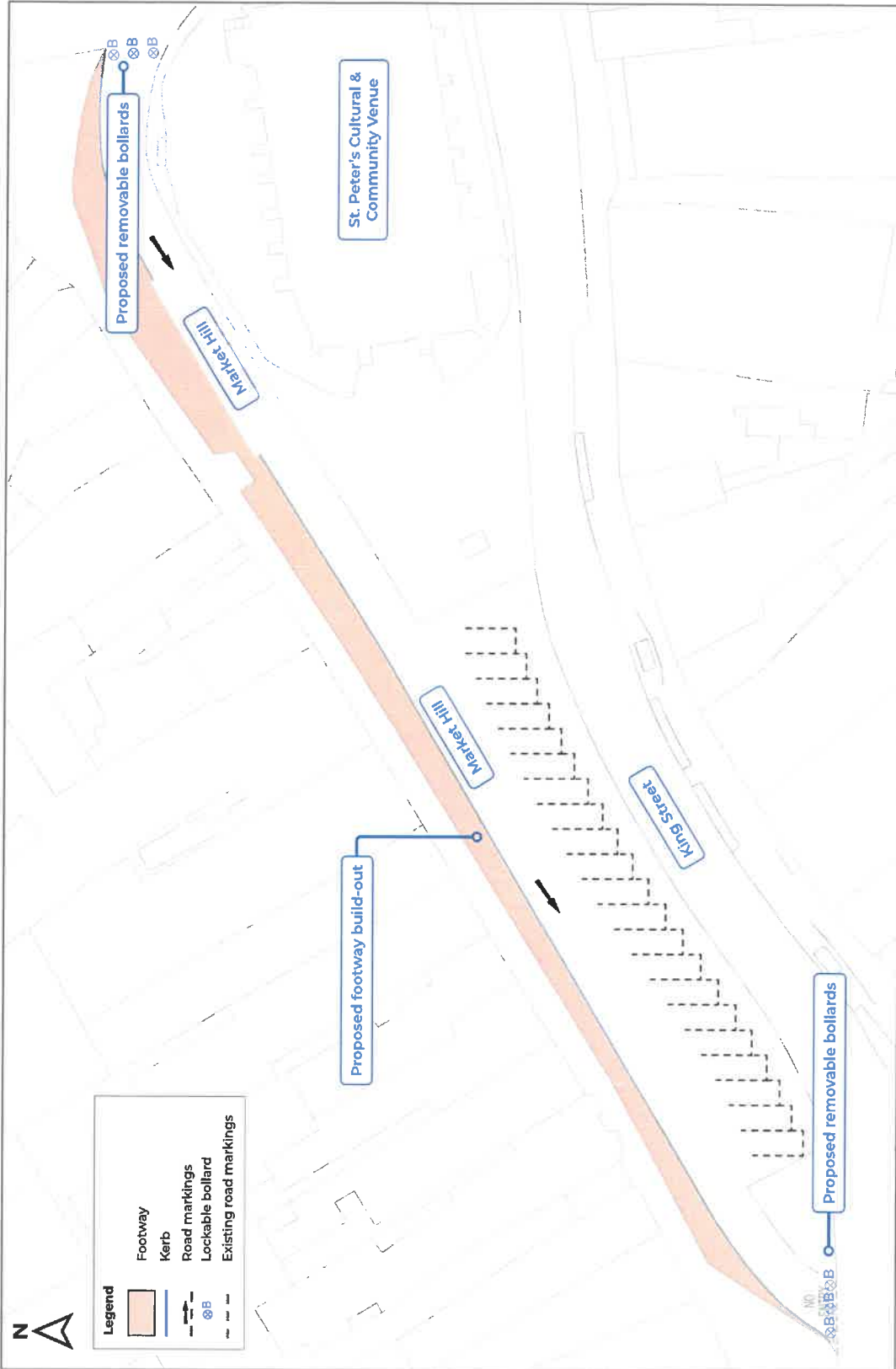
King Street looking west

# Market Hill Option 1 Public Consultation Plan



**Scheme Proposal**  
 Proposed changes to the road layout include the removal of the car parking spaces that are accessed from A131 King Street to enable on-street bus stops. The option proposes that Market Hill will be closed during the summer months (May to September) to enable outdoor seating and events to take place.

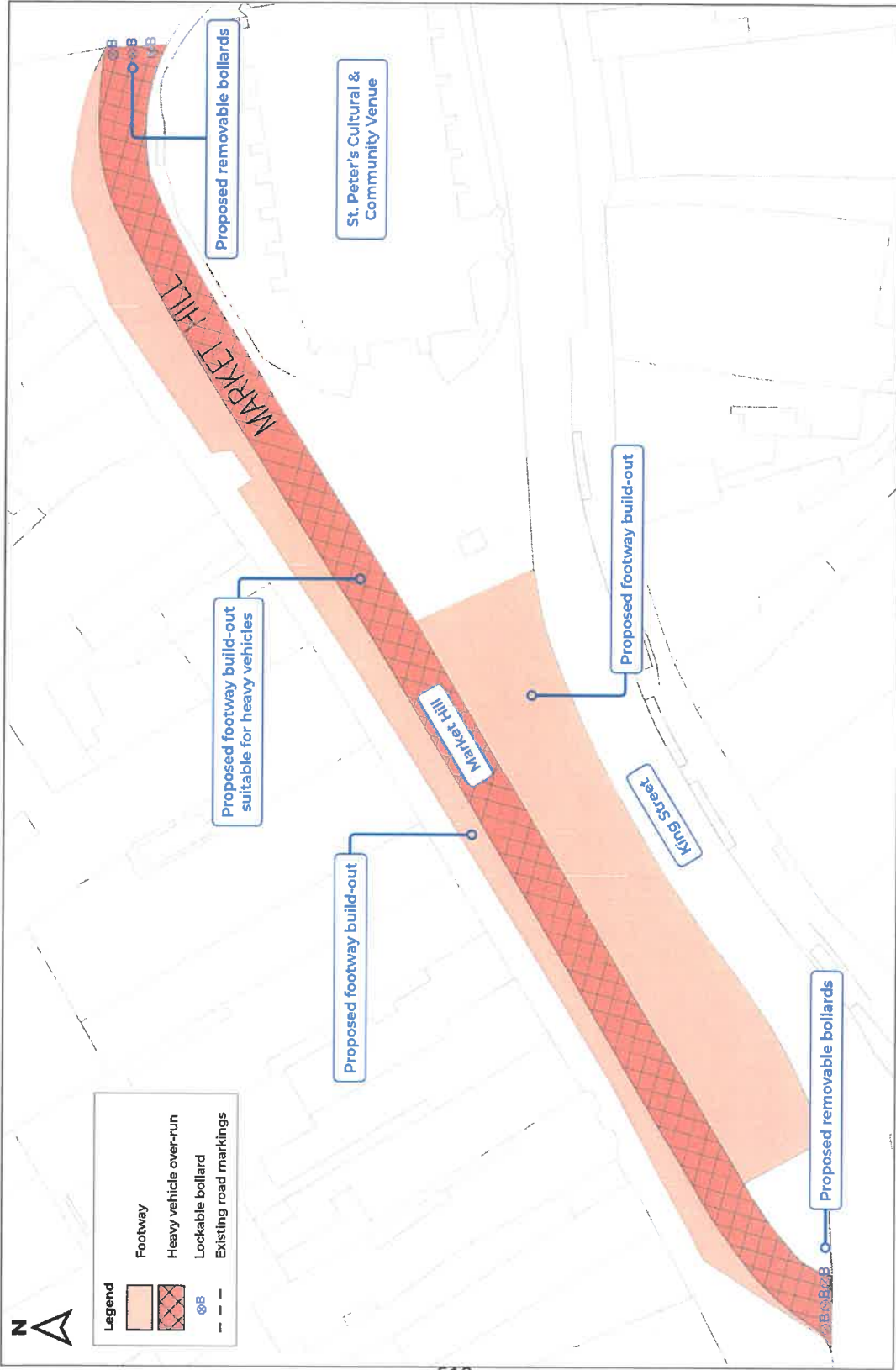
# Market Hill Option 2 Public Consultation Plan



**Scheme Proposal**  
 Proposed changes to the road layout include the removal of the car parking spaces that are accessed from A131 King Street to enable on-street bus stops. The option proposes widening of the removal of car parking spaces to the north of Market Hill to enable the footway to be widened and includes a closure during the summer months (May to September) to enable outdoor seating and events to take place.



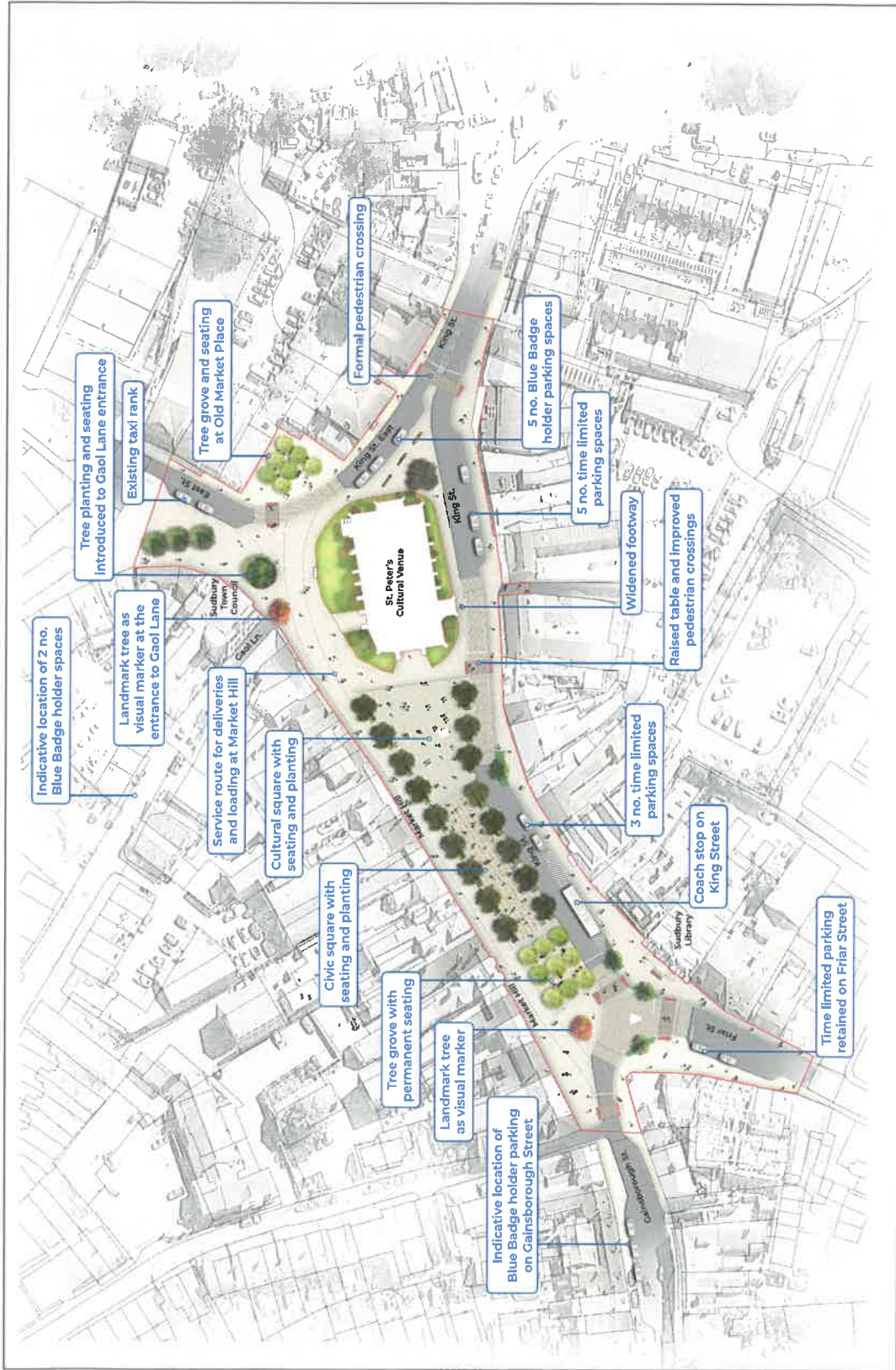
# Market Hill Option 3 Public Consultation Plan



## Scheme Proposal

Proposed changes to the road layout include the removal of the car parking spaces that are accessed from A131 King Street to enable on-street bus stops. The option proposes to create a pedestrianised area covering the whole of Market Hill with a surface designed to accommodate heavy vehicles for the market and events.

# Market Hill Option 4 Public Consultation Plan



**Scheme Proposal**  
 Proposed changes to the road layout include the removal of the car parking spaces accessed from A131 King Street to enable on-street bus stops. The option proposes to create a pedestrianised area covering the whole of Market Hill with public realm features such as trees and seating.