



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

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

In Attendance: Candi Turner

Apologies: Philippa Drew, Alan Hopley

Members of public: No members of the public.

1 - To receive apologies for absence

There were apologies from Cllrs Drew and Hopley.

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 receive the minutes of the Planning and Highways committee meeting held on Tuesday 10th February 2026

RESOLVED To accept the minutes of the Planning and Highways Committee meeting held on Tuesday, 10th 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 - DC/25/3495/FUL Proposal: Erection of a two-storey, 66-bed care home for the elderly with associated access, parking, landscaping, and ancillary buildings, following the demolition of existing garages and associated structures Site address: Hand Car Wash, Montrose Service Garage, London Road, Beccles, Suffolk NR34 9YU

No Objection

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

6 - DC/25/4733/FUL Proposal: Two-storey side extension with minor internal alterations. Site address: 6 The Spinney, Beccles, Suffolk, NR34 7DF,

The amended plans were received, and a discussion took place. As there were no neighbour objections, the committee agreed to recommend approval.

Committee Decision: No Objection.

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

7 - DC/26/0069/FUL Proposal: To replace existing roof with bonnet/valley tiles and ridge tiles to match. Site address: 9 Upper Grange Road, Beccles, Suffolk, NR34 9NU,

No Objection

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

8 - DC/26/0162/FUL Proposal: Redevelopment and Alterations at 10a and 12 Old Market and 12 Saltgate to allow for the creation of two new residential dwellings alongside the retention and extension of the existing dwelling, together with associated access, parking, landscaping, and infrastructure works Site address: 10A And 12 Old Market And 12 , Saltgate, Beccles, Suffolk,

The committee was positive and supportive of the application. However, a question was raised regarding the archaeology of the site, as it formed part of the Anglo-Saxon fish market, and whether an archaeological survey had been considered. The Deputy Clerk will contact the ESDC Planner regarding this.

Committee Decision: No Objection.

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

9 - DC/26/0568/FUL Proposal: Existing mixed use of ground floor retail, first and second floor residential (1no flat) altered to ground floor retail and residential, first and second floor residential (2no flats) Site address: 4 Hungate, Beccles, Suffolk, NR34 9TL,

Cllr Darch noted that there is a small plaque on the south side of the building bearing the date 1774 and the initials “R I” beneath the letter “D.” This commemorates the Dawson family. The committee agreed that this plaque should be preserved.

A discussion took place regarding the condition of the woodwork and the presence of weeds around the retail unit of the building. The committee expressed the hope that redecoration and maintenance of the retail façade would be addressed within the plans.

The committee raised no objection to the application, provided that the historical features are retained.

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

10 - DC/26/0211/CLE Proposal: Certificate of lawful Use (Existing) - Change of use from Class C3(a) (dwellinghouse) to Class C3(b) to allow the property to be used as a smallscale dwellinghouse with care. The property will operate in a domestic home environment. No external alterations are proposed and no material changes to the internal layout are required. Fire doors added. Site address: 18 Tower Hill, Beccles, Suffolk, NR34 9YN,
No Objection

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

11 - DC/26/0585/TCA Proposal: 1no. Maple (T1 on submitted plan) - Reduce whole crown by 2m 1no. Pear (T2 on submitted plan) - Fell 1no. Indian Bean Tree (T3 on submitted plan) - Reduce height by 2m 1no. Yew (T4 on submitted plan) - Reduce height by 2m Site address: 64 Northgate, Beccles, Suffolk, NR34 9AU,
Defer to Tree Officer

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

12 - DC/26/0670/TCA Proposal: 1no. Yew (T1 on submitted plan) - Pollard to 1m from ground level (From 3m to 1m) Site address: Staithe House , 44 Northgate, Beccles, Suffolk, NR34 9AU

The committee raised an objection to the proposed reduction of the yew, as it was considered too drastic and unnecessary. The committee asked the Deputy Clerk to contact the Tree Officer to discuss its concerns.

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

13 - DC/26/0684/FUL Proposal: Reinstatement of original door position, removal of door on side elevation and replacement with window. Site address: 76 Fair Close, Beccles, Suffolk, NR34 9QR, No Objection

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

14 - To agree the date of the next meeting as Tuesday 24th March 2026 at 6.30pm in the Committee Room at the Town Hall

The meeting date was confirmed as Tuesday 24th March 2026 at 6.30pm in the Committee Room at the Town Hall.

Cllr Harris gave his apologies for absence in advance of the next meeting.

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