

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON 11TH SEPTEMBER 2023 COMMENCING AT 6.30 PM**

Committee members present: Mr N Bennett - in the chair.

Ms J Carter
Mr S Hall
Miss A Owen
Mr N Younger

Mr C Griffin - Town Clerk

1. **Substitutes and Apologies**

Apologies were received from Councillor Mr A Osborne, J Rawlinson and Mr A Stohr.

2. **Declarations of Interest**

**Councillors J Carter and A Owen declared that they were Babergh District Councillors.
Councillor J Carter declared that she was a Suffolk County Councillor.
Councillor A Owen declared an interest in planning application DC/23/04141 as it was near to one of her relatives and she took no part in the discussion or vote for this application.**

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 29th August 2023 be confirmed as an accurate record and signed by the Chairman.

6. **Actions from previous minutes**

The Town Clerk gave an update on the following:

- Item 6 – Double yellow lines – There would be an update under item 8 on the agenda.
- Item 8 – BDC had been informed that ‘Simmons’ should be added to the list of road names for use in Chilton Woods.
- Item 9 – The ‘table of responsibilities’ was now on the STC website on the ‘Which council service do I need?’ page, as well as a link to the SCC reporting tool. The Council was awaiting a response from SCC regarding weed control treatment. A ‘schedule of cleansing works’ from BDC had been sent to members.

RESOLVED

That the report be noted.

7. **Planning Applications**

DC/23/03594 Proposal: Planning Application – Erection of 4no single-storey dwellings and 5no two-storey dwellings, ancillary outbuildings and new vehicular access (following demolition of existing dwelling, stables and structure).

Location: High Bank Cottage, Melford Road, Sudbury. CO10 1XU.

RESOLVED – To recommend refusal on the grounds specified in the Highways holding response (surface water discharge, site connectivity - vulnerable users, vehicle tracking - fire and refuse, internal pedestrian and wheeled user access, internal corner radius visibility, visitor parking, parking, refuse collection) and that the bat mitigation measures would need to be enforced.

DC/23/03611 Proposal: Full Planning Application – Erection of replacement single storey dwelling and ancillary outbuilding utilising exiting vehicular access. (following demolition of existing riding school/ancillary structures).

Location: High Bank Cottage, Melford Road, Sudbury. CO10 1XU.

RESOLVED – To recommend approval subject to the bat mitigation measures being enforced.

DC/23/03855 Proposal: Planning application – Subdivision to form 1no 2 bedroom single-storey dwelling and multi bedroomed three-storey dwelling having bed and breakfast accommodation with ground floor areas retained for commercial use.

Location: 86 – 88 Friars Street, Sudbury. CO10 2AJ.

RESOLVED – To recommend approval, due to the need for more bed and breakfast accommodation in Sudbury and to improve the street scene through the renovation of this heritage asset. This approval is subject to provision of the required information on waste storage and recycling.

Cllr S Hall asked for his vote against approval to be recorded.

DC/23/03856 Proposal: Application for Listed Building Consent. Works to enable subdivision to form 1no 2 bedroom single-storey dwelling and multi bedroomed three-storey dwelling having bed and breakfast accommodation with ground floor areas retained for commercial use.

Location: 86 – 88 Friars Street, Sudbury CO10 2AJ.

RESOLVED – To recommend approval.

DC/23/03943 Proposal: Full planning application – Erection of 2 no. two storey dwellings and associated cart lodges (following demolition of existing dwelling), construction of a new vehicular access.

Location: 21 Landsdown Road, Sudbury. CO10 2QG.

RESOLVED – To recommend refusal on the grounds that the proposed two-storey building did not fit with the street scene and would have a negative impact on the local amenity.

DC/23/04016

Proposal: Application under Section 19 of the Town and Country Planning Act 1990 for Listed Building Consent DC/21/05884 – Works to facilitate change of use of commercial café to 2no dwellings – to vary Condition 3 (Fenestration details), Condition 4 (Materials for Lightwell), Condition 5 (Mortar Mix for Brickwork Lightwell), Condition 6 (Carpentry) and Condition 7 (Spine Beam repair) as per details received.

Location: Former 21 Friars Street, Sudbury. CO10 2AA.

RESOLVED – To recommend approval.

DC/23/04121

Proposal: Application for Listed Building Consent – Strip existing tiled roof and re-roof with Glendyne slate covering on battens and underfelt on repaired structural roof frame. Repoint two chimneystacks and partial rebuild of chimneystack and repointing to remainder.

Location: Former 21 Friars Street, Sudbury. CO10 2AA.

RESOLVED – To recommend approval.

DC/23/04049

Proposal: Application for works to a tree in a Conservation Area – Remove small stem from 1no Sycamore to stop over hanging onto neighbour’s car park area and cut back Cherry tree by up to 2.5m spread reduction also bordering neighbours parking area.

Location: 1 Bulmer Terrace, Bulmer Road, Sudbury. CO10 7SR.

RESOLVED – To recommend approval.

DC/23/04141

Proposal: Householder Application – Erection of two storey rear extension with dual pitch roof. New Bi-fold doors and windows to suit.

Location: 52 Elm Road, Sudbury, Suffolk. CO10 2SD.

RESOLVED – To recommend refusal on the grounds of over development.

DC/23/04146

Proposal: Householder application – Reinstate a former access from Plough Lane, for provision of off-street parking including erection of 1.8m fencing and gate.

Location: Holden House. 19 Stour Street, Sudbury. CO10 2AX.

RESOLVED – To recommend approval.

DC/23/04147

Proposal: Application for Listed Building Consent – Reinstate a former access from Plough Lane, for provision of off-street parking including erection of 1.8m fencing and gates.

Location: Holden House, 19 Stour Street, Sudbury. CO10 2AX.

RESOLVED – To recommend approval.

DC/23/04148

Proposal: Application for works to a tree protected by Tree Preservation Order BT290/T1 – Fell 1no Copper Beech to front of property, as tree has died within the last year possibly through previous excessive crown lifting, possibly due to the very dry summer last year.

Location: 7 Cats Lane, Sudbury. CO10 2SF.

RESOLVED – To recommend refusal until the tree has been given time to see if it can recover. Request that the Babergh District Council tree officer visit the site and examine the tree before any decision to fell it. If the tree eventually has to be felled it should be replaced with another tree of similar value and impact.

8. Proposed Yellow Lines in Head Way and Chaucer Road

A meeting with the design engineer from Suffolk Highways had taken place on the Head Way/Chaucer Road site on Friday 8th September to discuss the proposed yellow lines. Members were informed that Suffolk Highways had published their proposal for double yellow lines in its entirety (differing from the Sudbury Town Council current proposal) and were dropping leaflets to effected householders asking them to respond with their views. Members asked that, once collated, a copy of these responses be sent to the Town Council so that the committee could discuss them.

RESOLVED

To thank the Suffolk Highways design engineer for his time and to consider the public response to the leaflets as soon as it was available.

9. Highways list

RESOLVED

To note that weed control treatment was scheduled to take place in Sudbury twice a year. The first treatment had taken place around 29th May 2023, but the second appeared not to have happened as scheduled on Monday 28th August. Officers are to ask Suffolk County Council what date the second weed control treatment will be rescheduled for.

To ask Babergh District Council for a road sweeping schedule for Sudbury.

To report an out of date flag on the Suffolk Highways interactive map for work to clear a spillage on Woodhall Road dated 25 October 2016 which had been completed.

The meeting closed at 8:16 pm

Signed