

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL MONDAY 31ST JULY 2023 COMMENCING AT 6.30 PM**

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

Ms J Carter
Mr S Hall
Mrs J Osborne
Miss A Owen
Mr A Stohr
Mr N Younger

Mr C Griffin – Town Clerk
Mrs J Budd – Deputy Town Clerk

1. **Substitutes and Apologies**

Apologies for absence were received from Mrs J Rawlinson and Mr A Osborne.

Councillor Mrs Osborne was the substitute for Mr A Osborne.

2. **Declarations of Interest**

Councillor Miss Owen declared that she was a Babergh District Councillor.

Councillor Ms Carter declared that she was a Babergh District and 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 the 17th July 2023 be confirmed as an accurate record and signed by the Chairman.

6. **Actions from previous minutes**

The Deputy Town Clerk advised the following:

- Hawkins Court street sign – the application form had been submitted to Babergh District Council.
- Email had been sent to Babergh and Suffolk County Councils requesting an update on the proposed junction improvements.

- Humphrey Road – Advised Councillor Ms Carter that members felt white lines in front of driveways would be the best place to start.

RESOLVED

That the report be noted.

7. **Planning Applications**

DC/23/02817 **Proposal:** Full planning application – Erection of extension to Industrial Unit for Aircraft Slide Inspection Area, together with Storage and Distribution Area; Construction of Staff Car Park and new vehicular access to land adjacent to Byford Road and Addison Road.

Location: Unit 1, Byford Road, Chilton Industrial Estate, Sudbury CO10 2YG.

RECOMMENDED – Approve but would like to see some provisions for the safe storage of bicycles in the new car park.

DC/23/03156 **Proposal:** Application to determine if Prior Approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA. Conversion of building to form 4no. one-bedroom flats.

Location: 10 Station Road, Sudbury. CO10 2SS.

RECOMMENDED – That this application does require Prior Approval. Evidence needs to be shown for the marketing of this premises as a commercial building. Members also had concerns over residents’ amenities.

DC/23/03269 **Proposal:** Application to determine if prior approval is required for a proposed: Change of use from commercial, business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class MA – Change to 1no dwelling.

Location: 8 Cornard Road, Sudbury. CO10 2XA.

RECOMMENDED – That this application does require Prior Approval. Evidence needs to be shown for the marketing of this premises as a commercial building.

DC/23/03294 **Proposal:** Planning Application – Erection of 2no fibre exchange cabins, 10no air conditioning units, 2no generators, 1no service cabinet and 2.4-metre-high boundary fence and gate.

Location: Land at Chilton Industrial Estate, Northern Road, Sudbury. CO10 2YH.

RECOMMENDED – Approve, however Babergh District Council should ensure that the noise from the new installation will not have an adverse impact on surrounding residential areas.

DC/23/03348 **Proposal:** Householder Application – Erection of first floor extension over existing garage.

Location: Pantiles, 18 Waldingfield Road, Sudbury. CO10 2PU.

RECOMMENDED – Approve.

DC/23/03399 **Proposal:** Application for works to trees subject to Tree Preservation Order BT70/T3 – Reduce canopy of 1no London Plane (T1) to previous pollard points.

Location: Sudbury Railway Station, Station Road, Sudbury. CO10 6SU.

RECOMMENDED – Members agreed that some pollarding was required, however they noted the comments from the Tree Warden that cutting back to previous pollard points was too drastic and would spoil the appearance of this amazing tree. Recommended that the Babergh Tree Officer visit the site and determine the minimum work that would be required to achieve the objectives.

DC/23/03425 **Proposal:** Application for Consent to display advertisements. Construct 3no items of business signage to indicate the new coffee shop details and specifies indicated on submitted drawing.

Location: 17 Market Hill, Sudbury. CO10 2EA.

RECOMMENDED – Approve.

DC/23/03480 **Proposal:** Householder Application – Erection of single storey rear extension to garage forming a Home Office/Garden Room (following demolition of existing shed) (Retention of).

Location: 18 Marlborough Drive, Sudbury. CO10 2PS.

RECOMMENDED – Approve.

8. **CIL Funding – The Bridge Project**

An email had been received from Babergh District Council detailing an application from the Bridge Project for a grant of £100,000 from CIL funding.

Members were asked whether or not they supported this application.

RESOLVED

That members supported the application for £100,000 in CIL funding from the Bridge Project.

9. **Sudbury Society’s concerns**

Members discussed an email addressed to the Planning Officer at Babergh District Council from the Sudbury Society expressing their concern over applications for new/amended shop fronts in the conservation area.

The Sudbury Society suggested that Babergh District Council adopt a policy that would give protection to the conservation area and would be readily available for developers to access ahead of submitting planning applications.

RESOLVED

That members would support a simple shop fronts policy that protected the conservation area without hindering reasonable applications from new businesses coming into the town. This policy could run alongside the Town Council’s existing ‘A’ board policy.

10. **HGV signage**

An email from Suffolk County Council regarding HGV signage was discussed. County Councillor Ms Carter advised that Suffolk County Council had produced a priority list for the HGV signage. (See minute page 510).

These signs would need to be funded through County Councillors highway budget. Councillor Ms Carter had agreed to provide funding from her highways allocation and was awaiting a response from Councillor Faircloth-Mutton.

RESOLVED

That the contents of the report be noted. Members would appreciate a visual mock-up showing how the new signs would look in their proposed locations.

11. **Highways list**

RESOLVED

No updates were given, or matters added.

The meeting closed at 8.11 pm

Signed

HGVs and Advanced Direction Signs, Sudbury- Potential Sites for EstimatingPriorities

- **Girling Street**
 - I. Girling Street - add sticker onto lorry logos (former lorry park), cut back vegetation.
 - II. Girling Street – additional black lorry sign (so HGVs correct lane)?
 - III. Girling Street - add sticker onto lorry logos (former lorry park) sign adj. to RBT, additional black lorry sign above sign at RBT?
 - IV. Directional sign before traffic light – add black lorry sign for all route?
 - V. Add black lorry sign at another location approaching traffic lights (so HGVs correct lane)?

- **Cornard Road**
 - VI. Cornard Rd – attach black lorry sign above existing on L.C.

- **Great Eastern Rd**
 - VII. Sign adjacent to RBT (fixed 14th Feb) - add stickers onto lorry logos (former lorry park).

- **Exit to Waitrose / new doctor surgery**
 - VIII. Existing sign has been struck (pointing towards Station Rd), possible obscured by vegetation.
 - IX. Could potentially relocate black lorry route sign to verge adjacent to junction, add sticker onto lorry logos on existing sign (former lorry park).

- **Station Rd**
 - X. review existing 'road narrows' warning sign (faded)
 - XI. additional signage at entrance to bus station?

- **East Street adj. traffic lights**
 - XII. Amend ADS to local access only? Additional black lorry sign?

- **Market Hill (recommended)**
 - XIII. Add Black lorry route sign on central island above existing direction sign (Recommended so HGV do not access Friars Street nor Station Road)

Other Potential Sites (including site approaching town centre)

- **Friars Street**

XIV. Add Black lorry sign to L.C. to prevent HGVs accessing Station Road

- **King Street RBT**

XV. Black lorry sign for all routes?

- **Newton Road**

XVI. Add Black lorry sign

- **Cross Street (recommended)**

XVII. Add Black lorry sign to prevent HGVs accessing Church Street, Friars Street and Station Rd

- **Gainsborough Rd**

XVIII. Can the existing direction sign be tied-up?

- **A134 Springlands Way**

XIX. Add Black lorry sign to prevent HGVs accessing East Street

- **Waldingfield Road**

XX. Add Black lorry sign to prevent HGVs accessing East Street

- **Northern Road**

XXI. Add Black lorry sign to prevent HGVs accessing East Street (u-turn)

- **A134 adj. Melford RBT**

XXII. Signs has been struck, affecting visibility entering RBT? Add Black lorry signs on approaches to RBT

Notes

- Sites not limited to list above
- Actual setting-out will be confirmed following a site visit.
- Condition of existing posts is not known.
- Traffic management required TBC
- Estimate for each site can be confirmed when each point above has been resolved.