

SUDBURY TOWN COUNCIL

You are **summoned** to a meeting of the **PLANNING, DEVELOPMENT & HIGHWAYS COMMITTEE** to be held in Sudbury Town Hall on **Monday 15th December 2025** at **6:30pm** for the transaction of the following business:

AGENDA

1. Substitutes, apologies and approval of absences.
2. Declarations of Interest.
3. Declarations of Gifts and Hospitality.
4. Requests for dispensation.
5. To confirm that the minutes of the previous meeting of the Planning, Development and Highways Committee held on the 1st December 2025 are an accurate record and are to be signed by the Chairman.
6. To review the actions from previous Planning, Development and Highways Committee meetings.

PLANNING

7. To discuss planning applications: DC/25/05176, DC/25/05217, DC/25/05227, DC/25/05264, DC/25/03647, DC/25/05371 and DC/25/05356.

DEVELOPMENT

8. To comment on the proposal to revoke the Air Quality Management Area in Cross Street, Sudbury.

HIGHWAYS

9. To discuss the Highways List.
 - Request for the speed limit in Bulmer Road to be reduced to 20mph.



10th December 2025

C Griffin
TOWN CLERK

To: Chairman – Mr N Bennett, Committee Members: - Ms J Carter, Mr S Hall, Mr, A Osborne, Mr T Regester, Mr A Stohr, Mr N Younger. (The Mayor – ex-officio) and remaining councillors for information only.

PLANNING APPLICATIONS

- DC/25/05176 **Proposal:** Householder Application - Replacement of inefficient wooden windows and doors for uPVC
Location: 4 Chestnut Mews, Friar Street, Sudbury, Suffolk, CO10 2AH
- DC/25/05217 **Proposal:** Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class Q - Conversion of agricultural building to 2no. dwellings
Location: Barn, St Bartholomews Farm, Clermont Avenue, Sudbury
- DC/25/05227 **Proposal:** Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/25/01085 dated 01.05.2025. Town and Country Planning Act 1990 (as amended) - Erection of 4No. (terraced) dwellings and alterations/improvement to: (1) outbuilding to form cycle store, (2) boundary wall and (3) existing access. To vary condition 2 (Approved Plans and Documents)
Location: Land Rear of 30 Market Hill, Sudbury, Suffolk, CO10 2EN
- DC/25/05264 **Proposal:** Planning Application. Demolition of the existing shop units at 50A- 51A and 52A North Street, Sudbury, and its replacement with 2No two-storey dwellings, together with an open carport, parking and associated works.
Location: 50A-52A North Street, Sudbury, CO10 1RE
- DC/25/03647 **Proposal:** Application for Outline Planning Permission. (All matters reserved) Demolition of existing garages and construction of a three-storey residential building comprising ground floor parking and two upper floors containing flats, with associated access and bin/cycle storage.
Location: Garages, Gregory Street, Sudbury, CO10 1AZ
- DC/25/05371 **Proposal:** Application for works to trees subject to a Tree Preservation order BT319/T2 - To Pollard (T1) Ash tree to 8 metres above ground level. The tree leans significantly towards the Chappel and is showing signs of Ash Dieback.
Location: St Bartholomews Priory, St Bartholomews Lane, Sudbury, CO10 1XP
- DC/25/05356 **Proposal:** Request for Environmental Impact Assessment (EIA) Scoping Opinion - Mixed use development of up to 750 homes, care home, a new primary school and early years facilities, retail and employment use, hotel, household refuse site, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features.
Location: Land At Chilton Woods Sudbury Suffolk.

In order to comply with the Data Protection Act 2018, all persons attending this meeting are hereby notified that there will be a live video broadcast of this meeting, which will be recorded and available to be watched later on the Council website. The purpose of recording proceedings is to enable maximum participation both at the time of the meeting and for those who watch later.

In accordance with The Openness of Local Government Bodies regulations 2014, persons attending this meeting may make their own recordings of the proceedings subject to the meeting remaining open to the public.