SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 16TH 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 N Younger

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

1. **SUBSTITUTES AND APOLOGIES**

Apologies were received from councillor Ms J Carter.

2. **DECLARATIONS OF INTEREST**

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

Councillors Mr N Bennett and Mr S Hall declared that they had family members at St Gregory's School, but this was not an interest that would prevent them participating fully in item 9.

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 2nd November 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 would be closing Clermont Avenue bus link, for improvements, between Monday 30 November and Friday 4 December 2026.
- Suffolk County Council had confirmed that they had no plans to remove the graffiti from Ballingdon Bridge as they had a very limited budget and, in their opinion, the graffiti was not

particularly offensive. Members disagreed with this assessment and asked the Clerk to write to Suffolk Highways to express their disappointment that there was no budget allocated for removing graffiti from the major highway through Sudbury. Could the portfolio holder review this? What was the maintenance schedule for the old railway bridge at Ballingdon, when was it last inspected and when was it due for re-painting?

- The Babergh Planning Enforcement team had decided not to take action over the alleged installation of an unathorised illuminated sign in the window of the listed building at 2 Market Hill, as due to the low level of harm identified, it was not considered expedient to pursue formal enforcement action at this time.
- The Projects Manager was working through the old paper file from the 1980s on the land owned by the town council at Woodhall. Once these documents had been read and scanned in to the Master records, the town council would be in a position to share the details with the group interested in building a pump track.

7. PLANNING APPLICATIONS

DC/26/04525

Proposal: Planning Application - Erection of 4no dwellings following outline permission for 2no dwellings under DC/24/02098.
Location: 12 Clarence Road Sudbury CO10 1NJ
RESOLVED – To recommend refusal on the following grounds;

- **Overdevelopment**
- **Highways safety**
- **No parking provision for the 4th house**
- **Poor parking design**
- **Loss of on street parking for other residents**
- **No plan to remove extra surface water**

Highways were also asked to comment on the safety aspects of buses and large HGVs turning on the junction of Stanley Road and Clarence Road.

DC/26/03687

Proposal: Householder Application - Erection of single and two storey side extensions; Garage conversion with first floor extension above; Replacement parking space to front.
Location: 2 Beaconsfield Close Sudbury Suffolk CO10 1JR
RESOLVED – To recommend refusal on the grounds of overdevelopment, but would be open to consider a single storey side extension, where the garage would match other properties on the other side of the close.

DC/26/04442

Proposal: Householder Application - Erection of a single story extension.
Location: 20 Landsdown Road Sudbury Suffolk CO10 2QG
RESOLVED – To recommend approval.

DC/26/04767

Proposal: Application for works to Trees subject to Tree Preservation Order BT178/A1 - Fell 1 No. Apple (T2) and 1 No. Hawthorn (TG4).
Location: Block A Cornard Road Sudbury CO10 2XB
RESOLVED – To recommend approval.

DC/26/04425 **Proposal:** Outline Planning Application (Access, Layout and Scale to be considered all other matters reserved) - Erection of 13no. dwellings and demolition of existing building.
Location: Land Off Middleton Road Sudbury CO10 7LJ
RESOLVED – To recommend refusal on the same grounds as the previous application for this site DC/26/01930.

DC/26/04311 **Proposal:** Full Planning Application - Change of use of existing commercial use to 1no. dwellinghouse, retaining part of the ground floor element of the building as a retail unit (Class E).
Location: 40 Burkitts Lane Sudbury Suffolk CO10 1HB
RESOLVED – To recommend approval.

DC/26/04655 **Proposal:** Application for Listed building consent - Removal of an existing dormer, reinstatement of a pitched roof, and insertion of a rooflight, including associated roofing and internal works.
Location: 1 Stour Street Sudbury Suffolk CO10 2AX
RESOLVED – To recommend approval.

DEVELOPMENT

8. **THERE WERE NO DEVELOPMENT ITEMS**

HIGHWAYS

9. **TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points:

- **Request for St Gregory's School Pederstrian Crossing.** A member of the public had requested a new pedestrian crossing, near the bend where Church Street meets Friars Street, which would provide a safer road crossing for the children at St Gregory's School. There had previously been a 'School Crossing Patrol' (Lollypop Man), but he had been off sick for over a year and it was not clear whether he would be returning or replaced.

  Members were concerned about the safety of children and parents crossing the road to get to and from St Gregory's School and asked for clarification on whether the crossing flashing lights were still being activated during peak arrival and departure times and who controlled them. Members agreed that the best solution would be for a permanent 20mph zone on either side of the school and to have the 'School Crossing Patrol' (Lollypop Man), replaced as soon as possible.

  The original email trail would be copied to County Councillor Ms L Smith so that she could help move this forward.

- **Objections to Electrical Charging Points**. A resident had emailed the council to complain about the proposed electrical charging points in Suffolk Road. She was not against the principle of electrical charging, but the pavement was narrow and was regularly used by schoolchildren, people with pushchairs and elderly pedestrians. She was concerned that the chargers, any feeder pillar, protective equipment and cables may reduce safe passage or force pedestrians towards the road.

  Members agreed to support her objection and to respond to Plug in Suffolk.

- **Request for Bus Stop at Perrywoods.** A resident had emailed the council to request a new bus stop at the Perrywoods Garden Centre. Although there did not appear to be sufficient width for a bus stop on the south side of the A134 outside Perrywoods, it could be feasible for Perrywoods to hot a bus stop within their site. If Perrywoods and the bus operating company thought that this would be useful, the Town Council would support the change.

- **Request for Church Reserved Parking**. The parish administrator had written to the Town Council on behalf of the Parish of Our Lady & St John, The Croft, Sudbury, to formally request the provision of a clearly marked, designated parking space directly outside the church for the exclusive use of the Parish Priest. This request arose from the unique, 24-hour pastoral responsibilities of a Catholic Parish Priest, who is required to be on call at all times to administer to the sick and dying. Because a person's health can deteriorate rapidly, these emergency calls are inherently unpredictable and urgent, occurring at any hour of the day or night. Now that there are higher parking charges in Sudbury, more people are parking in the uncontrolled spaces on the Croft and the priest is regularly forced to park a considerable distance away.

  Members agreed to support this request and to write to Suffolk Highways.

- **Drain Cleaning.** A member raised his concern that the road drains were not being maintained and that the drains outside 14 Girling Street and the two by the Girling Street/East Street traffic lights were blocked with leaves.

- **Ballingdon Street 'Bump'.** A member raised his concern that the bump where the road had been repaired in Ballingdon Street had not yet been flattened. Cllr L Smith confirmed that she had not yet been able to film traffic bumping over this, but she would try to capture the imagery and then raise the issue with Suffolk Highways.

The meeting closed at 8:17pm.

Signed ……..
Chairman

DRAFT