

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 28TH JULY COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair.
Ms J Carter
Mr S Hall
Mr J Jeagar
Miss A Owen
Mr T Regester
Mr A Stohr
Mr N Younger (arrived at 6:48pm)

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillor Mr A Osborne and Cllr Mr J Jeagar attended as his substitute. Cllr Mr N Younger had notified the Clerk that he was likely to arrive late.

2. **DECLARATIONS OF INTEREST**

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

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

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 14th July 2025 be confirmed as an accurate record and signed by the Chairman.

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

The Town Clerk had no issues on which to update the meeting.

7. PLANNING APPLICATIONS

DC/25/03174 **Proposal:** Notification of Works to Trees in a Conservation Area - Felling to ground level of T1 Robina Pseudoaccacia.

Location: Kentish Lodge, Stour Street, Sudbury, Suffolk, CO10 2AY

RESOLVED – To recommend refusal on the following grounds;

- **Insufficient information provided to assess the condition of the tree.**
- **Request that the Babergh District Council Tree Officer visit the site and check the tree as this is a beautiful species.**

DC/25/02736 **Proposal:** Householder Application – Demolition of existing garage to replace with garden studio.

Location: 18 Friars Street, Sudbury, Suffolk, CO10 2AA

RESOLVED – To recommend approval

DC/25/03191 **Proposal:** Householder Application – Construction of a garage conversion, rear and single storey extensions and internal reconfigurations.

Location: 24 Park Road, Sudbury, Suffolk, CO10 2QB

RESOLVED – To recommend approval.

DC/25/03195 **Proposal:** Full Planning Application – Conversion, alteration and rear roof extension to provide 2no. commercial units and 9no. self-contained residential flats

Location: 34-35 Market Hill, Sudbury, Suffolk, CO10 2EN

RESOLVED – To recommend approval, subject to the following conditions:

- **Confirm whether ramp access through the front door of 35 Market Hill could be used rather than a step to allow disabled access.**
- **Confirm whether the storage provision was sufficient for 9 flats.**
- **Increase the cycle storage provision to allow 2 bicycles per flat, a total of 18 bicycles.**
- **Provide details of the heating system for the flats and the air conditioning system for the commercial units.**
- **Confirm whether the windows could be double glazed instead of just secondary glazing.**
- **Confirm the fire escape routes and that the Suffolk Fire Service has checked the plans.**

DC/25/03196 **Proposal:** Application for Listed Building Consent – Conversion, alteration and rear roof extension to provide 2no. commercial units and 9no. self-contained residential flats

Location: 34-35 Market Hill, Sudbury, Suffolk, CO10 2EN

RESOLVED – To recommend approval, subject to the same conditions above.

DC/25/03162

Proposal: Notification of Works to Trees in a Conservation Area – Fell 2no. trees**Location:** The Rectory, 19 Gainsborough Street, Sudbury, Suffolk, CO10 2EU**RESOLVED – To recommend refusal on the following grounds;**

- **Insufficient information provided to assess the condition of the tree.**
- **Request that the Babergh District Council Tree Officer visit the site and check the tree.**

DEVELOPMENT

8. TO DISCUSS THE PROGRESS OF NATIONAL STRATEGIC INFRASTRUCTURE PROJECTS (NSIP) AND LARGE-SCALE ENERGY PROJECTS

Members had received the details of the of National Strategic Infrastructure Projects (NSIP) and large-scale energy projects with the agenda. As some projects were still at the pre-application stage, their details were confidential and could not be discussed in public.

RESOLVED

To note the progress of the NSIP and large-scale projects.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- **Deben Drive** – A member of the public had requested that a 'NO THROUGH ROAD' sign be erected at the entrance to Deben Drive. It was agreed that this should be passed to Suffolk Highways for them to review.
- **Newton Road** – There had been reports of cones on Newton Road.
- **Edgworth Road** – A member of the public had reported that an overhanging tree was blocking the footpath that ran behind Waitrose to the lorry park.
- **Girling Street to Newmans Road** – A member of the public had reported that the footpath between Girling Street and Newmans Road was blocked by vegetation overhanging from a private garden.

The Town Clerk was asked to arrange for officers to check these points and then report any issues to Suffolk Highways on their reporting tool.

The meeting closed at 7:28pm.

Signed

Chairman



