

**SUDBURY TOWN COUNCIL**  
**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING**  
**HELD IN THE TOWN HALL ON MONDAY 9<sup>TH</sup> FEBRUARY 2026 COMMENCING AT 6:30 PM**

Committee members present: Mr N Bennett – the chair  
Ms J Carter  
Mr A Osborne  
Miss A Owen  
Mr T Register  
Mr A Stohr  
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillor Mr S Hall.

2. **DECLARATIONS OF INTEREST**

Councillors Ms J Carter, Mr A Osborne, Miss A Owen and Mr T Register declared they were Babergh District Councillors. Councillor Ms J Carter declared that she was a Suffolk County Councillor.

All Babergh District Councillors declared an interest in that planning application DC/25/05497 was made by Babergh District Council.

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 26<sup>th</sup> January 2026 be confirmed as an accurate record and signed by the Chairman.**

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

The Town Clerk updated members on the actions from previous meetings.

- Suffolk Highways had confirmed that Balfour Beatty has installed a temporary 30mph speed restriction along the A134 at Colchester Road, Assington, on behalf of National Grid. This restriction was in place to facilitate the safe entry and exit of vehicles accessing the main

project compound off Colchester Road, Assington. Network Assurance had been informed that this restriction would remain in force until 31 December 2029.

7. **PLANNING APPLICATIONS**

DC/25/05497      **Proposal:** : Full Planning Application - Erection of 13 no. Affordable Homes (C3) and 2 no. Children's Homes (C2); Erection of 2 no. new double garages (following demolition of existing garages); Construction of 14 no. visitor car parking spaces; and associated landscaping.  
**Location:** Land North of Jubilee Road, Adjacent to Uplands, Sudbury, CO10 1NG

**RESOLVED – To continue to recommend approval, subject to the following additional points being addressed.**

- **The concerns raised by Anglian Water.**
- **The construction management plan (CMP) providing robust protection for local residents and being enforced through the project.**

DC/26/00229      **Proposal:** Notification of works to trees in a Conservation Area - T1 - Silver Birch tree - reduce by 2 - 3 meters maintaining shape and form of tree.  
**Location:** Corner House, Straw Lane, Sudbury, Suffolk, CO10 2AT

**RESOLVED – To recommend approval**

DC/26/00150      **Proposal:** Householder Planning Application - Erection of single storey pitched roof rear extension and revisions to side elevation glazing; Provision of additional parking space.  
**Location:** 6 Ashmere Rise, Sudbury, Suffolk, CO10 2QE

**RESOLVED – To recommend approval.**

DC/26/00334      **Proposal:** : Notification of works to trees in a Conservation Area - Removal of Cherry tree.  
**Location:** 2 Beaconsfield Close, Sudbury, Suffolk, CO10 1JR

**RESOLVED – To recommend that the tree be inspected by the Babergh Tree Officer to assess the threat. If work was necessary, consideration should be given to reducing the size of the tree, not felling it.**

DC/26/00326

**Proposal:** Application for a Lawful Development Certificate for an Existing Use or Operation or Activity including those in breach of a Planning Condition. Town and Country Planning Act 1990 (as amended) - Certificate is required for the existing small building on the site plan which sits behind the workshop building.

**Location:** 94 Ballingdon Street, Sudbury, Suffolk, CO10 2DA

**RESOLVED – That the committee had no objection to residential use of the site, but that a full planning application should be made and considered on its merits.**

DC/26/00355

**Proposal:** Application under Section 73 of The Town and Country Planning Act 1990 - Variation of Condition 2 (Approved Plans and Documents) and Condition 12 (Provision of Access Prior to Any Other Works Commencing) of Planning Permission DC/24/05055 dated 07/03/2025 - Erection of 4No. (terraced) dwellings and alterations/improvement to: (1) outbuilding to form cycle store, (2) boundary wall and (3) existing access.

**Location:** Land Rear Of 30 Market Hill Sudbury CO10 2EN

**RESOLVED – To recommend approval, subject to consent from the owners of 7 bank Buildings.**

**DEVELOPMENT**

**8. TO DISCUSS DEVELOPMENTS IN THE BUS SERVICES**

Members were informed of potential changes in the bus services.

- That Felix were planning a new bus service in Sudbury.
- That Transport Made Simple were considering changes to the Braintree – Halstead – Sudbury bus service, but there would be no change to the number 42 bus service to Bury St Edmunds.

**RESOLVED**

**To note the proposed changes to the bus services.**

**9. TO DISCUSS THE DRAFT NEIGHBOURHOOD PLAN FOR TOPPESFIELD ESSEX**

Members had received the draft neighbourhood plan for Toppesfield village in Essex.

**RESOLVED**

**To note the draft neighbourhood plan for Toppesfield.**

**HIGHWAYS**

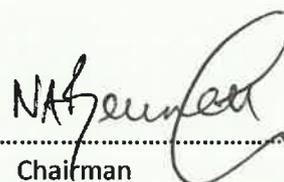
**10. TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points;

- Update on the Proposed SID pole in Bulmer Road – The Town Clerk briefed that a consultation meeting had been held with a concerned local resident. Work would continue with Suffolk Highways to determine whether a suitable site could be identified for a SID pole. If a site location could be agreed, the estimated cost of installing a SID pole would be brought back to the committee for consideration.
- Difficulties in Mayflower Way outside Woodhall School – A concerned parent attended the meeting to explain the risks to children caused by vehicles not obeying the traffic regulations outside Woodhall School during drop-off and pick-up times. He had reported the problem to the police and the West Suffolk Council who enforced traffic regulations, but without success. Members discussed approaches that had been used at other schools, such as ‘school streets’, ‘Operation CLEAR’ and the ‘walking bus’. After much consideration, members agreed to raise the problem with the local police team before the full council meeting, to ask West Suffolk Council parking enforcement to visit at the pick-up and drop-off times, and to ask county councillor Jessie Carter to raise the problem with the headteacher.
- Pothole in Great Eastern Road – members reported a large pothole near the traffic light crossing in Great Eastern Road. The Town Clerk checked the Suffolk Highways reporting tool and this had already been reported on 22 January 2026 and was awaiting investigation.

The meeting closed at 7:38 pm.

Signed .....

  
Chairman