

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 22nd SEPTEMBER 2025 COMMENCING AT 6:30 PM

Committee members present: Mr N Bennett – the chair
Ms J Carter
Mr S Hall
Mr A Osborne
Miss A Owen
Mr T Regester
Mr A Stohr

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillor Mr N Younger.

2. **DECLARATIONS OF INTEREST**

Councillors Ms J Carter, Mr A Osborne, Miss A Owen and Mr T Regester declared they were Babergh District Councillors.

Councillor Ms J Carter also declared that she was a Suffolk County 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 8th September 2025 be confirmed as an accurate record and signed by the Chairman.

6. **REVIEW OF ACTIONS FROM PREVIOUS MEETINGS**

The Town Clerk updated the members on the previous actions.

7. PLANNING APPLICATIONS

DC/25/04005 **Proposal:** Notification of Works to Trees in a Conservation Area - Walnut (T1) Overall crown reduction by 3m. Shape, balance and remove significant deadwood; Horse Chestnut (T2) Overall crown reduction by 4m. Shape, balance and remove significant deadwood.
Location: Croft House, The Croft, Sudbury, Suffolk, CO10 1HP

RESOLVED – To recommend approval

DC/25/01881 **Proposal:** Full Planning Application - Erection of a two-storey warehouse industrial unit.
Location: Land to the Rear of Unit 5 and 6, Addison Road, Sudbury CO10 2YW

RESOLVED – To recommend approval, subject to the issue raised by Public Rights of Way being satisfactorily addressed.

DC/25/03263 **Proposal:** Full Application - Extension and alterations to existing HMO to provide en-suites to existing rooms with 3no. additional en-suite rooms and new shared living space. Addition of 3no. self-contained moving on flats.
Location: Rossendale, Belle Vue Road, Sudbury, Suffolk, CO10 2PP

RESOLVED – To recommend approval.

DEVELOPMENT**8. NO DEVELOPMENT ITEMS**

There were no development items.

HIGHWAYS**9. TO DISCUSS THE HIGHWAYS LIST**

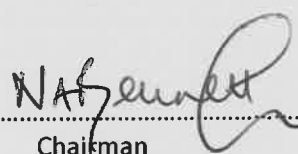
Members discussed the following points;

- **York Road junction with Melford Road** – Councillor J Carter updated the committee on the situation with the planned changes to the York Road junction with Melford Road. She proposed that the Town Council send a list of their questions to the Suffolk Highways officer, who had indicated that he would come to a future committee meeting to answer these questions and discuss options for the project. Members emphasised that they wanted clarity on their safety concerns and more detail on how the junction would operate at the busiest times.
- **HGV Sign on East Street** – Councillor J Carter agreed to send the details of the signage to the Town Clerk.

- **Chaucer Road link with Clermont Avenue** – Councillor J Carter updated the committee on the situation with the planned improvements to the Chaucer Road link with Clermont Avenue. There were no funds currently available for an enforcement camera, but she hoped that funding would be possible in the new financial year. She would also ask when the planned work would start and how the ‘Manchester lockable bollard’ would be operated. Would this bollard normally be locked flat when there was a bus service operating and only raised and locked vertical if the bus service was terminated? Councillor J Carter offered to get clarification and to send members an email with further details.
 - **Gainsborough Street damage to brick wall** – Although the fallen brickwork had been cleared, the remaining wall looked unstable and there was a large buddleia root growing through the centre of the wall. Enforcement action with the owner of the property might be necessary to ensure that the buddleia was permanently removed and the wall repaired. Councillor J Carter offered to get clarification from Suffolk Highways.
 - **County Councillor Update** – Councillor J Carter updated the committee on her meeting with the highways officer which had covered the following points;
 - The Cornard roundabout area was programmed to be resurfaced in the next financial year.
 - The overgrown vegetation on Ballingdon Bridge was not bad enough to justify action at the present time.
 - The overgrown hedges along Ballingdon Hill were not bad enough to justify action at the present time.
 - There was a countywide programme to clear vegetation from hidden signage and this would include Sudbury.
- Councillor J Carter was asked to challenge the Suffolk Highways on the overgrown vegetation as this was forcing residents off the footpaths and into the road.
- **Bus Services** – Members noted that the full council had asked this committee to discuss the effectiveness of the new Konect Bus Services and, once they had formed a clear view on whether they wished to recommend any changes, to organise a meeting with Suffolk County Council. Issues to be addressed could include refurbishment to the bus station, improved bus stop on Waldingfield Road, options for a circular bus route and having new timetables posted in the bus shelters.

The meeting closed at 7:23pm.

Signed


Chairman

