SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 2ND NOVEMBER 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

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 and Mr N Younger.

2. **DECLARATIONS OF INTEREST**

Councillors Mr A Osborne and Mr T Regester declared that they were Babergh District Councillors and that Mr A Osborne was also a member of their planning committee.

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 19th October 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, but informed members that;

- Suffolk County Council had closed a section of Footpath 11, just north of Cornard Road, for repairs, which were expected to take 2 to 3 weeks.
- An email about a planning application in Monks Eleigh had been received, but it did not appear to have any direct relevance to Sudbury.

7. **PLANNING APPLICATIONS**

DC/26/04493 **Proposal:** Notification of works to Trees in a Conservation Area - Reduce height of 1 No. Norway Spruce (T1) to approx 25ft, Lift crown of 1 No. Yew (T1) to expose wall and reduce height by 9ft, lift crown of 1 No. Maple (T3) by up to 9ft, Shape 1 No. Yew (T4).
Location: 33 Friars Street Sudbury Suffolk CO10 2AG
RESOLVED – To recommend approval.

DC/26/04495 **Proposal:** Application for works to trees in a Conservation Area - T01 Paper Birch Crown lift to 2.5 m, pruning secondary and tertiary branches only. Selective lateral reduction of eastern crown by 2m to balance. Remove deadwood. T02 Paper Birch Crown lift to 2.5 m, pruning secondary and tertiary branches only by 2m to maintain size. T03 Paper Birch Crown lift to 2.5 m, pruning secondary and tertiary branches only to maintain size T04 Sycamore Install dynamic brace, e.g. Cobra, to provide additional support for poorly attached vertical limb. T05 Sycamore Overall crown reduction by up to 3 m. T06 Sycamore Crown height reduction by up to 4 m, lateral reduction by 2m to shape. TG07 Mixed Species Boundary Group Establish ownership. Selective lateral pruning to improve clearance from footpath and property.
Location: Hanover Court Blackfriars Sudbury Suffolk CO10 2TE
RESOLVED – To recommend approval.

DC/26/04519 **Proposal:** Application under Section 73 of The Town and Country Planning Act 1990 for DC/24/05055 (4no terraced dwellings), previously varied under DC/25/05227 and DC/25/01085 for the Variation of Conditions 2 (Approved drawings and documents) and 12 (Provision of Access) to reduce approved works to public highway and maintain highway safety.
Location: Land To the Rear Of 30 Market Hill Sudbury CO10 2EL
RESOLVED – Members noted that, although Suffolk Highways had yet to respond to this revised scheme, they would recommend approval subject to the proposed visibility splays being acceptable to Suffolk Highways.

DEVELOPMENT

8. **TO DISCUSS THE PRE-PLANNING APPLICATION CONSULTATION FOR THE UPGRADE OF THE EXISTING TELECOMMUNICATIONS BASE STATION INSTALLATION AT 1218547, SULBY HOUSE, NORTH STREET**

Members discussed the pre-planning application consultation for the upgrade of the existing telecommunications base station installation at, Sulby House, North Street.

RESOLVED
To respond to the consultation to say that Sudbury Town Council had no objection to the proposed upgrade.

9. **TO DISCUSS THE SERVICES AND FACILITIES REVIEW FROM BABERGH DISTRICT COUNCIL**

Members discussed the Services and Facilities Review for Sudbury that had been received from the Babergh Planning Policy Team, which is shown at page 1038. Members agreed that the 'Yes' answers were technically correct for Sudbury. However, they were concerned that, while the criteria shown were suitable for rural villages, they did not reflect the complexity of the services that needed to be delivered by a large town. For a town such as Sudbury, the key questions should include what capacity was required for each service, what percentage of this capacity was currently provided, as well as an assessment of future growth. E.g., how many GP appointments were required per week, noting that many rural residents were registered with GP practices in Sudbury.

RESOLVED
To send a polite response to the Babergh Planning Policy Team confirming that the 'Yes' answers were correct for Sudbury, but also proposing that a different set of criteria be developed for the large towns in the district.

HIGHWAYS

10. **TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points:

- **Northern Bypass.** Concerns were raised over excessive advertising signage which had appeared at various locations along the Northern Bypass. Members who noticed this problem were asked to take photographs and send them in to the Town Clerk, so that the signage could be checked against the planning permissions that had been granted.

- **Ballingdon Street**. Members were glad that the water leak in Ballingdon Street had been repaired, however, there were concerns over the poor quality of the road surface. The previously flat tarmac had now been left with a distinct bump, which was very noticeable to vehicles driving over. Members were asked to submit photographs illustrating any problems and Cllr L Smith agreed to raise this issue with Suffolk Highways.

The meeting closed at 7:07pm.

Signed .....
Chairman

DRAFT

Sudbury

District: Babergh

Criterion	Result
Early years	yes
Primary School	yes
Secondary School	yes
Further education (post 16)	yes
GP Surgery	yes
Pharmacy	yes
Public house	yes
Essential goods shop (including supermarkets)	yes
Permanent Post office	yes
Permanent Library	yes
Village Hall and/or community meeting place	yes
Recreation ground (playing field)	yes
Equipped play (MUGA, outdoor gym, play area)	yes
Leisure centre/sports centre/gym	yes
Existing strategic employment sites including business parks	yes
Allotments	yes
Train station (or within 1km of train station)	yes
Within 800m-5km of higher order settlement using established walking/cycling routes	yes
Within 800m-5km of major centre or town	yes