



Minutes of the meeting of the Planning & Highways Committee on Tuesday 28th October 2025 at 6.30pm in the Committee Room at Town Hall

Present: Barry Darch, Philippa Drew, Samuel Hunt (Chair), Richard Stubbings

In Attendance: Candi Turner

Representatives from LNT Construction/LNT Care Developments:

Jo Kemp, Harry Garston and Alex Robinson

Apologies: Jeff Harris, Christine Wheeler

Absent:

Members of public: 1

1 - To elect a Chair of the Committee

Cllr Stubbings proposed Cllr Hunt be elected Chair of the committee. This was seconded by Cllr Darch and was therefore,

RESOLVED Cllr Hunt was elected Chair of the Planning and Highways Committee.

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

2 - To receive apologies for absence

There were apologies from Cllrs Wheeler and Harris

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

3 - To receive a presentation from representatives of LNT Construction/LNT Care Developments concerning planning application DC/25/3495/FUL Proposal: Erection of a two storey 66no. bed care home for the elderly with associated access, parking, landscaping and ancillary buildings Site address: Hand Car Wash, Montrose Service Garage, London Road, Beccles, Suffolk NR34 9YU

Jo Kemp addressed the committee and provided background information about LNT. With over 30 years of experience, LNT is the leading provider of care homes in the UK.

The proposed development on London Road will be set back from the main road, with a new access point created. The design includes provisions for solar panels and air source heat pumps and is expected to create between 50 and 60 new jobs.

Harry Garston presented national statistics highlighting the undersupply of care beds.

Cllr Hunt asked about the proportion of beds available for social care and the local authority fee arrangements. Harry explained that approximately 95% of the provision would be private, although LNT does work with local authorities. Cllr Hunt also queried the suitability of the building's shape in relation to the needs of dementia patients. Jo reassured the committee that the proposed H-shaped design is more suitable than the traditional circular layout, as it helps residents feel they have a defined destination rather than moving continuously in a loop.

Chair thanked Jo, Alex, and Harry for attending the meeting. The planning application was subsequently discussed under item 11.

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

4 - To receive declarations of pecuniary and non-pecuniary interests in items on the agenda

There were none

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

5 - To accept the minutes of the Planning and Highways meeting held on Tuesday 14th October 2025

RESOLVED To accept the minutes of the Planning and Highways Committee meeting held on Tuesday 14th October 2025

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

6 - To elect a Deputy Chair of the Committee (In the event that the Deputy Chair is elected as Chair)

Cllr Stubbings suggested he was happy to put himself forward as Deputy Chair of the Committee.

Cllr Hunt (Chair) proposed Cllr Stubbings be elected as Deputy Chair. This was seconded by Cllr Drew and was therefore,

RESOLVED To elect Cllr Stubbings as Deputy Chair of the Planning and Highways Committee.

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

7 - To receive an update on Planning decisions

The update was received.

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

8 - DC/25/3296/FUL Proposal: Solar PV installation to rear extension roof. Site address: 20A Hungate, Beccles, Suffolk, NR34 9TT,
No Objection

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

9 - DC/25/3331/FUL Proposal: Change Door Design; New door opening; Change Window; Signage; Materials Site address: Unit 1, Common Lane North , Beccles, Suffolk, NR34 9BN
No Objection

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

10 - DC/25/3458/ADN and DC/25/3459/ADN Proposal: Non-Illuminated Advertisement Consent - Artwork signs to the North Elevation x 2 Descriptive Signs to North & West Elevations x 3 Site address: Unit 1, Common Lane North , Beccles, Suffolk, NR34 9BN
No Objection

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

11 - DC/25/3495/FUL Proposal: Erection of a two storey 66no. bed care home for the elderly with associated access, parking, landscaping and ancillary buildings Site address: Hand Car Wash, Montrose Service Garage, London Road, Beccles, Suffolk NR34 9YU
The Committee had no objection to the application and would support it, recognising the need for residential care provision in the area. The proposal also aligns with the

Neighbourhood Plan. While the Committee considered the overall design of the building to be attractive, it recommends the use of Suffolk red brick to ensure the development is in keeping with the adjacent Hopkins Homes scheme.

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

12 - DC/25/3642/FUL Proposal: Single storey extension Site address: Ravensmere Arc , St Benedicts Road, Beccles, Suffolk, NR34 9DE

Recommend Approval. The committee recognises the importance of the proposed SEND provision in the area. However, members expressed concern that the plans appear to remove the existing outdoor play area, replacing it with a car park, and that no alternative outdoor space has been identified for childrens use. The committee noted that adequate outdoor space is essential should this application be permitted. The proposed felt flat roof was also discussed, and the committee considers that a higher-quality roofing material would be preferable.

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

13 - DC/25/3656/FUL Proposal: Change of use and extension of rear safe room to a dwelling Site address: Barclays Bank Plc , New Market, Beccles, Suffolk, NR34 9HD

No Objection

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

14 - DC/25/3864/TCA Proposal: 1no. Douglas Fir (marked on submitted plan) - Fell Site address: Loreto, 7 Ringsfield Road, Beccles, Suffolk, NR34 9PQ

Objection- Committee members noted that a previous planning application had been approved to fell the tree. However, they feel there is no justification for its removal to create a turning circle.

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

15 - DC/25/3866/TCA Proposal: 1no. Oak (marked on submitted plan) - Fell Site address: 1 Highgrove, Beccles, Suffolk, NR34 7BN,

Objection -Committee members were concerned that there is no evidence of decay in the stem of the tree and have requested that a temporary TPO be placed on it while the Tree Officer investigate the tree's health and determine whether felling is the most appropriate course of action.

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

16 - To receive correspondence from the District Council concerning the New Local Plan and a Call for Sites

A discussion took place regarding potential development sites in Beccles.

Cllr Stubbings referred to the site on Gosford Road, while Cllr Darch mentioned the Cripps site along George Westwood Way.

Cllr Stubbings noted that a meeting with Worlingham Parish Council was scheduled, and it would be useful to discuss the matter with them. It was agreed that the council would not submit any site suggestions at this stage and that the topic would be revisited at a future meeting.

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

17 - To agree the date of the next meeting of the Planning and Highways Committee as Tuesday 11th November 2025 at 6.30pm

The date of the meeting was agreed as Tuesday 11th November 2025 at 6.30pm.

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