

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 15th DECEMBER 2025 COMMENCING AT 6:30 PM

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

Officers in attendance: Mr C Griffin – Town Clerk

1. SUBSTITUTES AND APOLOGIES

Apologies had been received from Councillors Ms J Carter, Miss A Owen and Mr N Younger. Councillor Mrs J Osborne attended as the substitute for Cllr Carter.

2. DECLARATIONS OF INTEREST

Councillors Mr A Osborne, and Mr T Regester declared they were Babergh District Councillors. All members noted that planning application DC/25/05176 was from another town 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 1st December 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.

- Bus station investment – Members agreed that they would like to discuss the potential to use some of the £27m funding that had been secured to invest in Suffolk's bus networks and infrastructure between 2026 – 2029. This would appear as an agenda item in January 2026.
- Bollard outside Toast – Suffolk Highways had responded that they were unable to take further action as the damage to this bollard did not meet their intervention criteria.
- Potholes – The Operations Team had photographed and reported the potholes mentioned at the previous meeting and some of these had already been repaired.

7. **PLANNING APPLICATIONS**

DC/25/05176

Proposal: Householder Application - Replacement of inefficient wooden windows and doors for uPVC
Location: 4 Chestnut Mews, Friar Street, Sudbury, Suffolk, CO10 2AH

RESOLVED – To recommend approval.

DC/25/05217

Proposal: Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of agricultural building to 2no. dwellings
Location: Barn, St Bartholomews Farm, Clermont Avenue, Sudbury

RESOLVED – To recommend that a full planning application was required on the following grounds;

- This building was in the curtilage of an important heritage asset.
- A new storage building appeared to have been constructed nearby without planning consent. This should be assessed as it cast doubt on the lack of need for agricultural storage.

DC/25/05227

Proposal: Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/25/01085 dated 01.05.2025. Town and Country Planning Act 1990 (as amended) - Erection of 4No. (terraced) dwellings and alterations/improvement to: (1) outbuilding to form cycle store, (2) boundary wall and (3) existing access. To vary condition 2 (Approved Plans and Documents)
Location: Land Rear of 30 Market Hill, Sudbury, Suffolk, CO10 2EN

RESOLVED – To recommend approval.

DC/25/05264

Proposal: Planning Application. Demolition of the existing shop units at 50A-51A and 52A North Street, Sudbury, and its replacement with 2No two-storey dwellings, together with an open carport, parking and associated works.
Location: 50A-52A North Street, Sudbury, CO10 1RE

RESOLVED – To recommend approval, but also to note that change of use from commercial to residential at street level is only suitable for this small area at the top end of North Street and must not be seen as setting a precedent for other areas of Sudbury.

DC/25/03647

Proposal: Application for Outline Planning Permission. (All matters reserved) Demolition of existing garages and construction of a three-storey residential building comprising ground floor parking and two upper floors containing flats, with associated access and bin/cycle storage.
Location: Garages Gregory Street Sudbury CO10 1AZ.

RESOLVED – To recommend approval for outline planning, but to note that any new building should be of a good design quality and should not exceed the height of other 3 storey buildings nearby.

DC/25/05371

Proposal: Application for works to trees subject to a Tree Preservation order BT319/T2 - To Pollard (T1) Ash tree to 8 metres above ground level. The tree leans significantly towards the Chappel and is showing signs of Ash Dieback.
Location: St Bartholomews Priory, St Bartholomews Lane, Sudbury, CO10 1XP

RESOLVED – To recommend approval subject to a prior inspection by the Babergh District Council Tree Officer.

DC/25/05356

Proposal: Request for Environmental Impact Assessment (EIA) Scoping Opinion - Mixed use development of up to 750 homes, care home, a new primary school and early years facilities, retail and employment use, hotel, household refuse site, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features.
Location: Land at Chilton Woods, Sudbury, Suffolk.

RESOLVED – That the EIA should be required to provide evidence of the socio economic impact of the reduction in the allocation of employment land from 15ha to 2ha.

To ask Babergh District Council officers from their Planning Team and their Economic Team to hold a meeting with the committee to discuss the detail of the proposal for this additional development, including;

- **Impact on the existing Chilton Woods development.**
- **Requirement for primary schools.**
- **Requirement for the village centre.**

To note that most of this new proposed development was in Long Melford Parish although it was contiguous with Sudbury. Cooperation with Long Melford Parish Council would be important in taking this forward.

DEVELOPMENT

8. TO COMMENT ON THE PROPOSAL TO REVOKE THE AIR QUALITY MANAGEMENT AREA IN CROSS STREET, SUDSBURY

Members noted that under Part IV of the Environment Act 1995, Babergh District Council had a duty to review air quality and declare an Air Quality Management Area (AQMA) where national Air Quality

Objectives were unlikely to be met. In 2008, monitoring on Cross Street had recorded annual mean nitrogen dioxide (NO₂) levels of up to 64.0 µg/m³, exceeding the national objective of 40 µg/m³.

However, data since 2020 showed that all annual mean nitrogen dioxide (NO₂) levels had remained under 35.0 µg/m³, with some areas under 25.0 µg/m³. The Act stipulated that once compliance was consistently achieved, the AQMA should be revoked and Babergh District Council were now consulting on this.

Members discussed the data and raised concerns over whether the national objective of 40 µg/m³ for NO₂ was still appropriate as some believed that this should be reduced to as low as 10 µg/m³ in line with World Health Organisation guidance.

Members were also concerned that particulate matter was an even greater danger to public health in Cross Street and this had not been measured. There were targets for PM2.5 and PM10 which were thought to cause lung disease and were being linked to dementia and asthma.

RESOLVED

To recommend a six month extension to the Air Quality Management Area (AQMA) in Cross Street and to ask Babergh District Council to use this period to monitor the levels of particulate matter, both PM2.5 and PM10, before making a decision on revoking the AQMA.

To request assurance that the temporary traffic measures introduced to help improve the air quality the Cross Street are maintained as permanent measures.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- Bulmer Road Speeding – A resident had requested that the speed limit in Bulmer Road be reduced from 30mph to 20mph. He had already made this request to Suffolk Highways and they had written back to him in November stating that the speed survey in 2024 had not produced the evidence necessary to justify this change. Members proposed investigating whether a new site for the Town Council's own speed indication device (SID) could be established in this part of Bulmer Road so that new speeding data could be collected. The local police could also be asked to include this road in their speed enforcement.
- Weavers Lane Parking – A member recalled that the single yellow lines in Weavers Lane had been replaced by single white lines in about 2010, but was uncertain whether this had been as part of a permanent traffic regulation order (TRO).
- Cross Street – A member raised his concern that cars with blue badges were parking in Cross Street and causing disruption to the traffic flow, adding to the level of pollution.

The meeting closed at 8:28 pm.

Signed

Chairman