

**SUDBURY TOWN COUNCIL**

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING  
HELD IN THE TOWN HALL ON 9<sup>TH</sup> SEPTEMBER 2024 COMMENCING AT 6:30 PM**

Committee members present: Mr N Bennett – the chair.  
Mr S Hall  
Mr A Osborne  
Miss A Owen  
Mr T Regester  
Mr N Younger

Officers in attendance: Mr C Griffin – Town Clerk

**1. SUBSTITUTES AND APOLOGIES**

Apologies had been received from Councillors Ms J Carter and Mr A Stohr. Mr T Regester was the substitute for Ms Carter.

**2. DECLARATIONS OF INTEREST**

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

**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 27<sup>th</sup> August 2024 be confirmed as an accurate record and signed by the Chairman.

**6. ACTIONS FROM PREVIOUS MINUTES**

The Town Clerk gave a summary of the actions from the previous meeting.

7. **PLANNING APPLICATIONS**

DC/24/03724 **Proposal:** Application for Listed Building Consent – Repairs to rear chimney (which may include rebuilding from ridge line upwards) and replacement of guttering to rear wing.

**Location:** 23 Friars Street, Sudbury, Suffolk, CO10 2AA

**RESOLVED – To recommend approval**

DC/24/03793 **Proposal:** Application for works to trees in a Conservation Area – Reduce 1No Rowan tree by 1/3 in height and the sides to re-shape, and crown reduce 1No Yew by 30% including the sides to re-shape

**Location:** 7 Christopher Court, Christopher Lane, Sudbury, Suffolk, CO10 2FY

**RESOLVED – To recommend approval, subject to the timing of the work having minimal impact on the wildlife feeding on the Rowan berries.**

DC/24/03786 **Proposal:** Application for Listed Building Consent – Repair external cracked render and re-decorate including window frames and doors, colours to match existing.

**Location:** 54 Ballingdon Street, Sudbury, Suffolk, CO10 2BZ

**RESOLVED – To recommend approval, subject to the material matching the originals. Members questioned whether softwood was appropriate for replacing damaged sections of the original structural timber frame.**

DC/24/03810 **Proposal:** Notification of Works to Trees in Conservation Area – Proposal to fell and uproot T1 Red Norway Maple

**Location:** 11 Melford Road, Sudbury Suffolk, CO10 1JS

**RESOLVED – To recommend refusal on the following grounds;**

- That the loss of this tree would detract from the amenity of the conservation area.
- That the justification of replacing the tree with an additional garden shed is not sufficient for its loss.

DC/24/03639 **Proposal:** Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 (as amended) Erection of up to 9no dwellings, as enabling development for necessary and essential repairs to St Bartholomew’s Priory as per Schedule od Works

**Location:** Land East of St Bartholomew’s Priory, St Bartholomew’s Lane, Sudbury, CO10 1XP

**RESOLVED – To recommend refusal on the following grounds;**

- That there is no legal guarantee that the funds raised from the sale of the land outlined in red, once planning permission had been granted, would be spent on the restoration of St Bartholomew’s Priory.

- That there has been no detailed consideration of alternative sources of funding for the restoration of St Bartholomew's Priory.
- That this could be the first of a number of separate applications for small scale developments in the land around St Bartholomew's Priory that would be unacceptable if presented together.
- That there is insufficient evidence of the need for 4 and 5 bedroom properties in this area.
- That a full archaeological survey of the whole St Bartholomew's Priory site should be conducted before any planning permission is granted.

DC/24/03861 **Proposal:** Application under S73a for the Removal or variation of a Condition following grant DC/19/04892 dated 09/03/2021 Town and Country Planning Act 1900 (as amended) – Erection of 6no.dwellings, partial demolition and conversion of New Hall to 1no. dwelling including change of use to commercial design studio/gallery (following demolition of the existing buildings with the exception of the façade of Victoria Hall fronting Princes Street) To vary Condition 2 (approved Plans and Documents) as per revised plans and documents.  
**Location:** Victoria Hall/Conservative Club/New Hall, 39 and 40 Prince Street/New Street, Sudbury, Co10 1HZ

**RESOLVED – To recommend approval**

DC/24/03887 **Proposal:** Application for works to Trees in Conservation Area – 2No. Limes (L1 and L2) to be re-pollarded back to previous points. 1No. Quince (Q1) to have crown reduced by up to 1m (leaving a flowing branch line where possible) and to be crown lifted (removal of lower branches) by up to 2m. and 1No. Apple (A1) to have crown reduced by up to 1m (leaving a flowing branch line where possible). Crown to also be lifted (removal of lower branches) by up to 2m and to be thinned by up to 20%.  
**Location:** The Old Vicarage, Church Street, Sudbury, Suffolk, CO10 2BL

**RESOLVED – To recommend approval**

## 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

The Chair explained that members would need to go through the documents in details before the meeting and come with areas of concern or in need of clarification. To help this, the Town Clerk offered to print a hard copy for each committee member to go through and mark sections for further discussion.

#### **RESOLVED**

To defer discussion of the detail of these papers until the next meeting of the Planning, Development and Highways Committee.

**9. TO CONSIDER COMMENTING ON THE BRAINTREE DISTRICT COUNCIL LOCAL PLAN REVIEW SUSTAINABILITY APPRAISAL (SA) SCOPING REPORT**

The Chair explained that when particular sites were proposed within the Braintree District Council area, those that were close to the Sudbury boundary would need to be considered in detail. There was a very real prospect that the contiguous built-up area of Sudbury could expand across the county boundary into Essex and this should not happen without detailed examination of each proposal.

**RESOLVED**

**To note the Braintree District Council local plan review sustainability appraisal (SA) scoping report.**

**HIGHWAYS**

**10. TO DISCUSS THE HIGHWAYS LIST**

No new items had been raised under the highways list.

Members raised the following concerns;

- That the road surface of Gainsborough Street outside the former Bridge Project building was damaged.
- That the reports of damage to the A131 road as it goes up Ballingdon Hill and crosses into Essex had been removed from the Suffolk Highways reporting tool without being resolved.

The meeting closed at 8:12 pm

Signed .....  
Chairman

