

**SUDBURY TOWN COUNCIL**  
**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING**  
**HELD IN THE TOWN HALL ON TUESDAY 26<sup>TH</sup> AUGUST 2025 COMMENCING AT 6:30 PM**

Committee members present: Mr N Bennett – the chair.  
Miss A Owen  
Mr T Regester  
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillor S Hall and A Osborne.

2. **DECLARATIONS OF INTEREST**

Councillors Miss A Owen and Mr T Regester declared 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 11<sup>th</sup> August 2025 be confirmed as an accurate record and signed by the Chairman.**

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

The Town Clerk noted that the outstanding action on Stansted Airport would be discuss later on the agenda.

## 7. PLANNING APPLICATIONS

DC/25/03531      **Proposal:** Householder application - Erection of garden room in rear garden  
**Location:** 61 Cornard Road, Sudbury, Suffolk, Co10 2XB

**RESOLVED – To recommend approval.**

DC/25/03161      **Proposal:** Householder Application - Removal of existing roof, increase loft floor area. Extension to front and rear of property.  
**Location:** Green Acre Cats Lane Sudbury CO10 2SF CO10 2DF

**RESOLVED – To recommend approval.**

DC/25/03577      **Proposal:** Householder application - Erection of single storey rear extension with new shower room and garden room  
**Location:** 12 Hall Rise Sudbury Suffolk CO10 7NX

**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 confirmation of sufficient provision of;**

- Fire escapes.
- Bin storage.
- Cycle storage.

DC/25/03283      **Proposal:** Application for Listed Building Consent - For works to facilitate the 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**

## DEVELOPMENT

### 8. TO DISCUSS CHANGES TO THE STANSTEAD AIRPORT FLIGHT PATH

Members noted that aircraft in the flight paths and stacking areas around Sudbury were usually flying above 6,000 feet with their engines on lower power for landing.

#### **RESOLVED**

**To note the current Stansted Airport noise action plan runs from 2024 to 2028 and has been approved by the Secretary of State.**

**HIGHWAYS****9. TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points;

- **HGV Sign on East Street** – Discussion of this item would be postponed until Councillor Ms J Carter was present to provide the details.
- **Chaucer Road link with Clermont Avenue** – A resident had provided copies of a draft Suffolk Highways drawing of proposed changes to the link between Chaucer Road and Clermont Avenue. Members were unclear on how the proposed new Manchester bollard would work and would ask Councillor Ms J Carter to provide clarification when she was present.
- **Pothole on Ballingdon Hill** – Members note that this pothole had been filled.
- **York Road junction with Melford Road** – Members requested A1 size printed copies of the Suffolk Highways drawing for discussion at the next meeting.

The meeting closed at 7:20pm.

Signed .....

Chairman