

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 27TH JULY 2026 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Mr S Hall
Mr A Osborne
Mr T Regester
Mr A Stohr
Mr N Younger (from 6:34pm)

Officers in attendance: Mr C Griffin – Town Clerk

1. SUBSTITUTES AND APOLOGIES

No apologies had been received.

2. DECLARATIONS OF INTEREST

Councillors Mr A Osborne and Mr T Regester declared that they were Babergh District Councillors and that, as such, they had an interest in planning application DC/26/03110. Councillor Mr A Osborne also declared that he was a public governor at West Suffolk Hospital which would be discussed under item 8.

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 13th July 2026 be confirmed as an accurate record and signed by the Chairman.

6. REVIEW OF ACTIONS FROM PREVIOUS MEETINGS

There were no actions from the previous meetings that the Town Clerk needed to raise.

The committee agreed to bring forward item 8 (Development) as County Councillor Ms L Smith and Town Councillor Ms E Murphy were present and wished to explain the issues.

DEVELOPMENT

8. TO DISCUSS THE OPTIONS FOR THE BUS STOP AT WEST SUFFOLK HOSPITAL

The Town Clerk showed members the email response from County Councillor Laura Smith who had asked the Transport Manager at SCC to explain the issues with bringing the buses from Sudbury into the bus stop near the West Suffolk Hospital entrance, rather than using the bus stop outside the hospital grounds on Hardwick Lane. The existing bus stop inside the hospital grounds was about 13.5m long and the road at this point was just wide enough for a second bus to pass whilst a first bus was at the stop. Most buses in Suffolk were about 11 to 12m long and so there was insufficient space for two buses to halt at the bus stop at the same time, whilst allowing other buses to pass by. The bus timetable showed how many buses arrived in close proximity to each other and so a blocked route would cause significant delays.

Members were also concerned that many patients with limited mobility attended appointments at departments located near the rear of West Suffolk Hospital, such as the Day Surgery Unit, the Eye Treatment Centre, the CT scanner and the Macmillan Cancer Support Centre. It would be helpful for these patients if the bus service could drive around the one-way system with stops close to these important departments.

Therefore, there were two different ways the bus services could be changed to help different patient groups with access to West Suffolk Hospital. However, any additional time that buses spent on the West Suffolk Hospital site, would require changes to the bus timetable for stops outside the hospital.

To enable two buses to halt at the same time at the existing bus stop outside the main hospital entrance, It would be necessary to extend the existing bus stop inside to about twice its current length to enable two buses to halt at the same time. If this option was to be considered further, the next step would be to have detailed drawings made so that the change could be fully costed. Councillor Laura Smith could fund the drawings from her budget, but prior agreement from the NHS management at West Suffolk Hospital would be required beforehand to justify the expenditure.

If no progress could be made, due to the need to focus on building the new hospital, another short-term option could be to install a bus shelter near the existing bus stop on Hardwick Lane.

RESOLVED

To contact West Suffolk Hospital seeking a response to the proposal to extend the bus stop. If this option is not possible, to ask about an alternative bus stop at the back of the hospital, near the eye clinic.

7. PLANNING APPLICATIONS

DC/26/02917

Proposal: Planning Application - Extension of storage container provision with new hardstanding and inclusion of Biodiversity Enhancement Strategy. Installation of 2No 40ft storage containers with canopy in between. (Amendment to scheme approved under DC/25/03796)..

Location: 8 Windham Road, Chilton Industrial Estate, Sudbury, CO10 2XD

RESOLVED – To recommend approval.

DC/26/01930

Proposal: Full Planning Application - Demolition of existing building and erection of 13no. dwellings including landscaping, access and associated infrastructure

Location: Land Off Middleton Road Sudbury CO10 7LJ

RESOLVED – To recommend approval subject to the same conditions as before, and the additional conditions below;

- Provision of sustainable pedestrian access between this new estate and Ballingdon Street. This should be a 2m wide pathway along the Middleton Road on the south side from the new estate road as far as the steps next to No 78, then along the north side of Middleton Road, where there is an existing, but overgrown, pathway as far as the entrance to Kone Vale.
- Installation of new double yellow lines along the north side of Middleton Road from the entrance to Kone Vale to the entrance to the new estate.
- Installation of street lighting between the new estate and Ballingdon Street.
- Removal of permitted development rights from all the new properties in this proposed estate.

Additional conditions;

- Reduced the speed limit to 30 mph from the sharp bend at the top of the hill.
- Confirmation of the soil stability on the steep slopes due to concerns raised over differing technical reports.
- That Babergh Councillors call this application in so that a site meeting can take place.

If these conditions are not met, Sudbury Town Council does not support this application.

DC/26/02968

Proposal: Application for Outline Planning Permission (Access points to be considered, Landscaping, Appearance, Layout and Scale Reserved) Town and Country Planning Act 1990 (as amended) - Erection of up to 210 homes (C3), public open space, pedestrian and cycle links, play area, drainage, landscaping, and all other associated works.

Location: Land On The North Side Of Church Field Road Chilton Industrial Estate Chilton Suffolk

RESOLVED – To recommend refusal on the grounds of;

- This land should be reserved for employment due to the need for local skilled jobs.
- The land north of the clinic was allocated for future health care.
- This area is outside the built boundary of Sudbury and was allocated as an industrial estate, whilst other areas have been allocated for housing.

- DC/26/03110 **Proposal:** Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/23/05003 dated 11/01/2024 Town and Country Planning Act 1990 (as amended) - Erection of cafe and toilet block including outdoor seating area (following demolition of existing toilet block) - To vary Condition 4 (Cycle Storage) to allow revised location of cycle hoops.
Location: Belle Vue Newton Road Sudbury Suffolk.
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 approval subject to the provision of sufficient parking spaces for staff, guests and residents.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points:

- **Overgrown Path near Woodhall School.** Local residents had contacted the Mayor to raise their concerns over the public walkway behind Richard Burn Way, linking Woodhall School with Uplands Crescent and Mayflower Way. This path had become overgrown and the vegetation was now obscuring street lighting and cycle route markings. This was a safety concern, particularly for disabled people, older residents, children and other vulnerable members of our community who regularly used this route. Poor visibility and reduced lighting could increase the risk of accidents and could also make people feel unsafe. Residents had also raised concerns about suspected drug dealing and drug misuse taking place along this walkway. These reports suggest that this location may be becoming a hotspot for antisocial behaviour. The police had been asked to monitor the area for drug misuse and the issue with overgrown vegetation had been passed to the Public Realm Department at Babergh District Council.
- **Overgrown Path near Acton Close.** A member of the public raised her concern over an overgrown path near Acton Close which was also becoming a focus for drug misuse. She was encouraged to pass this information directly to the police, as the Sudbury Police Station was very close to this location.
- **Obscured Road Signs on the Bypass.** Members reported that a number of the road signs on the A134 bypass had become obscured by the growth of vegetation. The operations team would be asked to visit the area to take photographs so that each sign could be reported on the Suffolk Highways tool.
- **Water Leaks in the Roads.** Members raised their concerns over the number of un-resolved water leaks in the roads at a time when Anglian Water had imposed a hosepipe ban due to

drought conditions. Members were asked to send photographs showing the exact locations of the leaks so that the Clerk could write to Anglian Water asking for repairs.

- **Konect Bus Timetable.** Members were concerned that Konect Buses had not shared their draft changes for the local bus timetables as they had previously agreed to do. The Clerk had contacted Transport Made Simple Ltd, who ran the bus service, in April and they had confirmed that the Sudbury area network review was still in progress. Once they had a draft summary they intended to share it with Sudbury Town Council and to put it out to consultation for comments from all stakeholders. Now that another 3 months had elapsed, the Town Clerk would ask them for an update.

The meeting closed at 8:06 pm.

Signed

Chairman