



Minutes of the meeting of Planning & Highways at 6.30pm on Tuesday 24th March 2026 in Council Chamber at Town Hall

Present: Joseph Athorn, Barry Darch, Alan Hopley, Samuel Hunt (Chair), Richard Stubbings, Christine Wheeler

In Attendance: Candi Turner, Paul Bond
- Chameleon Strategies and Tim Marshall
King and Geoff Armstrong and Darren -A R
Planning (on behalf of Hopkins Homes)

Apologies: Philippa Drew, Jeff Harris

Absent:

Members of public: 7

1 - To receive apologies for absence

There were apologies from Cllrs Drew and Harris

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

None Received

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

3 - To accept the minutes of the Planning and Highways committee meeting held on Tuesday 10th March 2026

RESOLVED To accept the minutes of the Planning and Highways Committee meeting held on Tuesday March 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 - To receive a presentation from Paul Bond concerning plans for the site 'Puddingmoor Carr'

The presentation was delivered by Tim Marshall-King.

Tim explained that the proposal for the site is to become a small-scale paddleboard hire business. Clearance of the site has already begun, although no formal planning application has yet been submitted to the Broads Authority. He reassured the committee that he and Paul are currently working with the Broads Authority to seek pre-planning advice.

Members of the public who attended the meeting raised questions regarding potential impacts, including flooding, parking provision, increased traffic along Puddingmoor, and the management of anti-social behaviour. A representative from the Rowing Club expressed concern about the proposed opening hours and requested that they do not conflict with the departure times of rowers on Sunday mornings.

Councillor Wheeler voiced concerns that Puddingmoor is already used as a “rat run” and felt that the introduction of a lay-by would have limited impact. Councillors Darch and Hopley suggested that a larger parking provision should be considered for the site.

Tim noted that the project is still at a very early stage and stated that he would be happy to return to address the committee again once a formal planning application has been submitted to the Broads Authority.

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

6 - To receive a presentation from Geoff Armstrong from A R Planning on behalf of Hopkins Homes concerning pre planning for potential development of the land off Ringsfield Road, Beccles as identified in the East Suffolk District Councils Call for Sites

Geoff Armstrong presented the proposal to the committee, outlining plans for a two-phase consultation process that will include a public exhibition. The site was identified through the ESDC Call for Sites and has received their support.

The development proposal includes up to 300 homes on the south-western section

of the existing London Road site, covering 14.1 hectares, with 43% allocated to landscaping. Access to the new development would be via the current London Road entrance, alongside the creation of internal roads and enhanced cycle links.

Councillors raised several concerns. Cllr Stubbings highlighted existing drainage problems in Beccles and pressure on local medical facilities, while Cllr Hopley expressed concerns about increased traffic on London Road. There were also questions about community infrastructure, with Cllr Stubbings suggesting the inclusion of a youth space for older children and expressing opposition to a privately managed site.

In response, Geoff noted that the District Council is not inclined to take on management responsibilities and suggested further discussions with the Town Council at a later stage.

An outline planning application is expected later this year, with construction potentially beginning in early 2028.

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

7 - DC/26/0755/FUL Proposal: Replacement of five windows to front elevation Site address: 15 Waveney Road, Beccles, Suffolk, NR34 9NW,
No Objection

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

8 - DC/26/0873/FUL Proposal: Single storey rear extension Site address: 12 Wembley Avenue, Beccles, Suffolk, NR34 9YS,
No Objection

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

9 - To confirm the date of the next meeting as Tuesday 14th April 2026 at 6.30pm

The meeting date was confirmed as Tuesday 14th April 2026 at 6.30pm.

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