

SUDBURY TOWN COUNCIL
MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON MONDAY 12TH JANUARY 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
 Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. SUBSTITUTES AND APOLOGIES

Apologies had been received from Councillor Miss A Owen.

2. DECLARATIONS OF INTEREST

Councillors Mr A Osborne, and Mr T Regester declared they were Babergh District Councillors and were members of the Babergh Planning Committee. Therefore, they had an interest in planning application DC/25/05497, which had been submitted by Babergh District Council, and they would not vote on this item.

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 15th December 2025 be confirmed as an accurate record and signed by the Chairman.

6. REVIEW OF ACTIONS FROM PREVIOUS MEETINGS

The Town Clerk updated members on the actions from previous meetings.

- Bus station investment would be on the agenda for the next meeting on 26 January.
- Babergh’s Chief Planning Officer had responded to the request for a meeting to discuss the Environmental Impact Assessment (EIA) for a mixed use development of up to 750 homes to the west of the current Chilton Woods development and nominate a colleague to take this forward.

7. **PLANNING APPLICATIONS**

DC/25/05478 **Proposal:** Application for Listed Building Consent - Replacement of decayed timber floor plate to ground floor where accessible within basement.
Location: 68 Friars Street, Sudbury, CO10 2AG

RESOLVED – To recommend approval.

DC/25/05556 **Proposal:** Full Planning Application - Replacement of existing external decking area with new balustrade guarding, new piled foundation, replacement of external staircase and balcony and provision of internal lift.
Location: The Granary, Quay Lane, Sudbury, Suffolk, CO10 2AN

RESOLVED – To recommend approval

DC/25/05557 **Proposal:** Application for Listed Building Consent - Replacement of existing external decking area with new balustrade guarding, new piled foundation, replacement of external staircase and balcony and provision of internal lift.
Location: The Granary, Quay Lane, Sudbury, Suffolk, CO10 2AN

RESOLVED – To recommend approval.

DC/25/05497 **Proposal:** Full planning application for residential development of 15no. affordable homes at the Former Uplands Site, Jubilee Road, Sudbury including demolition of existing garages and erection of 2no. new double garages along with provision of 14 visitor car parking spaces and associated landscaping.
Location: Land North of Jubilee Road, adjacent to Uplands, Sudbury, CO10 1NG

RESOLVED – To recommend approval subject to the following conditions:

- **Addressing the concerns raised by Environmental Protection.**
- **Addressing the concerns raised by Fire and Rescue Service.**
- **Addressing the concerns raised by Public Rights of Way (PROW).**
- **Clarification of what will happen to the current sewer vent pipe.**
- **Addition of a requirement for a publicly accessible defibrillator.**

DEVELOPMENT

8. **TO DISCUSS THE NORWICH TO TILBURY NATIONAL GRID PROJECT**

The Town Clerk had attended a virtual presentation of the progress of the Norwich to Tilbury National Grid line that would run south between Hadleigh and Ipswich and turn west just north of Colchester.

RESOLVED

To note the status of the Norwich to Tilbury National Grid project.

HIGHWAYS

9. TO DISCUSS THE HIGHWAYS LIST

Members discussed the following points;

- Will the new 30mph speed limit on the A134 passed the new construction site for the Bramford to Twinstead power line, between the Marshalls Green and Stoke Road junctions, remain as a permanent measure after construction has finished? Concerns were raised that this could have an adverse economic impact on Sudbury. The Town Clerk would ask Suffolk Highways to confirm their plans.
- Could the Town Clerk find the minutes from a meeting of the Highways and Footpaths Committee in mid-2010 which discussed recommendations for road markings in Weavers Lane. Residents were concerned that they had asked for white lines and yet there were yellow lines outside numbers 14 to 20 on the east side of the road.
- Could the Town Clerk ask what the criteria are for restoring the bollard outside Toast Café.
- Could the Town Clerk have the sunken manhole cover near the old Kent Blaxill (now PaintWell Sudbury) on the Northern Road photographed and reported on the Suffolk Highways reporting tool
- Could the Town Clerk have the pothole outside 23 Cross Street photographed and reported on the Suffolk Highways reporting tool.
- Members asked the Town Clerk to request yellow ‘no parking’ lines to be painted around the war memorial the next time there was a traffic regulation order (TRO) for Sudbury. This would protect the memorial and prevent vehicles blocking access by parking directly in front of it.

The meeting closed at 7:17pm.

Signed
Chairman