

SUDBURY TOWN COUNCIL

**MINUTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING
HELD IN THE TOWN HALL TUESDAY 4TH JANUARY COMMENCING AT 5.30 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 Owen
Mr J Thomas

Mr C Griffin – Town Clerk
Mrs J Budd – Deputy Town Clerk

1. **Substitutes and Apologies**

Apologies for absence were received from Councillors Miss A Owen and J Sayers. Councillor Ms E Murphy was the substitute for Mr Sayers. Councillor J Owen was substitute for Miss A Owen.

2. **Declarations of Interest**

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

Councillors Mrs S Ayres and Mr A Osborne declared a non-pecuniary interest in item DC/21/06519 and did not comment or vote on the application.

Councillor N Bennett declared a non-pecuniary interest in application DC/21/06889.

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. **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 & Old Swimming Pool, Newton Road, Sudbury. CO10 2RG.

RECOMMENDED – REFUSE – See document shown at minute page 3.

Members voted against funding a professional body to draft the refusal.

DC/21/06888 **Proposal:** Application for works to trees in a Conservation Area: Re-pollard 1no Sycamore (T1), minor reshapes of 1no Yew (T2), reduce height of 1no Spruce (T3) by up to 1/3 or 10ft, minor reshape of 1no Rowan (T4).

Location: 33 Friars Street, Sudbury. CO10 2AG

RECOMMENDED – APPROVE.

DC/21/06889 **Proposal:** Application for works to trees in a Conservation Area: Fell 4no Yew and 2no Holly, trim lowest branches of 1no Chestnut overhanging the river, remove low hanging branches on 1no Willow and 1no Poplar, remove low side branch of 1no Walnut.

Location: River House Cottage, The Croft, Sudbury. CO10 1HW.

RECOMMENDED – REFUSE the felling of the 4no Yew and 2no Holly trees as no reason had been given. APPROVE the minor works on 1no Chestnut, 1no Willow, 1no Poplar and 1no Walnut.

The meeting closed at 6.38 pm

Signed

SUDBURY TOWN COUNCIL - PLANNING COMMITTEE

TUESDAY 4TH JANUARY 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.