

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING
HELD IN THE TOWN HALL MONDAY 25TH APRIL COMMENCING AT 6.30 PM**

Committee members present: Mr N Bennett - in the chair

Mrs S Ayres
Mr T Cresswell
Mr S Hall
Ms E Murphy
Mr A Osborne
Mr J Sayers

Mr C Griffin – Town Clerk
Mrs J Budd – Deputy Town Clerk
Ms J Carter – Suffolk County Councillor (Via telephone for Item 8).

1. **Substitutes and Apologies**

Apologies had been received from Councillor Miss A Owen. Ms E Murphy was the substitute for Miss Owen.

2. **Declarations of Interest**

Mrs S Ayres, Mr T Cresswell and Mr A Osborne declared that they were Babergh District Councillors.

Mrs S Ayres and Mr A Osborne declared a non-pecuniary interest in planning application DC/21/06519.

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 meetings held on the 14th and 28th March be confirmed as an accurate record and signed by the Chairman. These had been adopted at the April meeting of the full council.

6. **Planning Applications**

DC/21/06519 **Proposal:** Planning Application – Construction of 42no Retirement Living apartments for older persons including communal facilities, access, car

parking and associated landscaping. Conversion and restoration of Belle Vue House to form 2no dwellings (following partial demolition).

Location: Belle Vue House and Old Swimming Pool, Newton Road, Sudbury. CO10 2RG.

RECOMMENDED – REFUSE (See minute page 316)

DC/22/01575 **Proposal:** Householder Application – Erection of a 1.5 m high tongue and grove wooden fence (following removal of existing wall surrounding the front of the property).

Location: 2 Deben Drive, Sudbury. CO10 2QH.

RECOMMENDED – REFUSE on the grounds detailed by Suffolk County Council highways.

DC/22/01610 **Proposal:** Householder Application - Erection of single storey oak framed cart lodge with garden room/store.

Location: 8-10 Middleton Road, Sudbury. CO10 2DB.

RECOMMENDED – APPROVE

DC/22/01855 **Proposal:** Full Planning Application – Formation of a temporary access off Acton Lane servicing the sales homes units on Phase 1 of the Chilton Woods Development for a period of three years.

Location: Chilton Woods Mixed Development to North of Woodhall Business Park, Sudbury.

RECOMMENDED – APPROVE.

DC/22/01910 **Proposal:** Householder Application – Erection of part single storey and part two storey rear extensions (following demolition of existing extensions).

Location: 37 Melford Road, Sudbury. CO10 1JS.

RECOMMENDED – REFUSE – Over concerns of the loss of natural light to the neighbouring property.

DC/22/02025 **Proposal:** Application for consent to display an Advertisement(s) – Replacement of 2no internally illuminated building letter fascias, replacement of 1no internally illuminated totem sign, installation of 12no. new signs, replacement of 6no panel signs, replacement of 11no vinyls, installation of 5no new vinyls, frosted vinyl to windows, installation of 1no new café A-frame, installation of 1no new internally illuminated Café projecting sign and removal; of 5no existing signs.– Erection of part single storey and part two storey rear extensions (following demolition of existing extensions).

Location: Waitrose Ltd, Station Road, Sudbury. CO10 2SS.

RECOMMENDED – APPROVE.

7. **No entry into Burkitts Lane**

Members discussed an email regarding vehicles turning right from Gainsborough Street passed the 'NO ENTRY' sign and driving the wrong way along Burkitts Lane.

The Town Clerk advised that the traffic lights had the appropriate 'NO RIGHT TURN' signs and the large 'NO ENTRY' sign was still in place, but had just been rotated off its correct axis.

RESOLVED

That the Wardens be requested seek approval from Suffolk Highways to rotate the 'NO ENTRY' sign back to the correct orientation.

8. **Funding of the Installation of yellow lines**

At a previous meeting of the Committee, members supported the installation of Yellow 'No waiting at any time' Lines in an area of Clermont Avenue. This has been assessed as practical by Suffolk Highways with an estimated cost in the region of £6,000 to £7,000, although this is not a high enough priority to be funded by Suffolk Highways.

Councillor Ms Carter spoke via telephone and advised that it was possible that she could fund this project entirely from her Locality Highways budget of about £20,000 for her 4-year term, however any financial support from the Town Council would be appreciated.

RESOLVED

That the Town Council continue to support this project, however they did not have any budget allocation for highways improvements as these are the County Council's responsibility and they did not want to set a precedent.

Ms Carter will have to decide whether this project justifies such a large part of her highways budget.

9. **Highways List**

RESOLVED

That the following items be added onto the list:

- **The traffic bollard at the bottom of Burkitts Lane is missing.**
- **The plastic directional bollard on the Island at the rear of Borehamgate is also missing.**

The meeting closed at 8.00 pm

Signed

SUDBURY TOWN COUNCIL - PLANNING COMMITTEE**MONDAY 25TH APRIL 2022.**

DC/21/06519 | Planning Application - Construction of 42no. Retirement Living apartments for older persons including communal facilities, access, car parking and associated landscaping. Conversion and restoration of Belle Vue House to form 2no. dwellings (following partial demolition) | Belle Vue House & Old Swimming Pool Newton Road Sudbury CO10 2RG.

Sudbury Town Council recommend **REFUSAL** of this application on the following grounds:

- The land on which the retirement home would be built is NOT 'Brownfield' land, but 'Open Space'. The definition of 'Brownfield' excludes *land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.* This area was once the outdoor swimming pool, then a BMX park. Both activities within an 'Open Space'. Assuming the site is classed as 'Open Space', then the proposed plans are contrary to the National Planning Policy Framework (NPPF) paragraph 84 which requires;
"d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."
- The proposal is overdevelopment and would cause detrimental harm to the historical town centre, Conservation area and neighbouring grade 1 and grade 2 listed buildings along King Street and especially St Peter's Cultural Centre. Currently there is a view of St Peter's from within Belle Vue and there is a view of Belle Vue from the tower of St. Peter's. This development would mean the loss of the existing historical view looking down King Street towards Belle Vue. This proposed building would be too big and too high for this key site at the entrance to the town centre.
- Lack of car parking provision – Churchill's case studies are based on larger towns and cities where public transport is more frequent. This isn't the case in a Suffolk market town like Sudbury. Most public transport isn't available during the evenings or on Sundays. Car usage would be much more than anticipated and the residents of these apartments are likely to have visitors arriving by car.
- Highways issues – The Town Council note the comments made by Suffolk County Council Highways, however they still have concerns over the safety of the public crossing this junction. This area is already busy and congested even before the potential increase of traffic from approved housing developments.

- The Town Council support the comments and concerns made by Anglian Water and Suffolk County Council regarding the disposal of surface water.
- The Town Council support the comments made by Babergh's Arboricultural Officer.
- A survey of the bat population within this area should be carried out before any permission is granted for development.
- There is a lack of evidence provided that Sudbury needs this type of retirement living accommodation.
- Sudbury Town Council are concerned that these plans would close the existing vehicle and pedestrian entrance to Belle Vue Park before planning permission has been granted for an alternative entrance. Full details of the new entrance to Belle Vue Park should be confirmed before any planning application is granted to close the existing entrance.