



Minutes of the meeting of the Planning & Highways Committee on Tuesday 10th February 2026 at 6.30pm in Committee Room at Town Hall

Present: Joseph Athorn, Barry Darch, Philippa Drew, Jeff Harris, Alan Hopley, Samuel Hunt (Chair), Richard Stubbings

In Attendance: Candi Turner

Apologies: Christine Wheeler

Members of public: No members of the public.

1 - To receive apologies for absence

There were apologies from Cllr Wheeler.

What?	By Whom?	By When?
There are no actions for this item.		

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.

What?	By Whom?	By When?
There are no actions for this item.		

3 - To accept the minutes of the meeting held on Tuesday 12th January 2026

RESOLVED To accept the minutes of the Planning and Highways committee meeting held on Tuesday 12th January 2026.

What?	By Whom?	By When?
There are no actions for this item.		

4 - To receive an update on Planning decisions

The Update was received.

What?	By Whom?	By When?
There are no actions for this item.		

5 - DC/25/4471/FUL Proposal: Retrospective Application - Reposition Existing Shed. Increase height of boundary fence Site address: 20 Marsh View, Beccles, Suffolk, NR34 9RT,

The application was discussed.

Committee Members asked whether there had been any objections from neighbouring properties. The Deputy Clerk checked and confirmed that there were no neighbour objections at the time of the meeting.

The Committee requested that the Deputy Clerk seek clarification from the Planning Officer as to whether any objections had been received from neighbours. In the event that objections have been submitted, the Committee's decision would be to object to the application.

What?	By Whom?	By When?
There are no actions for this item.		

6 - DC/25/4514/FUL Proposal: Change of Use from scrub land to residential garden, including reinstatement of grass verge and erection of new boundary wall up to 2.1m in height. Site address: 1 St Andrews Road, Beccles, Suffolk, NR34 9PU,

The Committee questioned the proposed height of the boundary wall and raised concerns regarding the impact on visibility from the highway, to which the Committee objected.

However, if the wall continues along the same line and maintains the same distance from the road, and if the height remains in keeping with the existing wall, does not exceed 1.2 metres, and does not impact visibility, then the Committee would have no objection.

What?	By Whom?	By When?
There are no actions for this item.		

7 - 25/4676/OUT Proposal: Outline Application (Some Matters Reserved) - Phased development of 6 serviced building plots for self-build and custom housebuilding (western parcel) Site address: Land West Of , London Road, Beccles, Suffolk,

No Objection

What?	By Whom?	By When?
There are no actions for this item.		

8 - DC/26/0090/TCA Proposal: 1no. Robinia (T1 on submitted plan) - Fell 1no. Dead Elm (T2 on submitted plan) - Fell 1no. Dead Laurel (T3 on submitted plan) - Fell Site address: 6 Ashmans Road, Beccles, Suffolk, NR34 9NP,
Defer to Tree Officer

What?	By Whom?	By When?
There are no actions for this item.		

9 - DC/26/0092/TCA Proposal: 6no. Eucalyptus (T1-T6 on submitted plan) - Reduce to previous pruning points (from 10m to 6m) 1no. Yew (T7 on submitted plan) - Fell Site address: The Grove , Ingate, Beccles, Suffolk, NR34 9RZ
Defer to Tree officer

What?	By Whom?	By When?
There are no actions for this item.		

10 - DC/26/0249/TCA Proposal: 1no. Leylandii (marked on submitted plan) - Fell 1no. Cedar (marked on submitted plan) - Fell 1no. Spruce (marked on submitted plan) - Fell Site address: Lyncroft , 12 Grange Road, Beccles, Suffolk, NR34 9NR

The Committee raised concerns regarding the felling of healthy trees and requested that the Deputy Secretary contact the Tree Officer for further clarification.

What?	By Whom?	By When?
There are no actions for this item.		

11 - DC/26/0279/LBC Proposal: Listed Building Consent - Fire escape, structural repairs and minor alteration work Site address: 29 New Market, Beccles, Suffolk, NR34 9HE,
No Objection

What?	By Whom?	By When?
There are no actions for this item.		

12 - DC/26/0375/TCA Proposal: 1no Yew (T1 on plan) - Reduce whole crown by up to 1.5m Site address: 7 Ashmans Road , Beccles, Suffolk, NR34 9NP,
Defer to Tree Officer

What?	By Whom?	By When?
There are no actions for this item.		

13 - To consider a formal response to ESDC Planning Department concerning application DC/25/4214/OUT | Outline planning application (with all matters reserved except for access) for a mixed-use sustainable extension allowing for the provision of up to 721 dwellings (Use Class C3) including 30% affordable housing and 5% custom build properties, 5 hectares of employment land, land for a primary school, a Continuing Care Retirement Community (CCRC), a community hub (incorporating retail floorspace, preschool and sports pavilion), children's play areas, public open space and Suitable Alternative Natural Green Space (SANG) | Land Located To West Of Ellough Road And To East Of Oak Lane Beccles Suffolk

Following the joint meeting with Worlingham and surrounding parishes, attended by Katie Fowler, Principal Planner at East Suffolk District Council, held on 29th January, the Committee discussed the points raised, as recalled by Cllr Darch from the minutes of the Full Council meeting held on 3rd February.

Cllr Darch noted that Katie Fowler had sent 100 letters to residents but had received only seven responses. He further noted a number of additional concerns, including:

Concerns from Anglian Water regarding drainage on the site;

Odour and noise issues from the V.C. Cooke site, as raised by Worlingham Parish Council;

Concerns from the Police regarding the proposed reduction in the speed limit on the A145 to 40mph, as this would not be enforceable;

Concerns from Katie Fowler regarding inadequate provision for walking and cycling routes, and that the buffers around the site—particularly alongside the A145—may not be wide enough.

Cllr Darch also noted that Worlingham Parish Council had stressed their wish for the sports facilities to include an athletics track.

Cllr Stubbings and other Members raised concerns about management companies maintaining the facilities on the site. There were also concerns about schoolchildren having to cross the main spine road to access the playing field.

The Deputy Clerk will draft a response and submit it to Katie Fowler once approved by the Chair.

What?	By Whom?	By When?
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There are no actions for this item.

14 - To receive a verbal update from the Deputy Town Clerk on the Town and Parish Planning Forum hosted by ESDC Planning Department.

The verbal update was received. The Deputy Clerk will circulate formal notes to the Committee at a later date.

What?	By Whom?	By When?
There are no actions for this item.		

15 - To receive for information a consultation on Reducing the Prevalence of Private Estate Management Arrangements

Cllr Stubbings informed the committee that he had read the document which was very long and contained over 30 questions. He suggested that the committee should agree a response in principle but suggested that he and Chair respond to the consultation.

What?	By Whom?	By When?
There are no actions for this item.		

16 - To receive for information and comment if necessary on the Statement of Community Involvement consultation

Details of the consultation were received. The committee decided it would be better to wait for the outcome of the local plan consultation before starting its own consultation with the community.

What?	By Whom?	By When?
There are no actions for this item.		

17 - To confirm the date of the next meeting as Tuesday 24th February at 6.30pm.

The meeting date was confirmed as Tuesday 24th February at 6.30pm in the Committee Room at the Town Hall.

What?	By Whom?	By When?
There are no actions for this item.		