

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 21ST SEPTEMBER 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Ms J Carter (arrived at 6:42pm)
Mr S Hall
Mr A Osborne
Mr T Regester
Mr A Stohr
Mr N Younger

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

1. **SUBSTITUTES AND APOLOGIES**

Cllr J Carter sent her apologies that she expected to be up to 30 minutes late for the start of the meeting.

2. **DECLARATIONS OF INTEREST**

The Chair made a declaration on behalf of all members on the following items;

- Planning Application DC/26/03832 as the owner was another town councillor.
- Planning Application DC/26/03879 as the applicant was the Town Council.

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 7th September 2026 be confirmed as an accurate record and signed by the Chairman.

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

The Town Clerk showed members a town centre map marked with the areas that the Sudbury Town Council operations staff cleaned on a daily, weekly or occasional basis. It was his intention to identify the areas cleaned by the district and county councils, and their frequency, so that cleaning efforts could be coordinated better within Sudbury. This would also be considered by the Leisure and Environment Committee at their next meeting.

7. PLANNING APPLICATIONS

DC/26/03824 **Proposal:** Application for works to Trees Subject to Tree Preservation Order WS236/T1- Reduce crown of 1 No. Walnut by up to 3.0m and remove deadwood.

Location: 64 Ballingdon Street Sudbury Suffolk CO10 2DA

RESOLVED – To recommend approval.

DC/26/03756 **Proposal:** Householder Application - Erection of small flat roof extension to existing kitchen bay window.

Location: Lychgate 3 Salters Hall Mews Sudbury Suffolk CO10 2DU

RESOLVED – To recommend approval.

Cllr J Carter arrived to join the meeting and made her declarations, including that she was a Babergh District Councillor.

DC/26/03832 **Proposal:** Application for works to Trees Subject to Tree Preservation Order WS175/A2 - Reduce 1 No. Cedar (A) by up to 2.5m and thin out crown by 25%. Reduce 1 No. Norway Maple (B) back to previous pruning points

Location: 4 Robin Way Sudbury Suffolk CO10 7PF

RESOLVED – To recommend approval.

DC/26/03813 **Proposal:** Application for Listed Building Consent - Structural repair, stabilisation and conservation works to the historic timber frame and roof structure, including replacement and repair of deteriorated structural timbers, together with associated works to historic and later alterations.

Location: 99 Ballingdon Street Sudbury Suffolk CO10 2BP

RESOLVED – To recommend approval.

DC/26/03783 **Proposal:** Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 (as amended) - For a residential development.

Location: Land North of Kitchen Hill Kitchen Hill Sudbury

RESOLVED – To recommend refusal on the grounds that;

- Lack of sustainability due to the distance to travel to the centre of town on foot and lack of safe cycle routes. The timings given seemed over optimistic, especially for young children walking to school.
- Increased danger to traffic on the road which is narrow and prone to speeding.
- Damage to the environment as the established hedge would have to be cut through.
- This field is on the proposed route for the Sudbury Western Bypass and, although there is no current funding for this, any building across the route would prevent any future bypass taking the shortest and most cost-effective route.

DC/26/03879

Proposal: Application for Listed Building Consent - Additional Repairs to flintwork and external elevations as per statement.

Location: Flint Lodge Newton Road Sudbury Suffolk CO10 2RN

RESOLVED – To note the application as it had been made by Sudbury Town Council.

DEVELOPMENT

8. THERE WERE NO DEVELOPMENT ISSUES

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points:

- **Resurfacing the A131 from 28 Sep to 3 Oct 2026.** Members were concerned about where residents would park their cars when Ballingdon Street was closed. Concern was also raised over the drainage gullies becoming blocked by the new road surfacing material.
- **Vegetation management works for National Grid.** Members noted the vegetation management works which were scheduled to take place to the southeast and southwest of Sudbury.
- **Burkitts Lane bollards.** Members were concerned about the damage to the remaining bollards at the south end of Burkitts Lane and noted that two of the original bollards had disappeared since 2009, when there had been a pair of bollards protecting the entrance to the narrowest part of the lane. Members asked for the missing bollards to be replaced and for consideration to be given for spring-loaded bollards, which would be more resistant to damage, to be used (e.g.; the bollard at the corner of Station Road and Friars Street).
- **Poor quality re-instatement of paving stones.** Members noted the examples of contractors digging up the pavement and re-instating the surface with poor quality paving stones that did not match the original. County Councillor Ms L Smith was asked to raise the issue of enforcing compliance with Suffolk Highways.
- **Drake Road parking issues.** A resident had emailed his concerns over the congestion and lack of parking spaces on Drake Road, with suggestions on how this might be addressed. Members were sympathetic and this would be passed to Suffolk Highways with a request for them to work with Babergh District Council as the landowner.
- **Valley Walk bridge damage.** One of the Victorian railway bridges over the Valley Walk had been damaged and bricks had fallen in the path below. This had been reported to Suffolk Highways in August, but there was no indication that repair work was yet planned.
- **Cross Street weeds.** Members were concerned about grass growing outside 27 Cross Street and wondered when Suffolk Highways were due to spray for weed control.
- **Girling Street blocked drains and weeds.** Members were concerned about grass growing in out of a drain which was blocked in Girling Street.

The meeting closed at 7:49pm.

Signed
Chairman

