SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING HELD IN THE TOWN HALL ON MONDAY 5TH OCTOBER 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Mr S Hall
Mr T Regester

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, Mr A Osborne, Mr A Stohr and Mr N Younger.

2. **DECLARATIONS OF INTEREST**

Councillor Mr T Regester 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 September 2026 be confirmed as an accurate record and signed by the Chairman.

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

The Town Clerk did not raise any actions from the previous meeting.

NTS

7. PLANNING APPLICATIONS

DC/26/04020

Proposal: Notification of Works to Trees in a Conservation Area - Crown to be lifted on garden/property side by up to 4m and crown to be lifted on the opposite side to the same level. Remaining crown to then be reduced back to the most recent previous points.
Location: Salters House 6 Salters Hall Mews Sudbury Suffolk CO10 2DU
RESOLVED – To recommend approval

DC/26/03575

Proposal: Planning application for the installation of a rising main for foul drainage disposal.
Location: Perrywood Garden Centre Newton Road Sudbury Suffolk CO10 0PZ
RESOLVED – To recommend approval

DC/26/03986

Proposal: Application for Listed Building Consent -Proposed Internal and External Alterations to River House and River House Coach House.
Location: River House The Croft Sudbury Suffolk CO10 1HW
RESOLVED – To recommend approval

DC/26/03985

Proposal: Householder Application - Internal and external alterations to River House and River House Coach House as per the design and access statement.
Location: River House The Croft Sudbury Suffolk CO10 1HW
RESOLVED – To recommend approval

DC/26/04116

Proposal: Notification of Works to Trees in a Conservation Area - Removal of one stem from 1 No. Eucalyptus (T1).
Location: The Old Manse 28 The Croft Sudbury Suffolk CO10 1HW
RESOLVED – To recommend approval

DC/26/03964

Proposal: Application for Listed Building Consent - Installation of combined defibrillator and bleed kit cabinet to external wall of Nationwide Building Society branch.
Location: 3 - 4 Market Hill Sudbury Suffolk CO10 2EA
RESOLVED – To recommend approval

DC/26/03504

Proposal: Full Planning Application - Change of use of an existing first-floor residential apartment (Use Class C3) to short-term visitor accommodation (Sui Generis).
Location: Flat 2 Kings Mews Black Boys Yard Sudbury Suffolk CO10 2EF
RESOLVED – To recommend approval

NAG

DC/26/02913 **Proposal:** Full Planning Application - Erection of extension to the existing building.
Location: Siemans Healthineers Site 2 Windham Road Chilton Industrial Estate Sudbury Suffolk CO10 2XD
RESOLVED – To recommend approval

DC/26/03892 **Proposal:** Householder Application - Erection of garden room.
Location: The Lodge House 1 Salters Hall Mews Sudbury Suffolk CO10 2DU
RESOLVED – To recommend approval

DEVELOPMENT

8. **TO DISCUSS THE BRAINTREE DRAFT LOCAL PLAN**

Members discussed the email from Braintree District Council containing the final version of their draft local plan that they intended to submit to the Secretary of State for independent examination. It set out the vision, strategy, site allocations and development management policies to guide development in the Braintree district to 2043.

RESOLVED
To note the Braintree Draft Local Plan.

9. **TO DISCUSS THE REQUEST TO SUPPORT 'RESTORE STOUR VALLEY RAILWAY'**

An email was discussed from a member of the public who had started a new project to restore and re-open the closed and dismantled railway line between Cambridge, Shelford and Sudbury. He hoped that the new railway line would be a lifeline for the towns of Haverhill, Clare, Sudbury and the surrounding villages. This new railway could also provide travel opportunities further afield between Colchester to Cambridge and he asked the Town Council to support this project.

Members were very supportive of rail travel but also conscious of the costs involved of bringing an old railway line, designed for slow trains, up to modern standards. A recent example was thought to have cost about £200m for a 3.3 mile section and the distance from Sudbury to Cambridge was over 30 miles. There would also be a loss of amenity to users of the Valley Walk which provided an excellent link for walkers and cyclists between Sudbury and Long Melford.

RESOLVED
To note the correspondence, but that the Committee are unable to support this project.

NAB

HIGHWAYS

10. **TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points:

- **Cycling on footpaths**. A local resident had raised his concern over cyclists using the footpath around the perimeter of Sudbury Cemetery, making it difficult for pedestrians. He had already requested 'No Cycling' signs from Suffolk County Council. He was also concerned that e-bikes speeding at over 15 mph were making the path dangerous for elderly people. This issue would be raised at the next police briefing.

- **Damage to the old railway bridge over the Valley Walk**. The Chair raised his concern that the damaged brickwork on the old bridge over the Valley Walk had not been made safe and loose bricks could fall on walkers below. He had already reported this to Suffolk County Council (ref 77594), but asked Cllr L Smith to follow this up to ensure prompt action.

- **Ownership of the flood area between Woodpeckers and Quay Lane.** Cllr L Smith confirmed that neither Babergh District Council nor Suffolk County Council accepted ownership for the land intended as a flood area between Woodpeckers and Quay Lane. It would be helpful to establish responsibility for all these areas so that repairs and maintenance could be assured.

- **Poor reinstatement of pavement in the conservation area.** Members were concerned about contractors not reinstating the York stone pavements after repair work as required in their work permits. There were recent examples in North Street and on King Street where the original York stone had been replaced with block paving or tarmac. Members questioned which organisation had the responsibility and powers to ensure that conservation area pavements were reinstated in their original condition.

- **Footpath damage on the access to the Valley Walk**. There had been damage to the wooden side boards on the access footpath linking the small car park on Ballingdon Street with the Valley Walk. This presented a trip hazard and photographs would be submitted to clarify the extent of the problem.

- **Graffiti on old railway bridge crossing Ballingdon Street.** Cllr L Smith was asked if Suffolk County Council had the resources to clean graffiti from the old railway bridge that crossed Ballingdon Street. Although the Town Council staff could clear graffiti from the brickwork at ground level, they did not have the necessary access equipment to reach the bridge itself, and this might also require a road closure.

The meeting closed at 7:26pm.

Signed .....
Chairman