

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 17th NOVEMBER 2025 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Ms J Carter
Mr S Hall
Mr A Osborne
Mr T Regester
Mr A Stohr
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received by Councillor A Owen.

2. **DECLARATIONS OF INTEREST**

Councillors Ms J Carter, Mr A Osborne, and Mr T Regester declared they were Babergh District Councillors.

Councillor Ms J Carter declared that she was 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 3rd November 2025 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.

7. PLANNING APPLICATIONS

- DC/25/04628 **Proposal:** Planning Application - Change of use of first and second floors from commercial storage to residential use as 1no two-storey flat.
Location: Lipsticks & Locks, 3 North Street, Sudbury, CO10 1RB
- RESOLVED – To recommend approval subject to satisfactory resolution of the following points;**
- The issues raised by the environmental health officer over the noise levels from local businesses, noting that double glazing for listed buildings may now be permitted.
 - The issues raised by the highways officer over parking, electrical vehicle charging, cycle storage and bin presentation.
- DC/25/02983 **Proposal:** Householder Application – Demolition of existing conservatory and replacement with a two storey rear extension, garage conversion, addition of front porch, remodel addition of external insulation and render and replacement of windows. Widening of dropped kerb and extension of parking area.
Location: 58 Canterbury Road, Sudbury, Suffolk, CO10 1LL
- RESOLVED – To maintain the same position as when this application was last considered on 8th September, which is to recommend approval subject to the parking area in front of the house having a water permeable surface.**
- DC/25/04849 **Proposal:** Application for Outline Planning Permission (All Matters reserved) Town and Country Planning Act 1990 (as amended) – Demolition of existing bungalow, timber frame garage and outbuilding and erection of 2 No. semi-detached two storey two-bedroom houses and formation of car parking spaces.
Location: River Cottage, Quay Lane, Sudbury, Suffolk, CO10 2AN
- RESOLVED – To recommend refusal on the following grounds;**
- The need for clear guidance from the Environment Agency over whether this site was suitable for development.
 - The issues raised by the highways officer over visibility splays, parking and bin presentation.
 - That a 2 storey building in this location would be detrimental to the street scene.
- DC/25/04946 **Proposal:** Application for Works to Trees in a Conservation Area – (T1) Reduce and shape Cherry tree by 6-8ft (T2) Reduce and shape Silver Birch by 10-12ft back to previous pruning points.
Location: 2 Beaconsfield Close, Sudbury, Suffolk, CO10 1JR.
- RESOLVED – To recommend approval.**

DEVELOPMENT**8. TO NOTE THE UPDATED ON THE PROGRESS OF NSIPS AND LARGE-SCALE ENERGY PROJECTS.****RESOLVED**

To note the updates on the progress of NSIPs and large-scale energy projects in the Sudbury area.

HIGHWAYS**9. TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points;

- Melford Road traffic speed and noise -A resident had raised concerns over the increase in heavy vehicles driving above the speed limit on Melford Road. Members asked for the SID data to be available for discussion at their next meeting.
- The Chair updated members on the meeting that he and the Town Clerk had had with the Suffolk Highways officers who were planning the implementation of the new crossings for the 'Active Travel Scheme' at the junction of Melford Road and York Road. He emphasised that the decision on the changes had been taken some time before and these officers did not have authority to change the policy to implement the new road layout. Their role was to plan the work so it would have the minimum disruption to traffic in Sudbury. The work was due to be delivered between January and March 2026 in 3 phases;
 - Phase 1 – The first phase will require the closure of the A131 northbound, including Beaconsfield Road, and is expected to be around 25 days in duration.
 - Phase 2 - Work will then move on to the second phase, which will require the closure of the A131 southbound, including York Road. It is anticipated that this phase will take around 25 days.
 - Phase 3 - For the third, and final stage of the scheme, there will be a full overnight closure of the A131 in both directions, including Beaconsfield Road and York Road, to enable resurfacing and installation of road markings. This closure should only be in place for three nights.
- Market Day Parking on Market Hill – Members noted the problems caused by the current parking restrictions on the south side of Market Hill on Thursdays and Saturdays, when markets were in operation. The current signage restricted all parking between 6:00am and 6:00pm on these days, but until recently had never been enforced. Market traders valued short term parking in this area for customers to stop, use the markets and then move on, and they favoured a 30 minute or 60 minute time limit. Some members were concerned over limited disabled parking for market users. These issues would need to be addressed the next time there was a traffic regulation order (TRO) for Sudbury.
- Speeding in Gainsborough Street – Members were concerned about some cars 'drag racing' in Gainsborough Street and asked for the police to monitor the situation.
- Bus Services – Members noted that it was more effective if as many residents as possible made direct contact with the local bus companies through the passenger forum to raise their concerns over bus routes and timings.

The meeting closed at 7:45 pm.

Signed

Chairman