SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING HELD IN THE TOWN HALL ON MONDAY 19TH OCTOBER 2026 COMMENCING AT 6:30 PM

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

In attendance: Mr C Griffin – Town Clerk
Mrs C Morgan – Deputy Town Clerk
Ms L Smith – County and District Councillor

1. **SUBSTITUTES AND APOLOGIES**

No apologies were received.

2. **DECLARATIONS OF INTEREST**

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

The Chair declared that he knew the applicant at 16 Friars Street (DC/26/04252) but that this did not create a conflict of interest.

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 5th 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.

NAS

7. **PLANNING APPLICATIONS**

DC/26/04252 **Proposal:** Application for Consent to Display an Advertisement(s) - Change signage on shop front from white lettering spelling out "TWO SEVENS DELI" to white lettering spelling out "THISTLELARK". Change existing perpendicular hanging sign which has a pink background with "TWO SEVENS DELI" written on it, to a hanging sign the same size and shape which has a white background and "THISTLELARK" written on it.
Location: 16 Friars Street Sudbury CO10 2AA
RESOLVED – To recommend approval.

DC/26/04284 **Proposal:** Application under Section 73A of The Town and Country Planning Act for DC/20/03810 (New garden centre building and ancillaries)and DC/23/05872 (A variation) for the removal or variation of Conditions 2 (Approved plans and documents) and 21 (Phasing of the development) of DC/23/05872 to enable interim scheme changes.
Location: Perrywood Garden Centre Newton Road Sudbury CO10 0PZ
RESOLVED – To recommend approval.

DC/26/04312 **Proposal:** Application for Listed Building Consent - Removal of modern partition wall and construction of new studwork wall to create larger WC.
Location: 40 Burkitts Lane Sudbury Suffolk CO10 1HB
RESOLVED – To recommend approval.

DC/26/04371 **Proposal:** Notification of works to Trees in a Conservation Area - Two Birch trees (T1 and T2) to be crown lifted to provide clearance of at least 2.4m.
Location: Phoenix Court Church Walk Sudbury Suffolk
RESOLVED – To recommend approval.

DC/26/04424 **Proposal:** Householder Application - Erection of a two storey side extension, replacement of flat roof to porch with pitched roof and creation of additional on-plot parking.
Location: 121 Tudor Road Sudbury Suffolk CO10 1LD
RESOLVED – To recommend approval.

DC/26/04430 **Proposal:** Application for Works to Trees subject to Tree Preservation Order BT70/T3 - Reduction of canopy of 1 No. London plane (T1) to previous pollard points.
Location: Sudbury Railway Station, Station Road Sudbury CO10 6SU
RESOLVED – To recommend approval.

NAP

DEVELOPMENT

8. **TO NOTE THAT THE CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) WILL BE DISCUSSED AT 7:30PM AFTER THE COMMITTEE MEETING**

Members were expecting to stay for the SALC presentation on the changes to the National Planning Policy Framework (NPPF) starting at 7:30pm.

RESOLVED
To note that central government have made significant changes to the National Planning Policy Framework (NPPF).

HIGHWAYS

9. **TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points:

- **Aldi car park design**. A member was concerned about two-way traffic flow in the car park at the new Aldi, which had previously been Homebase. Some members felt that there had only been one-way traffic outside the front entrance when operated by Homebase. Members agreed to monitor the situation and approach Aldi if there was a problem.

- **Aldi retail space**. Members questioned whether there would be a second business moving in to the smaller retail space within the former Homebase building. Members believed that this space was still available to let, should another business be interested.

- **Ballingdon Street water leak**. Anglian Water had acknowledged the leak in Ballingdon Street and had added it to their repair list.

- **Springlands Bypass**. There was still vegetation obscuring the road signs on the A134 Springlands bypass from McDonalds roundabout, passed Tesco roundabout and down to the Long Melford roundabout. There were also reports of similar problems on the A134 towards Newton. This would be reported to Suffolk Highways.

- **Long Melford Roundabout**. The signs showing black and white chevrons on the Long Melford roundabout at the bottom of the hill from Bury had been knocked over. This would be reported to Suffolk Highways.

The meeting closed at 7:12pm.

Signed .....
Chairman