

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 20TH APRIL 2026 COMMENCING AT 6:30 PM

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

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillors Ms J Carter and Miss A Owen.

2. **DECLARATIONS OF INTEREST**

Councillors Mr A Osborne and Mr T Regester declared that they were Babergh District Councillors and Cllr Regester noted that this gave them an interest in item 9, the discussion of funding for local plans.

All members declared that, as Sudbury Town Councillors, they had an interest in listed building application DC/26/01425 which had been made by the council.

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 April 2026 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.

- Suffolk County Council had responded to confirm that they had agreed in principle to fund the improvements to the surface of the path from Kingfisher to Bakers Mill, but there were a

couple of caveats. The Public Rights of Way team were in the process of scoping out the required works and so it was not possible to confirm the final cost. Until the design was confirmed, they could not give an estimate of the completion date.

- The weeds had been cleared from the corner of Gregory Street and Stour Street.
- Transport Made Simple had responded to confirm that, when they had a draft of possible changes to the Konect Bus timetable, they would share it with the Town Council and put it out to consultation with all stakeholders.
- The unauthorised advertising board was no longer on a lamppost on the Waldingfield Road.

7. **PLANNING APPLICATIONS**

DC/26/01257

Proposal: Outline Planning Application (Access to be considered all other matters reserved) - Erection of 1no. self build single storey dwelling and associated outbuildings.

Location: Plot 2 Land North West Of High Bank Cottage Melford Road Sudbury Suffolk CO10 1XU

RESOLVED – To recommend approval subject to the satisfactory resolution of three concerns below;

- That the same details for the two proposed southeast plots should be made available to be considered alongside these two northwest plots.
- That Suffolk Highways confirm the safety of the visibility splays onto the A131.
- That a safer pedestrian crossing is provided for the A131 near the entrance.

DC/26/01263

Proposal: Outline Planning Application (Access to be considered all other matters to be reserved) - Erection of 1 no. self build dwelling single storey dwelling and associated outbuildings.

Location: Plot 1 Land North West Of Highbank Cottage Melford Road Sudbury Suffolk CO10 1XU

RESOLVED – To recommend approval subject to the satisfactory resolution of three concerns below;

- That the same details for the two proposed southeast plots should be made available to be considered alongside these two northwest plots.
- That Suffolk Highways confirm the safety of the visibility splays onto the A131.
- That a safer pedestrian crossing is provided for the A131 near the entrance.

DC/26/01282

Proposal: Planning Application - Change of use of first and second floors from commercial storage to residential use as 1no two storey flat.

Location: 3 North Street Sudbury CO10 1RB

RESOLVED – To recommend approval.

- DC/26/01285 **Proposal:** Application for listed Building Consent - Works to facilitate change of use of first and second floors from commercial storage to residential use as 1no two storey flat.
Location: 3 North Street Sudbury CO10 1RB
RESOLVED – To recommend approval.
- DC/26/01371 **Proposal:** Application to determine if prior approval is required for a proposed: change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) Schedule 2, Part 3, Class MA. - Conversion of offices to 1n0 Self-build dwelling.
Location: First Floor Offices Unit 6 Bulmer Road Industrial Estate Brundon Lane Sudbury CO10 7HJ
RESOLVED – To recommend that prior approval is required.
- DC/26/01425 **Proposal:** Application for Listed Building Consent - External repairs and replacement windows as noted in the attached schedule of works.
Location: Flint Lodge Newton Road Sudbury Suffolk CO10 2RN
RESOLVED – To note the application as it had been made by Sudbury Town Council.
- DC/26/00878 **Proposal:** Householder Application - Erection of a ground/first floor extension and insertion of windows on side elevations.
Location: 12A Stanley Road Sudbury Suffolk CO10 1NH
RESOLVED – To recommend approval.
- DC/26/01417 **Proposal:** Application for Approval of Reserved Matters pursuant to Outline Planning Permission B/15/01718, Dated 29th March 2018 - Town and Country Planning (Development Planning Procedure) (England) Order 2015 (as amended) - details for matters relating to Appearance, Scale, Layout and Landscaping relating to Open Space, Child Play facilities and associated development, on land adjacent to Phase 1.
Location: Chilton Woods Mixed Development To North Of Woodhall Business Park Sudbury Suffolk
RESOLVED – To recommend approval.
- DC/26/01545 **Proposal:** Application for Listed Building Consent. Internal alterations as per Design and Access Statement.
Location: 22 King Street Sudbury CO10 2EN
RESOLVED – To recommend approval.

DEVELOPMENT

8. TO DISCUSS THE NEIGHBOURHOOD PLAN FUNDING OFFER FROM BABERGH DISTRICT COUNCIL

Members discussed the Neighbourhood Plan funding offer from Babergh District Council and agreed to note it.

RESOLVED

To note the Neighbourhood Plan funding offer from Babergh District Council.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- **Resurfacing the A131** – Members were concerned that important sections of the A131 were deteriorating and in urgent need of resurfacing. Although the individual potholes were not large enough to meet the criteria for immediate repair, whole sections of road surface had cracked and were presenting a dangerous hazard for cyclists. The Town Clerk was asked to report the three worst sections below to Suffolk Highways and ask that they were resurfaced.
 - Gainsborough Road
 - Cross Street
 - Ballingdon Hill

- **HGVs in Station Road** – Members discussed the problem of large HGVs driving past the “Unsuitable for heavy goods vehicles” signs at the junction of Station Road and Meadow Lane. As these signs were only advisory, there was no recourse to the law if an HGV continued past them to use the road.

- **Parked Vehicles Blocking Fire Engines** – Members discussed the problem of parked vehicles in Walnut Tree Lane restricting the width of the road so much that fire engines could not get past. This could be due to short-term deliveries to the Mill Hotel, or longer-term parking on both sides of Walnut Tree Lane to the south of the Mill Hotel. Fire fighters were encouraged to report such instances of blocked roads directly to Suffolk Highways.

The meeting closed at 8:02 pm.

Signed

 Chairman