

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 7TH SEPTEMBER 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Mr A Osborne
Mr A Stohr
Mr N Younger

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

1. SUBSTITUTES AND APOLOGIES

Apologies were received from councillors Ms J Carter and Mr S Hall.

2. DECLARATIONS OF INTEREST

Councillor Mr A Osborne declared that he was a Babergh District 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 24th August 2026 be confirmed as an accurate record and signed by the Chairman.

6. REVIEW OF ACTIONS FROM PREVIOUS MEETINGS

The Town Clerk reviewed the actions from the previous meeting.

- The bridge between the Catesby Meadow estate and the Valley Walk was believed to be open and being regularly inspected to ensure that it remained safe to use.
- Babergh District Council had been contacted to explore ways of providing a system for tradespeople to park outside premises in Sudbury whilst they were carrying out work inside.
- No further information on whether a camera would be included in the Chaucer Road bus gate was currently available.

7. PLANNING APPLICATIONS

- DC/26/03408 **Proposal:** Full Planning Application - Erection of 2no. detached dwellings and garages (Following demolition of existing buildings)
Location: Barn At Brundon Hall Brundon Lane Sudbury Suffolk CO10 1XR
RESOLVED – To recommend refusal on the grounds that;
- This site is outside the built boundary of Sudbury.
 - The large 3-storey houses proposed are out of keeping with the other buildings in this area. Small cottages might be more acceptable on this site.
 - The impact on the public right of way from increased traffic.
- DC/26/03558 **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) - Former industrial use of the building falling within Use Class B2, now E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended)
Location: Garage And Premises Land To The West Of Gregory Street Sudbury CO10 1AZ
RESOLVED – To recommend approval.
- DC/26/03106 **Proposal:** Application for Listed Building Consent. Conversion of building to form a dwelling (resubmission of application DC/24/02141)
Location: The Bakehouse King Street Sudbury CO10 2UU
RESOLVED – To recommend approval.
- DC/26/03105 **Proposal:** Planning Application. Conversion of building to form a dwelling (resubmission of application DC/24/02140)
Location: The Bakehouse King Street Sudbury CO10 2UU
RESOLVED – To recommend approval.
- DC/26/02456 **Proposal:** Full Planning Application - Retention and refurbishment of part of the existing building for use as a 10-bedroom hotel (Use Class C1), together with the conversion of the remaining part of the building to form 8 self-contained residential flats (Use Class C3), including associated parking, landscaping and ancillary works
Location: Hill Lodge 8 Newton Road Sudbury Suffolk CO10 2RL
RESOLVED – To recommend refusal on the grounds that;
- This number of 8 flats is overdevelopment for this site, however, a smaller number of flats would be acceptable.
 - The concerns raised by highways would need to be addressed.

DC/26/03567

Proposal: Full Planning Application - Erection of 5No. two storey dwellings.(1No. detached and 4No. terrace) Alterations and improvements to access. Restoration and rebuilding of (part) boundary wall (Alternative scheme to that approved under DC/24/05055, DC/25/05227 and DC/26/01004). Alteration to existing outbuilding to form 4 no, cycle stores.

Location: Land Rear Of 30 Market Hill Sudbury Suffolk

RESOLVED – To recommend refusal on the grounds that;

- This additional dwelling is overdevelopment for this site.
- The loss of the previously agreed communal gardens would adversely affect the character of the development.

DC/26/03682

Proposal: Application for Listed Building Consent - Proposed Signage to Front of Building

Location: 22 King Street Sudbury Suffolk CO10 2EN

RESOLVED – To recommend approval.

DC/26/03685

Proposal: Application for consent to display an Advertisement(s) - Proposed Signage to Front of Building

Location: 22 King Street Sudbury Suffolk CO10 2EN

RESOLVED – To recommend approval.

DEVELOPMENT

8. TO DISCUSS THE GOSFIELD NEIGHBOURHOOD PLAN

Members discussed the potential for the Gosfield Neighbourhood Plan to impact Sudbury.

RESOLVED

To note the Gosfield Neighbourhood Plan.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

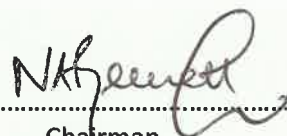
Members discussed the following points:

- **Vegetation Obscuring the Lights on Richard Burn Way Footpath.** Members were concerned that although some of the vegetation had been cut back to return the footpath behind Richard Burn Way to a reasonable width, there was still vegetation obscuring the lamps that illuminate this path. The Town Clerk was asked to report this.
- **Blocked Street Drains.** Members were concerned that the very intense rainfall on 29th August had shown that some street drains were blocked and unable to cope with heavy rain. This appeared to have been exacerbated by debris remaining in the gutters that is swept into the drains by the rain. Members were concerned that the road sweeping programme was not removing this debris, possibly due to too many parked cars. Members asked the Town Clerk to ask the district and county councils how they decided

the priorities for clearing blocked street drains, as some were cleared whilst others (e.g. the bottom of Action Lane near the bollards) remained blocked despite being reported multiple times.

- **Weeds Growing in the Roads.** Now that the summer drought had ended, many weeds had appeared in the roads in Sudbury. Members were encouraged to take photographs of egregious examples and either report them to Suffolk Highways using their reporting tool, or forward them to the Town Clerk.

The meeting closed at 7:31pm.

Signed 
Chairman