

**SUDBURY TOWN COUNCIL**

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING  
HELD IN THE TOWN HALL ON 24<sup>TH</sup> FEBRUARY 2025 COMMENCING AT 6:30 PM**

Committee members present: Mr N Bennett – the chair.  
Ms J Carter (until 7:38pm)  
Mr S Hall  
Mr A Osborne (until 7:38pm)  
Mr T Regester (until 7:38pm)  
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillors Miss A Owen and Mr A Stohr.

2. **DECLARATIONS OF INTEREST**

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

Councillor Ms J Carter declared that she was also a Suffolk County Councillor.

Councillor Mr S Hall declared that he was a friend of the applicant for planning application DC/25/00543 and so he would leave the room for that item.

Members were uncertain as to whether the land for planning applications DC/25/00708, DC/25/00709 and DC/25/00711 was owned by the district council or county council, but, as these authorities would get significant financial benefit from the potential leases, all those members who were also district or county councillors would leave the room for these items.

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 the 10<sup>th</sup> February 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 response from the Battery Box company with the details requested by the committee at their previous meeting, which were as follows;

- The Battery Chemistry is Lithium Ion Phosphate (LFP). To date, there have been no reported incidents of fires in Battery Systems in the UK that use LFP technology (there have been with the older NCM chemistry which is not being used).
- If fire risk is a concern, I should also flag that during the planning process the Fire Brigade are statutory consultees. To date, for the 92 planning consents we have already received, we have never received an objection from a fire authority, and this is including the planning consent we have already received in the Babergh and Mid Suffolk Local Planning Authority at a site we have with a private landlord.
- The images already shared are from a number of installations we have already made in the UK, including 2 sites in Colchester – not far from Sudbury! - one of which is on a site owned by Anglian Water.
- Battery Boxes are connected directly to the grid, so we can never say they are using 100% renewable energy (as the grid utilises a number of power sources at any given time) in the same way someone charging an EV from the grid cannot say they are exclusively using renewable energy. That being said, we charge the Batteries at times of high wind generation, taking the excess power from the grid and then putting this back onto local networks at times of peak demand, allowing us to make better use of renewables and displacing our reliance on fossil fuels. It is because of this that each installation saves ~160 tonnes of carbon a year.
- Battery Boxes are needed by local grid operators across the UK as their local networks are struggling to manage increases in demand (especially from EV charging and Heat Pump installation) – by installing Battery Boxes we can help reinforce these networks and increase local capacity. I have attached a statement by UK Power Networks (the local operator) supporting the need for Battery Boxes on their network. In the context of Babergh District Council for example:
  - The number of EVs is expected to rise from 6,479 in 2025 to 25,690 in 2030.
  - The number of Heat Pumps are expected to rise from 1,167 in 2025 to 5,395 in 2030.
  - Data for both of these is available from UK Power Networks here: <https://uk-power-networks.github.io/DFES-visualisation/2023-DFES/>
- If there is no action taken to support the local network by the installation of projects like Battery Boxes, you won't be able to build EV chargers or install Heat Pumps in the local area. This will have an adverse impact on Net Zero as well as the economic development of the region. It will also lead to more roads being dug up to install new cables and more overhead lines being constructed as UK Power Networks will have to reinforce your network this way instead.
- The sites proposed in Sudbury are all in industrial settings and so will have a limited visual impact on the landscape. I should also add that we have already met with a number of the members in BMSDC area to discuss the project with them and had broad support from them for the projects, and in a similar vein Hadleigh Town Council have contacted us separately to see if they have any suitable land to host these projects themselves too.

The Town Clerk updated members on the Suffolk County Council (District of Babergh) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places) (Map-Based) Order 2019 (Parish of Chilton) (Church Field Road) (Milner Road) (U8360) (Prohibition of Waiting) (Variation No.24) Order 2024 which had come into operation on 21<sup>st</sup> February 2025.

7. **PLANNING APPLICATIONS**

Councillor Mr S Hall left the room for this item.

DC/25/00543 **Proposal:** Householder Application – Erection of single storey rear and side extension.  
**Location:** 11 St Bartholomews Lane, Sudbury, Suffolk, CO10 1LG

**RESOLVED – To recommend approval.**

Councillor Mr S Hall returned to the room.

DC/25/00581 **Proposal:** Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Change Class C3) Town & Country Planning (General Permitted Development (England) Order 2015 (as amended) Schedule 2, Part 3, Class MA – Change of use of architects office Class E (g)(i), to 1no dwelling Class C3.  
**Location:** 51 Station Road, Sudbury, Suffolk, CO10 2SP

**RESOLVED – To recommend that prior approval should not be required as the building had retained its original layout as a dwelling house during the time it had been used as an office.**

DC/25/00523 **Proposal:** Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use of Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class MA – Change of Use of ground floor to form 1No self-contained dwelling.  
**Location:** 13 East Street, Sudbury, Suffolk, CO10 2TP

**RESOLVED – To recommend that a full planning application should be required as the building was constructed as a shop and may not be suitable for conversion into a dwelling house.**

DC/24/05461 **Proposal:** Planning Application – Demolition of existing school buildings and redevelopment to provide a new educational teaching block, separate new sports hall block and Multi Use Games Area (MUGA), reconfiguration of car parking arrangements and outdoor playground areas, provision of new landscaping and all associated works.  
**Location:** Ormiston Sudbury Academy, Tudor Road, Sudbury, CO10 1NW

**RESOLVED – To continue with the same recommendations for Ormiston Academy as resolved at previous meetings.**

DC/25/00644 **Proposal:** Full Planning Application – Erection of replacement boundary fence.  
**Location:** ELB Engineering, Meekings Road, Chilton Estate, Sudbury, Suffolk, CO10 2XE

**RESOLVED – To recommend approval.**

DC/25/00684      **Proposal:** Full Planning Application – Construction of internal roller shutter door and alteration to shop front (retention of).  
**Location:** 1 North Street, Sudbury, Suffolk, CO10 1RB

**RESOLVED – To recommend approval.**

DC/25/00685      **Proposal:** Application for Listed Building Consent – Construction of internal roller shutter and alteration to shop front.  
**Location:** 1 North Street, Sudbury, Suffolk, CO10 1RB

**RESOLVED – To recommend approval.**

The Chairman decided to consider the final three planning applications at the end of the meeting, so that the district and county councillors could leave the room and not have to wait to return.

#### **DEVELOPMENT**

8.      **THERE WERE NO DEVELOPMENT ISSUES TO DISCUSS**

#### **HIGHWAYS**

9.      **TO DISCUSS THE HIGHWAYS LIST**

Members discussed the following points;

- Members were concerned about the quality of the pothole repairs as they had noticed that previously repaired patches on the roads soon developed new holes.
- There was a dangerous pothole around the metal drain cover on Cornard Road, about 10m in from the Belle Vue roundabout. (The Town Clerk examined this the next day and it had been repaired overnight)
- There was a depression in the tarmac around the metal drain cover on Great Eastern Road, outside Roys, about 10m before the traffic lights, and a series of deep potholes along the centre line of the road. (The Town Clerk reported the potholes on the Suffolk Highways reporting tool as Ref 509977)
- There had been a report that the metal manhole cover outside 18 Waldingfield Road was sinking down in the tarmac, causing passing vehicles to pull into their drive to avoid it. (When inspected the next day there was no serious depression around this cover)

7. **PLANNING APPLICATIONS (continued)**

Councillors Ms J Carter, Mr A Osborne and Mr T Regester left the room for planning applications DC/25/00708, DC/25/00709 and DC/25/00711.

DC/25/00708      **Proposal:** Full Planning Application – Construction and operation of a micro energy storage system  
**Location:** Verge at Alexandra Road/Windham Road Junction, Chilton Industrial Estate, Sudbury, Suffolk, CO10 2XD

**RESOLVED – To recommend approval subject to the Fire Brigade being included as a consultee and having no objections on fire safety grounds.**

DC/25/00711      **Proposal:** Planning Application – Construction and operation of a micro energy storage project with 2.44metre perimeter fence.  
**Location:** Land at the end of Curzon Road, Chilton Industrial Estate. Sudbury, Suffolk, CO10 2XD

**RESOLVED – To recommend approval subject to the Fire Brigade being included as a consultee and having no objections on fire safety grounds.**

DC/25/00709      **Proposal:** Full Planning Application – Construction and operation of a micro energy storage system.  
**Location:** Land at Woodhall Business Park, Sudbury, Suffolk, CO10 1WH

**RESOLVED – To recommend approval subject to;**

- **No damage being caused to the adjacent scheduled ancient monument (Wood Hall Moated Site).**
- **The Fire Brigade being included as a consultee and having no objections on fire safety grounds.**

The meeting closed at 8:09pm.

Signed .....   
Chairman

