

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL ON 23RD SEPTEMBER 2024 COMMENCING AT 6:30 PM**

Committee members present: Mr N Bennett – the chair.
Ms J Carter
Mr S Hall
Mr A Osborne
Miss A Owen
Mr A Stohr
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

1. **SUBSTITUTES AND APOLOGIES**

All members were present.

2. **DECLARATIONS OF INTEREST**

Councillors Ms Carter, Miss A Owen and Mr A Osborne declared that they were Babergh District Councillors. Ms Carter declared that she was a Suffolk County Councillor.

Mr Bennet declared that he had a non-pecuniary interest in planning application DC/24/04047 as he knew the resident at 4 Melford Road.

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 9th September 2024 be confirmed as an accurate record and signed by the Chairman.

6. **ACTIONS FROM PREVIOUS MINUTES**

The Town Clerk confirmed that there were no outstanding actions from the previous meeting.

7. **PLANNING APPLICATIONS**

DC/24/04001 **Proposal:** Householder application – Erection of single storey rear extension and conversion of garage to additional living accommodation.
Location: 20 Colneys Close, Sudbury, Suffolk, CO10 1LH

RESOLVED – To recommend approval subject to two modifications of the application being accepted.

- **The proposed rear window of the extension being removed or replaced with a permanently obscured non-opening window to protect the privacy of the neighbours.**
- **That the working hours for the building work be restricted to Mondays to Fridays 8am to 5pm, with no work outside these hours.**

DC/24/04047 **Proposal:** Application for works to trees in Conservation Area – Reduce all overhanging branches along boundary wall by up to a 2m mixed species group of Laurel, Laburnum, Privet and Lime, Reduce 1No Laurel tree by 2m
Location: Northfield House, 4 Melford Road, Sudbury, Suffolk, CO10 1LS

RESOLVED – To recommend approval but noting that the trees that need to be cut back are at the other side of the garden from the drawing supplied with the application (i.e., around the curve of the York Road – Melford Road junction).

DC/24/04077 **Proposal:** Listed Building Consent – Construction of structural support in cellar
Location: 22 King Street, Sudbury, Suffolk, CO10 2EN

RESOLVED – To recommend approval.

DC/24/04106 **Proposal:** Householder application – Install MCS compliant Dailkin domestic air source heat pump.
Location: 18 Constable Road, Sudbury, Suffolk, CO10 1UQ

RESOLVED – To recommend approval subject to the noise mitigation proposals being compliant with MSC020 and having been approved by the environmental protection officer.

DC/24/03759 **Proposal:** Application for Outline Planning Permission. All matters reserved. Erection of 1no bungalow in grounds of existing bungalow, Vehicular access via existing driveway to be shared.
Location: 12 Deben Drive, Sudbury, CO10 2QH

RESOLVED – To recommend refusal on the following grounds.

- **Over development.**
- **No evidence of net biodiversity gain.**
- **Restricted access for emergency vehicles.**

DEVELOPMENT

8. TO COMMENT ON BABERGH AND MID SUFFOLK DISTRICT COUNCILS – JOINT LOCAL PLAN DOCUMENT SUSTAINABILITY APPRAISAL SCOPING REPORT AND THE PROPOSED APPROACH TO THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Members were concerned that in the Strategic Housing Land Availability Assessment (SHLAA) Site Assessment – Part 2 Detailed Assessment Criteria on page 11, the section on key access to services did not give sufficient weight to the following;

- There was no mention of proximity to health services, such as GP practices.
- There was no mention of the impact on air quality. As Sudbury has the only air quality management area (AQMA) in Babergh (Cross Street), this is of particular interest to Sudbury residents.

RESOLVED

To ask Babergh District Council to give more weight to;

- The access to health services, such as GP practices.
- The impact of new developments on the air quality management area in Cross Street.

HIGHWAYS

10. TO DISCUSS THE HIGHWAYS LIST

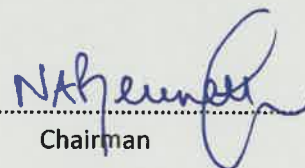
No new items had been raised under the highways list.

Members raised the following concerns;

- Business signs had been attached to lamp posts on Northern Road (A134). The Town Clerk offered have photographs taken and to report these to Suffolk Highways.
- Business signs had been placed in the grass area by the war memorial outside St Gregory’s Church. This was Babergh District Council land and this would be reported to them.
- Residents had complained to members about vehicles using the emergency connection between Chaucer Road and Clermont Avenue as a short cut. This route was only for buses and emergency vehicles, but private vehicles, including delivery vans and bikes, were speeding through causing danger to pedestrians. Local residents were encouraged to record the details of each incident and to report these to the police. This would help build the evidence necessary to have this enforced. The Town Council would write to Suffolk Highways raising their concerns over the misuse of this link and the safety issues for pedestrians.
- Road drains were blocked on Girling Street and the Town Clerk reported these during the meeting as references 490281 and 490282 on the Suffolk Highways reporting tool.
- Although some individual drains had been cleared after they were reported, members were concerned that there was insufficient routine maintenance and clearing of the road drains in Sudbury. The SCC member for Sudbury was asked to raise this formally with SCC.
- The footpath was overgrown behind the police station, obscuring the lamps and making it more risky to use after dark.

The meeting closed at 7:40 pm

Signed



Chairman

