

SUDBURY TOWN COUNCIL

MINUTES OF THE PLANNING, DEVELOPMENT AND HIGHWAYS COMMITTEE MEETING HELD VIA VIDEO TELECONFERENCE ON MONDAY 15TH MARCH 2021 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
Miss A Owen

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

1. **Substitutes and Apologies**

Apologies for absence were received from Councillor J Sayers.

2. **Declarations of Interest**

No declarations were received.

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 Monday 1st and 15th February 2021 be confirmed and would be signed by the Chairman as a correct record.

6. **Planning applications**

DC/20/01094

Proposal: Outline Planning Application (some matters reserved, access to be considered) – Erection of up to 166 residential dwellings, a purpose built care home with up to 60 bedrooms and associated infrastructure including landscaping, public open space, car parking and means of access off Churchfield Road.

Location: Land on the North side of Churchfield Road, Chilton Industrial Estate, Sudbury.

RECOMMENDED: REFUSE - In the current Local Plan this whole site is designated employment land, therefore this application is against Planning Policy. Sudbury Town Council would like to reiterate their views within the forthcoming proposed Local Plan that this land should remain as designated employment land.

DC/21/01241 **Proposal:** Application to determine if prior approval is required for a proposed change of use from Offices to Dwelling Houses. The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class 0 – Conversion of 1st floor offices to form 2no flats.

Location: 37 – 39, The Granary First Floor, Walnuttree Lane Sudbury. CO10 1BD.

RECOMMENDED: APPROVE.

DC/21/01328 **Proposal:** Notification of works to trees protected by a Preservation Order – T1 and T2 (Aesculus Hippocasatanum) – Pollard to a height of 8m.

Location: The Spinney, 148 Waldingfield Road, Sudbury. CO10 2QS.

RECOMMENDED: REFUSE – Members were not clear from the application why these trees required pollarding to any extent. If there was interference with the telephone cables they would expect to see supporting evidence from BT or Open Reach.

7. **Newton Neighbourhood Plan**

Members were requested to consider commenting on the Neighbourhood Plan for Newton.

RECOMMENDED

That a letter be sent to Newton Parish Council supporting the policy of connectivity with Sudbury. This includes safer Footpaths and Cycle paths.

That the rest of the plan be noted.

8. **Planning ‘Model Design Code’**

Members were requested to comment on the Planning ‘Model Design Code’ issued by NALC.

RECOMMENDED

That the Council did not need to respond to this consultation but would note its contents.

9. **Temporary Taxi Rank**

Members discussed an email from Sudbury Town Taxis. The email is detailed below:

As you may be aware the ratio of taxis to rank places in Sudbury is very disproportionate, with taxi drivers struggling to get a space on the rank with their Hackney Carriage Vehicle. The problem started when the rank was opened for disabled access taxis which is something that should be available but I feel that there has been way too many of these Hackney Plates issued, resulting in drivers not having anywhere to wait to pick up fares. There are 7 spaces on East Street and 2 at the train station, there is the old taxi rank on Market Hill outside the old Winch & Blatch stores but this is only opened at Christmas when the East Street rank is closed for the Xmas lights fair.... and there

are at least 20 taxis trying to get on at any one time. This has been made worse by the Covid lockdown as there are not so many customers resulting in drivers sitting for much longer waiting for fares, so they have been parking on the double yellow lines that extend from the rank past the church, the traffic wardens have been good about it and as long as no one is obstructing the road we have been allowed to do this, not ideal I realise but at least a few more taxis have somewhere to sit with a chance of picking up work. We did have a situation a few weeks ago when a new warden started in Sudbury who was giving out tickets to any drivers caught on the yellow lines, but that seems to have settled after a fraught couple of weeks. Also if drivers cannot get onto the rank they are driving around and around waiting for a space to become available, firstly that is an awful waste of fuel which no taxi company can afford at the moment and more importantly, cars unnecessarily polluting the air.

We have been told for many years now that we were going to get a new rank for all these additional taxis but this has not come to fruition. We were quite excited when we heard a plan was being put forward for the rank to be extended down by the church, but now this seems to have been put on hold as I believe new plans have been put forward to pedestrianise the parking spaces on Market Hill. I realise nothing is going to happen quickly but is there any way a temporary ranks could be put in place allowing taxis to park down by the church and the old rank on the Market Hill until plans are decided, even if it's just until we are out of lockdown completely and there is more work about resulting in less drivers needing to get onto the rank. This would relieve a lot of tension with the drivers and also stop Private Hire taxis from parking on the yellow lines with us and picking up fares illegally.

RECOMMENDED

That this issue be included in the Parking Strategy Consultation due to be completed by Babergh District Council during this year.

That contact be made with licensing at Babergh District Council to discuss members' concern over the amount of Hackney Carriage licenses being issued, but not enough places for them to stop and wait.

10. Additional HGV Signage

Members discussed the possibility of installing additional signage advising HGVs that Station Road and Friars Street were unsuitable for them.

It was felt that the current sign on Station Road, just after the junction with Meadow Lane, saying 'Unsuitable for heavy goods vehicles' was seen too late for HGV drivers to take an alternative route. Members discussed how additional signs in the flowing locations might help;

- a. To catch HGVs coming from the lorry park by Waitrose, the sign on Great Eastern Road, opposite the turning for the station, should be replaced with a larger, more obvious sign saying 'No left turn for heavy goods vehicles, except for local access'.
- b. To catch HGVs coming north along Friars Street (B1115), an additional sign is required before the junction of Station Road stating 'No right turn for heavy goods vehicles'.

- c. To catch HGVs coming west along King Street, an additional sign is required at the bottom of Market Hill directing HGVs to the right down Gainsborough Street and not into Friars Street, unless for local access.

RECOMMENDED

That the Town Clerk approach Suffolk County Council to request their approval for the exact wording, design and location of these proposed additional signs, along with a request for SCC to fund their production and placement.

That, if SCC were unable to fund these new signs, costings be obtained and brought back to the committee for consideration.

11. Car Parking in Sudbury

The Town Clerk advised members that he was still waiting for detailed information from Babergh District Council regarding the costs involved in running the public car parks and the allocation of rebates for the associated business rates.

RECOMMENDED

That this matter be deferred until further information is received.

12. Highways List

RECOMMENDED

That the poor state of the footpath in Weavers Lane be reported to SCC and added to the Highways list.

That the rest of the highway list be noted.

The meeting closed at 8.02 pm

Signed
Chairman