

**SUDBURY TOWN COUNCIL**

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING  
HELD IN THE TOWN HALL MONDAY 14<sup>TH</sup> AUGUST 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

Also in attendance, Councillor Ms E Murphy, resident Mr Marginson and 2 members of the Sudbury Society.

**1. Substitutes and Apologies**

Councillor Mrs J Rawlinson was absent, but no apologies were received. Apologies were received from Councillor 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 31<sup>st</sup> 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:

- Item 8 – CiL funding consultation – An email was sent to BDC supporting the Bridge Projects application.
- Item 10 – Email sent to SCC regarding a visual mock-up of the proposed HGV signage. No response received.
- From a previous meeting when road layouts were discussed, SCC have responded with *'From SCC's perspective, the scheme remain unfunded and we are assessing our options going forward'*.

## RESOLVED

**That the report be noted.**

### 7. Appeal – DC/22/04436

Mr Marginson attended the meeting on behalf of his mum to discuss the planning application that was currently going through the appeal process. The application was for Outline Planning permission, the erection of 1no dwelling with associated garage and parking to the rear of the garden.

Babergh had refused the development on the following grounds: *The proposed development is considered to form back land development, uncharacteristic with the existing pattern of development with no clear relationship to the surrounding area. The proposal fails to meet the requirements of Policy CN01 and HS28 of the Babergh Local Plan 2006, Policy CS15 of the Core Strategy 2014 and the National Planning Policy Framework 2021, warranting refusal.*

The Town Council had also refused the application on the advice within the pre-application document, however Babergh's decision to refuse does not include any issues raised in the pre-application document.

Having listened to Mr Marginson explain the reasoning behind the application members reconsidered the application.

## RESOLVED

**That the committee now approve this application.**

**That an email be sent to the Inspectorate informing them of the Town Council's new decision.**

### 8. Planning Applications

DC/23/03449 **Proposal:** Full planning application – Conversion and restoration of Belle Vue House to form 2no dwellings including erection of two double garages (following partial demolition) (amended scheme to that proposed under DC/21/06519).

**Location:** Belle Vue, Newton Road, Sudbury CO10 2RG.

**RESOLVED – APPROVE with the following questions/comments: -**

**\* How will the issues of noise from the park and events be managed. These residential properties should not have any detrimental effect on the use of the park by the public and events being put on.**

**\* Condition of sale should include Permitted Development Rights.**

**\* Could members have clarification that the stain glass window will remain.**

**\* Members would like to see a plaque that commemorates the history & heritage of the house. A suitable location will need to be considered.**

DC/23/03542 **Proposal:** Householder application – Increasing height of boundary wall.

**Location:** 6 School Street, Sudbury. CO10 2HA.

**RESOLVED - Approve**

DC/23/03548 **Proposal:** Planning application – Change of use, conversion and extension of former brewery building to 6no flats, and associated developments including: re-roofing, car parking and access.

**Location:** 22-24 Cornard Road, Sudbury. CO10 2XA.

**RESOLVED – Approve. Members would like to see the inclusion of bike storage and that adequate consideration is given around fire safety, especially fire exits.**

DC/23/03568 **Proposal:** Full planning application – Construction of a double car port (amended scheme to that submitted under withdrawn application DC/23/01273).

**Location:** 5 St Batholomews Lane, Sudbury. CO10 1LG.

**RESOLVED – Approve.**

DC/23/03684 **Proposal:** Application for Works to Trees subject to Tree Preservation Order WS175/A3 – Thin out crown to 1no Beech (T1) by 40%.

**Location:** 5 Robin Way, Sudbury. CO10 7PF

**RESOLVED – Approve.**

9. London Stansted Airport Draft Noise Action Plan 2024-2028

Members discussed a document regarding the London Stansted Airport Draft Noise Action Plan for 2024-2028.

**RESOLVED**

That the contents of the report be noted.

10. Double Yellow Lines – Head Way – Crayford Road

Suffolk County Highways is proposing to introduce double yellow lines (no waiting at any time) on parts of Head Lane, Chaucer Road and Crayford Road so the fire service can use the redundant bus access during an emergency.

The double yellow lines will protect both ends of the bus access, the adjacent bends on Head Way and Crayford Road, and the Head Way junction with Abbots Close. The proposed waiting restrictions have been designed in collaboration with Suffolk Fire Service.

**RESOLVED**

**Approve the concept of the double yellow lines, however the distant seems excessive. The committee proposals are attached at minute page 516. The red lines are places where the double yellow lines should be.**

11. Highways list

**RESOLVED**

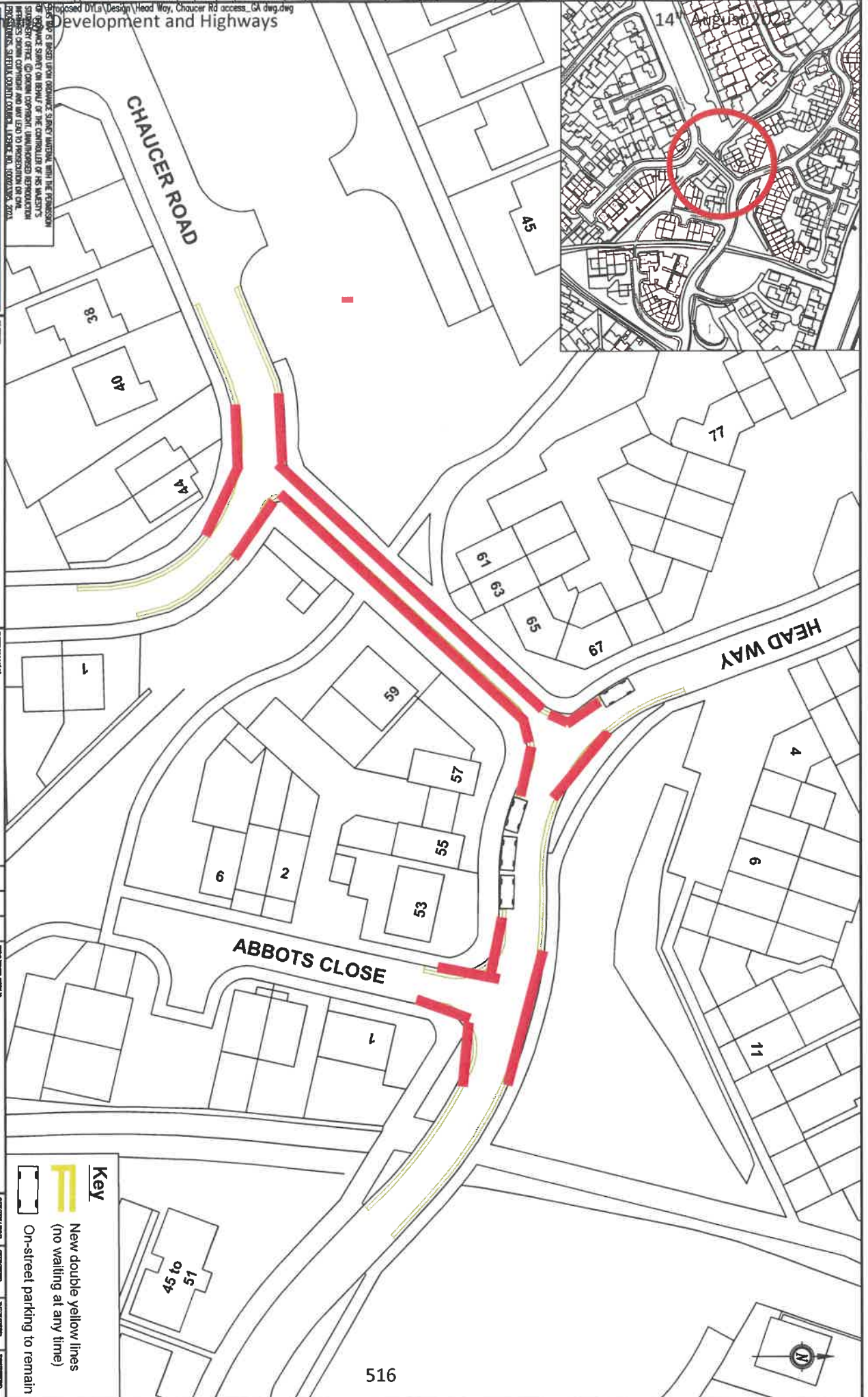
**No updates had been received regarding the overgrown shrubbery or the blocked drains.**

**That an item be placed on the next agenda to discuss who’s responsible for problems that occur on the highways and footpaths e.g overgrowing vegetation. What is the minimum standard that should be expected? Discussions should include the role of the Community Wardens and the Street Cleaner.**

The meeting closed at 8.18 pm

Signed .....

Plan Development and Highways



THIS PLAN IS ISSUED FROM A DRAFT PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES.

**Suffolk Highways**  
*your roads, our business*

Phoenix House, 3 Gaddard Road, Ipswich, Suffolk IP1 5NP.  
 Highways enquiries: 0345 605 5171 www.suffolk.gov.uk/highways

CLIENT	
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DESCRIPTION (9)	
DESCRIPTION	
REV.	DATE

PROJECT TITLE	Proposed Waiting Restrictions Head Way & Chaucer Rd Access Sudbury
GENERAL ARRANGEMENT	

DATE	July 2023
DATE	
DATE	
DATE	

**Key**

- New double yellow lines (no waiting at any time)
- On-street parking to remain