

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL MONDAY 22ND MAY 2023 COMMENCING AT 6.30 PM**

Committee members present: Mr N Bennett - in the chair

Mr P Beer
Mr S Hall
Miss A Owen
Mr T Regester
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 Councillors Ms J Carter and Mr A Osborne.

Councillor Mr T Regester was substitute for Ms J Carter.

2. Declarations of Interest

Mr Beer, Miss Owen and Mr Regester declared that they were Babergh District Councillors. Mr Beer declared that he was a Suffolk County Councillor.

Mr Beer declared a non-pecuniary interest in items 11 and 12.

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. Election of a Vice-Chairman

Councillor Hall nominated himself. Councillor Miss Owen seconded this proposal. No further nominations were received.

RESOLVED

On being put to the vote, Councillor Steve Hall was elected Vice Chairman of the committee.

6. Minutes

RESOLVED

That the minutes of the meetings held on the 24th April be confirmed as an accurate record and signed by the Chairman. These had been adopted at the May meeting of the full council.

7. **Actions from previous minutes**

The Deputy Town Clerk advised members:

- Officers from Suffolk County Council attended the meeting to discuss with members proposals for the junction of Melford Rd with York Rd. Some councillors had received a letter from residents of Melford Road objecting to the proposals.
- The Town Clerk had requested that Sudbury be included in the trials for ANPR/speeding cameras.

RESOLVED

That the report be noted.

That all members are sent a copy of the letter received from residents of Melford Road.

8. **Planning Applications**

DC/23/01905 **Proposal:** Application under S73 for the removal of variation of a condition following approval of DC/21/00738 dated 08/04/21 – external alterations and partial change of use from A1 retail to C3 residential use, to form 2no dwellings at ground floor and 4no dwellings at floor, with associated communal spaces. Town and Country Planning Act 1990 (as amended) – to vary condition no2 (approved plans and documents) reduction of dwellings and alterations as per revised drawings.

Location: 12 North Street, Sudbury. CO10 1RB.

RECOMMENDED – Welcome that the ground floor is now all retail but have serious concerns that flat 2 has a lack of ventilation, light and a problem if there was a fire.

DC/23/01928 **Proposal:** Full planning application – Retention of existing use and inclusion of class E (g)(iii) (any industrial process which can be carried out in any residential area without causing detriment to the amenity of the area).

Location: 8 Milner Road, Chilton Industrial Estate, Sudbury. CO10 2XG.

RECOMMENDED – APPROVE.

DC/23/01960 **Proposal:** Full planning application – External works to accommodate for branch closure. External ATM to be removed and aperture in-filled with matching materials. Colour matched lime mortar to be used where applicable. External signage removed and fixing holes in-filled with colour matched lime mortar where applicable.

Location: 43 – 45 Market Hill, Sudbury. CO10 2ES.

RECOMMENDED – APPROVE.

DC/23/01961 **Proposal:** Application for Listed Building Consent – Internal and external works to accommodate for branch closure. External ATM to be removed and aperture in-filled with matching materials. Colour matched lime mortar to

be used where applicable. External signage removed and fixing holes in-filled with colour matched lime mortar where applicable.

Location: 43 – 45 Market Hill, Sudbury. CO10 2ES.

RECOMMENDED – APPROVE.

DC/23/01972 **Proposal:** Notification of works to trees in a Conservation Area – Reduce and shape 1no Maple (T1) by 10-15ft.

Location: 12a Church Street, Sudbury. CO10 2BJ.

RECOMMENDED – APPROVE – Subject to any work being completed after nesting season. It is also an insect food source for birds in the breeding season.

DC/23/02026 **Proposal:** Full planning application – Use of first and second floor as 1no dwelling house, removal of flat roof dormer window and insertion of 3no rooflights. (Retention of).

Location: 28 Market Hill, Sudbury. CO10 2EN.

RECOMMENDED – APPROVE.

DC/23/02027 **Proposal:** Application for Listed Building Consent – Application of Conservation accredited clear lacquer to the ground floor ceiling of the shop/retail premises to improve the structural fire protection of the compartment/party floor. Removal of section of modern ceiling/floor, removal of flat roof dormer window and insertion of 3no rooflights.

Location: 28 Market Hill, Sudbury. CO10 2EN.

RECOMMENDED – APPROVE.

DC/23/02065 **Proposal:** Application for Listed Building Consent – Removal of modern aluminium bi-fold shop entrance door and modern timber side door and insertion of painted timber shop entrance door and side screen.

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

RECOMMENDED – APPROVE – subject to disability access being always available.

DC/23/02173 **Proposal:** Application for works to trees subject to a Tree Preservation Order BT336/W1 – Re-pollard 2no Poplar (T1 & T2). Fell 1no Poplar (T3).

Location: The Granary, Quay Lane, Sudbury. CO10 2AN.

RECOMMENDED – APPROVE – subject to any works being undertaken once nesting season has finished.

DC/23/02206 **Proposal:** Application for works to trees subject to Tree Preservation Order BT95/TS – Fell 1no Pine (T1).

Location: 3 Newton Croft, Sudbury. CO10 2RW.

RECOMMENDED – Members accepted that this tree does require some work but would request Babergh’s Arboricultural Officer inspects the application closely before approving the felling. If the decision is to fell, then a new suitable tree should be planted in its place.

DC/23/02236 **Proposal:** Application under S73 for removal or variation of a condition following the granting of planning permission to DC/22/02564 dated 21/02/22 (full planning application. Replace roof mounted plant equipment; alterations to car parking spaces, pavement extensions, drop kerbs to site boundary and pedestrian walkways and crossings. Creation of café seating area with fixed bollards and planters. Installation of double doors and canopy). To vary condition 5 (construction operating times) to allow development to be scheduled outside of store trading hours to minimise safety risks.

Location: Waitrose Foodstore, Station Road, Sudbury. CO10 2SS.

RECOMMENDED – APPROVE but would suggest that Waitrose and the developers advise the local residents of their operating times.

DC/23/02281 **Proposal:** Notification of works to trees in a Conservation Area – Reduce 1no Silver Birch by 2 metres and shape to allow more light in the garden.

Location: The Old Vicarage, Church Street, Sudbury. CO10 2BL.

RECOMMENDED – APPROVE.

9. **Finchingfield and Wethersfield Local Plan**

Members were requested to consider commenting on the Neighbourhood plan for Finchingfield and Wethersfield.

RESOLVED

Members agreed to note the plan.

10. **New Street Name**

Members were requested to consider a street name for the new development on land south of High Bank, Melford Road, Sudbury. The developer has suggested Mill House View.

RESOLVED

That Mill House View is an appropriate name.

11. Aubrey Drive Lower Basin

An email received from Suffolk County Council advised members that construction of the Aubrey Drive Lower Flood Basin will commence the week of the 5th June 2023. Planning permission from Babergh District Council was granted in February 2022.

RESOLVED

That the contents of the email be noted.

12. Churchfield Road parking restrictions

An email had been received from Suffolk County Council highways regarding the proposed parking restrictions along Churchfield Road. Concerns had been raised that heavily parked HGV vehicles are forcing vehicles into the middle of the road, particularly on the bends, and parking adjacent to accesses and junctions in some instances preventing vehicles from turning into business units. There have also been instances of littering and antisocial behaviour associated with long duration HGV parking.

A copy of the proposals is shown at minute page 237. This shows the introduction of experimental parking restrictions consisting of no waiting at anytime and 2hr limited waiting (no return within 2 hours).

RESOLVED

That members welcome a solution to deal with the problem of parking obstructing the visibility in and out of the Health Centre but are concerned that solving the problem of parking by lorries and cars, you create a different problem for businesses along the Industrial Estate and that any solution to parking should run alongside the creation of a new lorry park outside of the town centre.

13. Traffic flow on Suffolk Road

An received from Councillor Ms Carter was discussed. Councillor Ms Carter stated that several residents had suggested that the traffic flow around Suffolk Road be changed. The suggestion was to look at the possibility of making the top half one way (between Humphry Road and Girling Street) and pedestrianizing the second half (between Girling Street and North Street).

RESOLVED

That members were happy to discuss again the possibility of the top half of Suffolk Road being made one-way, however they would like to see the evidence and reasons why this should happen.

That members do not support the suggestion to pedestrian the bottom half of Suffolk Road between Girling Street and North Street.

14. Highways list

New members were advised of the purpose of the highways list.

RESOLVED

That a broken gully drain at the bottom of York Road be reported and added onto the list.

The meeting closed at 8.15 pm

Signed

From: Suffolk Highways Consultations <Consultations@suffolkhighways.org>
Sent: Tuesday, April 25, 2023 1:14 PM
To: Suffolk Highways Consultations <Consultations@suffolkhighways.org>
Subject: Suffolk Highways Consultation: Church Field Road, Chilton - Proposed Parking Restrictions

Dear Sir/Madam,

Suffolk Highways Consultation: Church Field Road, Chilton - Proposed Parking Restrictions

Suffolk Highways have been working with Suffolk County Councillors Philip Faircloth-Mutton and Peter Beer, following concerns that heavily parked HGV vehicles are forcing vehicles into the middle of the road, particularly on the bends, and parking adjacent to accesses and junctions in some instances preventing vehicles from turning into business units. There have also been instances of littering and antisocial behaviour associated with long duration HGV parking.

We are initially seeking views on the introduction of experimental parking restrictions consisting of no waiting at any time and 2hr limited waiting (no return within 2 hours). Please find attached a plan showing our proposals for your consideration.

It is hoped that the restrictions will discourage long duration parking, whilst still allowing delivery vehicles to 'load/unload' and buses to be able to alight passengers. It is also hoped that the proposed changes will discourage hazardous or obstructive parking, improve visibility for all highway users and deter leaving large vehicles or trailers in a potentially hazardous position or where it causes an unnecessary obstruction.

An experimental order allows us to assess the impact these restrictions may have on the local and wider area. Comments received during the experimental period will help determine if the restrictions have been successful and consider any feedback or alterations before a final decision is made on any permanent installation.

At this stage I would welcome any comments you may have regarding the proposed experimental parking restrictions.

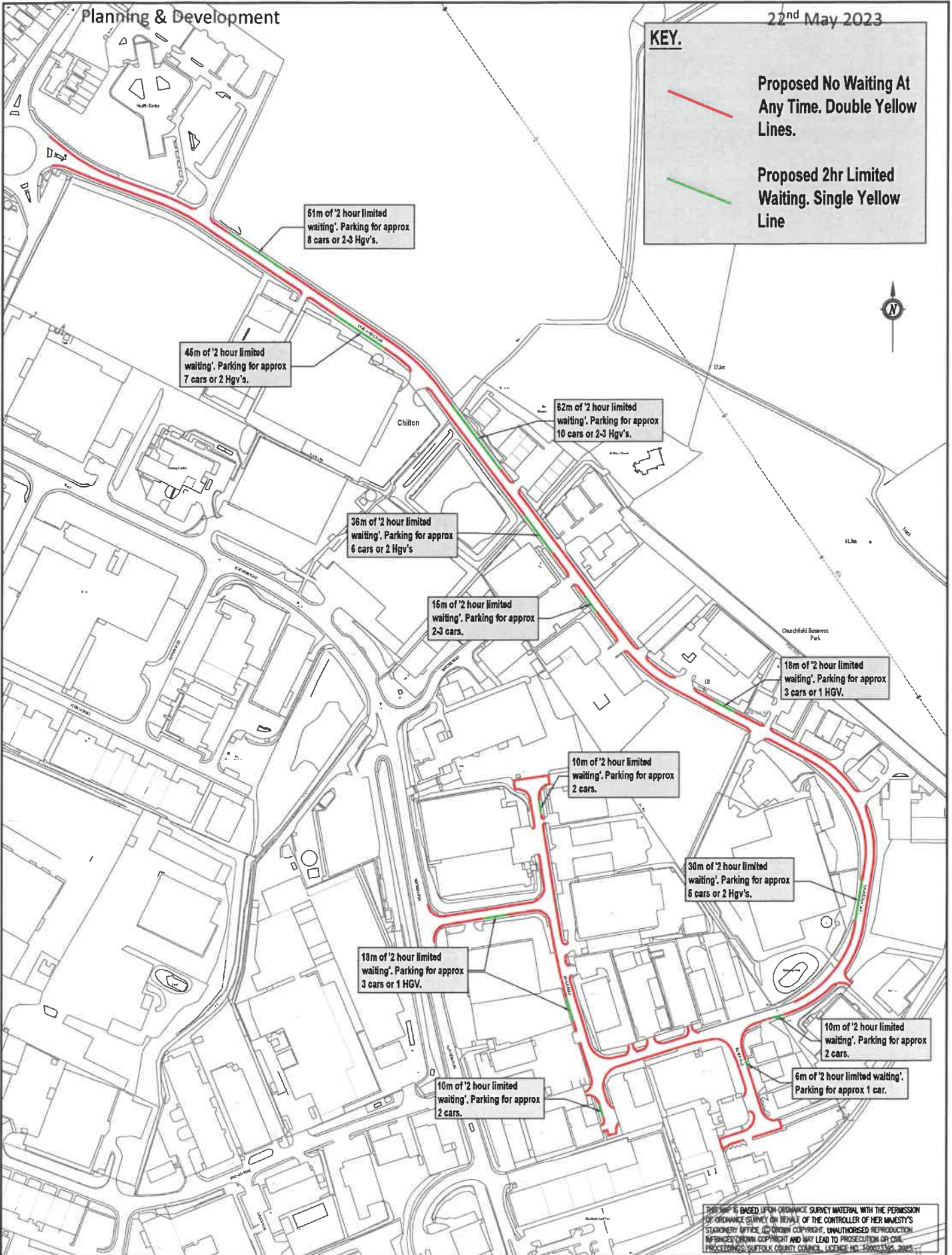
Any comments you wish to make should be made in writing either by e-mail or by written letter sent to Suffolk Highways: **Local Highways Budget Team, Phoenix House, Goddard Road, Ipswich, Suffolk IP1 5NP.**

All comments must be received by 31st May 2023.

Yours faithfully

KEY.

- Proposed No Waiting At Any Time. Double Yellow Lines.
- Proposed 2hr Limited Waiting. Single Yellow Line



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Suffolk Highways
your roads, our business

John Clements & Peter Ingram
 Phoenix House, 3 Goddard Road, Ipswich, Suffolk IP1 6NP.
 Highways enquires: 0345 606 6171 www.suffolk.gov.uk/highways

REVISION(S)	
DESCRIPTION	

PROJECT TITLE	PROPOSED PARKING RESTRICTIONS. CHURCH RD TO MILNER RD CHILTON
DRAWING TITLE	PROPOSAL PLAN 1

ORIGINATOR	MH	CHECKER	DESIGNER	REVIEWER
SCALAR(S) ORIGINAL SIZE A3	N.T.S	DATE	27/03/2023	
DRAWING NUMBER	CR348177/PW/001			

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