

**MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD ON
TUESDAY 13TH AUGUST 2024 AT 6.30PM IN THE COMMITTEE ROOM AT THE TOWN
HALL**

PRESENT: Richard Stubbings
Christine Wheeler
Colin Hill
Chris Greenhill (Chair)
Jeff Harris
Barry Darch

IN ATTENDANCE: Paul Cunningham (Town Clerk)

MEMBER OF THE PUBLIC 0

1. To receive apologies for absence

There were apologies from Cllrs Hunt and Drew.

**2. To receive Declarations of Interest or any requests for the granting of
dispensations in relation to any Disclosable Pecuniary Interests in items
on the agenda**

There were none.

**3. To accept for accuracy and adoption the minutes of the Planning and
Highways Committee meeting held on Tuesday 9th July 2024**

RESOLVED To accept for accuracy and adoption the minutes of the
Planning & Highways Committee meeting held on Tuesday 9th July 2024.

4. To receive an update on previous planning decisions

The report was received. Chair noted that the Broads Authority had imposed a TPO
on the three trees that Beccles Lido had requested to remove.

5. To receive planning applications as listed:

- i. **DC/24/2121/VOC** | Variation of Condition No.2 of DC/09/0694/FUL - Change of Use
from offices to 6no. residential flats and from storage unit into garage showroom -
Changes to the doors and windows | Gosford House Gosford Road Beccles Suffolk
NR34 9QP

Councillors noted that, although this was a retrospective application, that they had
no objection.

Decision: no objection.

Signed:..... 27th August 2024
Planning & Highways Committee Chair

- ii. **DC/24/2474/FUL** | 2-storey side extension | 2 Marsh View Beccles Suffolk NR34 9RT
Decision: no objection.
- iii. **DC/24/2490/LBC** | Listed Building Consent - Removal of modern partition and section of modern timber first floor | 3 New Market Beccles Suffolk NR34 9HQ
Decision: no objection.
- iv. **DC/24/2491/FUL** | To remove the chimney | Osterley 15 Grange Road Beccles Suffolk NR34 9NR
Councillors noted that the applicant already has permission to change the roofing material to slate.
Decision: no objection.
- v. **DC/24/2605/FUL** | Retrospective Application - Single storey rear extension | 8 St Matthews Avenue Beccles Suffolk NR34 9PS
Decision: no objection.
- vi. **DC/24/2615/FUL** | Retrospective Application - Change of use from E Class to Sui Generis Use Take-away and Restaurant. No external alterations proposed. | 103 Grove Road Beccles Suffolk NR34 9RE
Councillors were unhappy that this application was being made retrospectively in what councillors considered to be a cavalier and cynical manner, as the applicants had proceeded without permission and were now seeking retrospective permission.
Decision: Object, for the following reasons:
 - The site faces onto Lowestoft Road, and lies between the Grove Road and Ellough Road junctions, where there is frequent and turning traffic, and any on-street car parking in the vicinity is heavily used.
 - The parking area does not provide space for a vehicle to turn so that it can re-enter the traffic stream facing forward. This is a traffic safety hazard.
 - The proposed restaurant has 28 seats with no on-site parking.
 - The planning application provides insufficient information to judge whether ventilation from the kitchen would cause a noise nuisance to neighbouring properties.
- vii. **DC/24/2670/TCA** | 1no. Laurel (T1 on plan) - Fell. 1no. Lime (T2 on plan) - Crown raise to 2m above summer house roof. | 28 Ashmans Road Beccles Suffolk NR34 9NS
Decision: No Objection – Defer to Tree Officer
- viii. **DC/24/2687/TCA** | 1no. Conifer (Tree to be felled on plan) - Fell | 2 Old Market Beccles Suffolk NR34 9AP
Decision: No Objection – Defer to Tree Officer
- ix. **DC/24/2706/LBC** | Listed Building Consent - Replacement side ally door | Bear And Bells 11 Old Market Beccles Suffolk NR34 9AP
Decision: No Objection – Defer to Tree Officer

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- x. **DC/24/2788/TCA** | 1no. Desert Willow (Tree 1 on plan) - Fell 1no. Cherry (Tree 2 on plan) - Fell | Teckels Lodge 5 Ringsfield Road Beccles Suffolk NR34 9PQ
Decision: No Objection – Defer to Tree Officer
- xi. **DC/24/2789/TCA** | 1no. Cedar (Tree 1 on plan) - Fell 1no. Yew (Tree 2 on plan) - Fell 1no. Weeping Nootka Cypress (Tree 3 on plan) - Fell | Loreto 7 Ringsfield Road Beccles Suffolk NR34 9PQ
Decision: No Objection – Defer to Tree Officer

6. To receive an application for a pavement licence for the King's Head Hotel, New Market, Beccles

Councillors voted to approve the licence renewal.

7. To receive for information the notes from the Journeys and Destination Working Party meeting

Chair noted that the meeting had been productive with several good ideas, but he noted that most of these rely on Suffolk County Council approval. He noted that the next meeting of the working party on 20th August would look at putting the proposals into a priority order.

8. To receive for information and discussion the presentation about the Beccles and Worlingham Garden Neighbourhood project on 17th July 2024

Chair noted that the presentation from the developers is helpful but that the materials provide insufficient explanation of why the proposals have changed from the original masterplan. He noted particularly that the proposals to move the school nearer to the road and to disaggregate the open spaces were insufficiently explained. Chair noted that a policy from the Beccles Neighbourhood Plan, WLP1, regarding Continuing Care Retirement Communities had influenced an element of the proposals.

Chair invited councillors to consider whether they wanted to respond to the proposal as received or to wait for the formal consultation period. Councillors discussed this and they agreed to a joint meeting with Worlingham Parish Council and Ringsfield and Weston Parish Council to discuss the proposals and to make a joint response and Clerk was asked to arrange this meeting.

9. To receive an update regarding the Beccles Bypass signage

Councillors considered the signage suggestions from Wayne Saunders from SCC. Councillors agreed that a weight limit was necessary alongside the signs, although they noted that SCC are unlikely to support this. Councillors agreed that the signage proposals should be supported but that it was important both that SCC fund the changes and that their impact is monitored to see if it reduces the number of lorries driving through the town.

10. To receive for information and discussion the Bus Service Improvement Plan

Cllr Stubbings suggested a possible circular route involving Beccles, Bungay and

Signed:..... 27th August 2024

Planning & Highways Committee Chair

Halesworth. Clerk was asked to email the town councils from the other two towns to seek their views.

11. To agree the next meeting of the committee as Tuesday 27th August at 6.30pm

The meeting date was agreed.

Meeting ended at 7.36pm.

ACTION POINTS

Agenda Item	What?	By Whom?	By When?
8	Arrange meeting with Worlingham and Ringsfield / Weston parish councils to consider a joint response to Garden Neighbourhood proposals	Town Clerk	Asap
10	Contact Halesworth & Bungay TCs regarding idea for circular route between the 3 towns.	Secretary	For next meeting

Signed:..... 27th August 2024
Planning & Highways Committee Chair