

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 24TH AUGUST 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Mr S Hall
Mr A Osborne
Mr T Regester
Mr N Younger

In attendance: Mr C Griffin – Town Clerk
Ms L Smith – County and District Councillor

1. SUBSTITUTES AND APOLOGIES

Apologies were received from councillor Mr A Stohr.

2. DECLARATIONS OF INTEREST

Councillors Mr A Osborne and Mr T Regester declared that 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 10th August 2026 be confirmed as an accurate record and signed by the Chairman.

6. REVIEW OF ACTIONS FROM PREVIOUS MEETINGS

Members agreed that the actions from the previous meeting had been taken forward.

7. PLANNING APPLICATIONS

DC/26/03450

Proposal: Application for the Modification of a Section 106 Planning Obligation – Variation of S106 Legal Agreement dated 29 March 2018 as varied by Deed of Variation dated 7 September 2023 in relation to Planning Permission B/15/01718

Location: Chilton Woods Mixed Development Land North of Woodhall Business Park Sudbury Suffolk

RESOLVED – To recommend approval

DC/26/03345

Proposal: Application for Listed Building Consent, Replacement of damaged first floor timber window

Location: 55 Gainsborough Street Sudbury CO10 2ET

RESOLVED – To recommend approval

Members also discussed the planning application below that had been posted on the Babergh planning website the previous Friday and only allowed one week for comments. The Committee could not make a formal response, as this had been posted after the agenda had been issued, however, the Town Clerk could respond on behalf of the Council, reflecting the views of the Committee.

DC/26/03594

Proposal: Application to determine if Prior Approval is required for a Proposed: Erection, Extension or Alteration of a building for Agricultural or Forestry Use. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 6 - Erection of open fronted shed to store agricultural machinery

Location: Farmyard Adjacent to Grove Cottage Middleton Road Sudbury Suffolk CO10 7LJ

The Sudbury Common Lands Charity had applied to build a larger shed at their current depot off the Middleton Road. The existing small tool storage shed would be moved inside the new building which would be about 11m by 8.5m with an open side facing east. This would support their work to maintain the 70 hectares of water meadows shown on the attached map. The Chair explained that he would not express a view or vote on this as he volunteered for the Sudbury Common Lands Charity.

Members agreed that they could see no reason why prior approval should be needed for this application and asked the Town Clerk to respond accordingly.

DEVELOPMENT**8. NO DEVELOPMENT ITEMS**

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

Members discussed the following points:

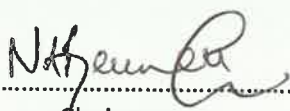
- **Bridge from Catesby Meadow (Kingfishers) to Valley Walk.** Cllr Ms L Smith explained that the officers from the county and district councils had met the previous week to discuss which authority would take responsibility for the maintenance of this footbridge. Although there had been no final decision on the long-term maintenance, Suffolk County Council had agreed to come out the next day to conduct a preliminary inspect the condition of the bridge and the results would be known by the end of the week. If the bridge was deemed to be unsafe, it would be closed off at the time of the inspection. If it was considered safe, there would be weekly checks to ensure that it did not deteriorate into an unsafe condition. This bridge appeared not to have been adopted by Suffolk County Council, despite an earlier email by an officer. However, section 106 funds from the Catesby Meadow development may still be held by Babergh District Council and these funds might be able to be used for the repairs.

It was understood that the roads and the play areas in the Catesby Meadow estate had been adopted and would be maintained by the appropriate authorities. Cllr Ms L Smith agreed to confirm the details and update the committee.

- **Transport Made Simple Bus Services.** A new bus timetable would start on 31 August to and from Haverhill with timings that would allow day trips to Cambridge. Details could be viewed online at www.central-connect.co.uk/servicechanges-aug26 . Some bus numbers had changed, with more buses to Bury St Edmunds, Colchester and Braintree. Members noted that at a previous meeting Transport Made Simple had promised to consult the Town Council before making changes and this had not happened. The Town Clerk was asked to write back to Transport Made Simple asking for consultation before any further changes, as they had not lived up to their previous promises.
- **Section 106 Agreement Improvements to Bus Services.** Members were reminded that the s.106 agreement for Chilton Woods included commitments to improve bus services and that funds would be triggered on the 100th, 200th and 300th houses to be occupied. Members discussed how this funding might be used to improve the bus services in Sudbury, although it would need to be coordinated with other development plans.
- **Parking for Contractors.** Members requested that Babergh District Council provide clearer information on how tradespeople could park in Sudbury whilst working on local houses. Members noted that Ipswich had a good system using the I-Permit parking app. The Town Clerk was asked to write to Babergh District Council asking them to provide clearer information on tradespeople parking and highlighting the systems in other local towns.
- **Police Request for Streetlights.** Members believed that there had been a sexual assault in the Action Lane area after dark. Only the police could apply to have streetlights left on after the normal switching off time of 11:30pm. Members intended to raise this at the next meeting with police officers.

- **Chaucer Bus Gate.** Cllr Ms L Smith informed members that new metal hoops would be fitted at the side of the bus gate to make it more difficult for scooters to zoom through the bus gate and to deter other anti-social behaviour. Members asked Cllr Smith to check whether a camera would also be included in bus gate plan as previously advised by Cllr Carter.

The meeting closed at 7.13pm.

Signed 
Chairman