

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

Committee members present: Mr N Bennett – the chair
 Mr S Hall
 Mr A Osborne
 Mrs J Osborne
 Mr T Regester
 Ms A Stohr
 Mr N Younger (arrived at 5:58pm)

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. Councillor J Osborne was the substitute for Miss A Owen.

2. **DECLARATIONS OF INTEREST**

Councillors Mr A Osborne and Mr T Regester declared that they were Babergh District Councillors.

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 20th 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.

- The Town Clerk had reported the need to resurface Gainsborough Road and Suffolk Highways had responded on 29 April stating that the works had been completed.
- The Town Clerk had reported the need to resurface Cross Street and Suffolk Highways had responded on 29 April stating that the works had been completed.

7. **PLANNING APPLICATIONS**

DC/26/00755 **Proposal:** Householder Application - Conversion of Garage, rear and side single storey extensions plus loft conversion
Location: 15 Bush Grove, Sudbury, Suffolk, CO10 7HH
RESOLVED – To recommend approval

DC/26/01253 **Proposal:** Outline Planning Application (Access to be considered all other matters reserved) - Erection of 1 No. self build dwelling and outbuilding (following demolition of existing buildings)
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 two concerns below;

- **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/26/01203 **Proposal:** Outline Planning Application (Access to be considered all other matters reserved) - Erection of 1no. (Self Build) single storey dwelling and associated outbuilding (following demolition of existing buildings)
Location: Plot 2 Land South East of Highbank Cottage, Melford Road, Sudbury, Suffolk, CO10 1XU
RESOLVED – To recommend approval subject to the satisfactory resolution of two concerns below;

- **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/26/01603 **Proposal:** Ful Planning Application - Change of use of existing store building to retail sales at existing garden centre site, with replacement of roller shutter door with glazed auto door.
Location: Perrywood Garden Centre, Newton Road, Sudbury, Suffolk, CO10 0PZ
RESOLVED – To recommend approval.

DC/26/01469 **Proposal:** Application for Listed Building Consent - Installation of a Stair lift
Location: Trinity House, School Street, Sudbury, Suffolk, CO10 2HA
RESOLVED – To recommend approval.

DC/26/01450 **Proposal:** Householder Application - Loft Conversion to include addition of 2no.new bedrooms and en-suite. Construction of 2 front dormers and 1 rear dormer.
Location: 41 Throwster Drive Sudbury Suffolk CO10 1DH
RESOLVED – To recommend approval.

DC/26/00259 **Proposal:** Application for Listed Building Consent - The replacement of existing slate pitched roof and repainting of external facade of the Santander Branch.
Location: 7 Old Market Place Sudbury Suffolk CO10 1TL
RESOLVED – To recommend approval.

DC/26/01506 **Proposal:** Householder Application - Proposed single storey side/rear extension
Location: 10 Clarence Road Sudbury Suffolk CO10 1NJ
RESOLVED – To recommend approval.

DEVELOPMENT

8. TO DISCUSS THE INVITATION TO ENGAGE IN THE PRE-SUBMISSION CONSULTATION ON A RESIDENTIAL-LED DEVELOPMENT OF LAND NORTH OF CHURCH FIELD ROAD IN SUDBURY.

Members discussed the invitation to engage in the pre-submission consultation on a residential-led development of land north of Church Field Road in Sudbury.

RESOLVED

That the land north of Church Field Road was required for employment and health related use and that the committee would not support a change to residential use.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- Many road signs on the A134 Springlands Way from the Melford roundabout to the Waldingfield Road roundabout were obscured by vegetation. To be entered on the Suffolk Highways reporting tool by the Town Clerk.
- Many road signs on the A131 Ballingdon Hill from the Middleton Road traffic lights to the boundary with Essex were obscured by vegetation. To be entered on the Suffolk Highways reporting tool by the Town Clerk
- There was a serious pothole on the A131 Ballingdon Hill just after the 30mph sign heading towards Essex. To be entered on the Suffolk Highways reporting tool by the Town Clerk.

The meeting closed at 6:21pm.

Signed
 Chairman