

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 3RD NOVEMBER 2025 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Ms J Carter
Mr S Hall
Mr A Osborne
Miss A Owen
Mr T Regester
Mr A Stohr
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

All members were present.

2. **DECLARATIONS OF INTEREST**

Councillors Ms J Carter, Mr A Osborne, Miss A Owen and Mr T Regester declared they were Babergh District Councillors.

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

Councillors Mr A Osborne, Mr T Regester and Mr N Younger declared they were patients at the dental practice that had made planning application DC/25/04607, but that this was a non-pecuniary interest.

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 20th October 2025 be confirmed as an accurate record and signed by the Chairman.

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

Councillor Mr T Regester confirmed that there would be a site inspection for Gregory Mills.

7. PLANNING APPLICATIONS

DC/25/04607 **Proposal:** Full Planning Application – Erection of single storey building to provide 2no. additional surgery rooms for dental practice.
Location: Dental Surgery, 5 Bank Buildings, Sudbury, Suffolk, CO10 2SX

RESOLVED – To recommend approval, but to ask that the arrangements for the storage and presentation of bins be confirmed.

DC/25/04702 **Proposal:** Full Planning Application – Erection of two-storey dwelling.
Location: Land at Junction of Church Street and Friars Street, Sudbury, Suffolk.

RESOLVED – To recommend refusal on the following grounds;

- The concerns raised by Suffolk Highways over the visibility splays for vehicles exiting and the impact on street parking.
- The second storey window may overlook the neighbouring properties to the south.
- The concerns raised by St Gregory's School.

DC/25/04741 **Proposal:** Application for Listed Building Consent – like-for-like replacement of two existing timber sash windows.
Location: 18A Market Hill, Sudbury, Suffolk, CO10 2EA

RESOLVED – To recommend approval.

DEVELOPMENT

8. TO NOTE THE BABERGH DISTRICT COUNCIL CALL FOR SITES LETTER

RESOLVED

To note the Babergh District Council call for sites letter dated 20th October 2025.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- White Horse – Pavement Licence Application for the White Horse on North Street to continue to have the same tables and chair outside. Members agreed to support this application.
- Park Road – A resident had requested double yellow lines on the junction with Park Close to allow vehicles unrestricted exit from his drive. Parking enforcement to be asked to visit.
- Waldingfield Road – The low-level barrier between the footpath and the grass had not been replaced outside numbers 120 to 130 Gallows Hill. Check the Highways reporting tool.

The meeting closed at 7:33pm.

Signed

Chairman