
The next meeting of the **Trust's Development & Commerce Committee meeting on Monday 12th October 2026 after the relevant town council committee meeting** will be held in Committee Room at Town Hall.

Members of the public may also attend this meeting and make representations on agenda items, provided representations are made to the Town Clerk not less than 24 hours before the meeting.

<https://us02web.zoom.us/j/88233286483?pwd=hBUgmep9BwqvtHte8lByT1989wOwsN.1>

Meeting ID: 882 3328 6483

Passcode: 421306



Paul Cunningham, Secretary, 7th October 2026

Committee Members: Joseph Athorn, Gillian Birrell (Chair), Krista Booker, Barry Darch, John Greig, Alan Hopley, Peter Shannon, Daniel Smith

AGENDA

- 1 To receive apologies for absence**
- 2 To receive declarations of pecuniary and non-pecuniary interests in items on the agenda**
Declarations may be made at the meeting.
- 3 To approve the minutes of the Development & Commerce committee meeting held on Monday 10th August 2026**
Draft minutes attached.
- 4 Matters arising from these minutes**
- 5 To make suggestions for Fenland Trust budget for 2027-28**

Councillors are invited both to suggest changes to the budget lines for which the committee has delegated responsibility and also for projects that they wish to undertake in 2027-28.

Budget report to follow.

- 6 To consider a report on the Motorhome parking for 2026 season**
Report attached.

Beccles Fenland Charity Trust owns and manages the lands given to the people of Beccles by Queen Elizabeth in 1584. Beccles Town Council is the sole trustee of the charity.

- 7 To consider a report on income and expenditure on containers for current financial year**
Report attached.
- 8 To consider an update on proposals for 2027 from Fire and Flow Sauna**
Report attached.
- 9 To consider installing barbecue points at Beccles Quay**
Report to follow.
- 10 Any other Fenland Trust business falling under the remit of this committee**
- 11 To agree the date of the next meeting**
To agree the date of the next meeting as Tuesday 9th November after the town council's Development & Commerce Committee meeting.

Minutes of the meeting of Trust's Development & Commerce Committee on Monday 10th August 2026 after the equivalent town council... in Committee Room at Town Hall

Present: Joseph Athorn, Gillian Birrell (Chair), Barry Darch, John Greig, Alan Hopley

In Attendance: Paul Cunningham, Secretary

Apologies: Peter Shannon, Daniel Smith

Absent: None

Members of public: No members of the public.

1 - To receive apologies for absence

Received from Krista Booker, Peter Shannon and Daniel Smith.

What?	By Whom?	By When?

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

There were none.

What?	By Whom?	By When?

3 - To approve the minutes of the Development & Commerce committee meeting held on Monday 6th July 2026

Motion to approve minutes proposed by Cllr Athorn.

Seconded by Cllr Greig.

Councillors voted unanimously in favour and it was therefore

RESOLVED To accept for accuracy and adoption the minutes of the committee meeting held on Monday 6th July 2026.

What?	By Whom?	By When?

4 - Matters arising from these minutes

Secretary reported that the 'BoxUp' equipment would now be delivered and installed in early Spring 2027, to be ready for Easter in late March.

What?	By Whom?	By When?

5 - To consider draft Business Plan for moorings at Beccles Quay

Councillors discussed the draft plan. They agreed with the Secretary's recommendation to create a Working Party to carry out further detailed work.

Cllr Birrell proposed that this proposed Working Party be recommended to full Trust, in order to give all councillors an opportunity to join the group.

Seconded by Cllr Athorn.

Councillors voted unanimously in favour and it was therefore **RECOMMENDED TO FULL TRUST** To create a Working Party to work on a Business Plan for moorings at Beccles Quay.

What?	By Whom?	By When?

6 - To receive a report on hire of Quay field and use of 'hotel site' field and to review charges and Quay field hire booking form

Councillors considered the report from Secretary and the current charges. They noted the differing uses of the 'Hotel site' field and that one hirer is using the rear of the Quay field itself rather than the 'Hotel site' field.

Cllr Athorn proposed that the Trust introduce an additional charge of £150 for parking for commercial events at the Quay, whether the actual parking is on 'Hotel Site' field or on the Quay field, or alternatively, hirer can choose for all attendees to pay Trust's car parking charges.

Seconded by Cllr Birrell.

Councillors voted unanimously in favour and it was therefore **RECOMMENDED TO FINANCE & GOVERNANCE COMMITTEE** To introduce an additional charge of £150 for parking for commercial events at the Quay, whether the actual parking is on 'Hotel Site' field or on the Quay field, or alternatively, hirer can choose for all attendees to pay Trust's car parking charges.

Cllr Athorn proposed that hire charges for Quay field from April 2027 be increased to £350 per day, with this price to apply until end of 2028.

Seconded by Cllr Darch.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To increase the hire charges for Quay field from April 2027 to £350 per day, with this price to apply until end of 2028.

Councillors agreed to defer discussion of Quay field hire booking form and Terms & Conditions of Hire to the next meeting.

What?	By Whom?	By When?

7 - To receive a report on Beccles Duck Race event and to consider charitable donations with part of the surplus funds from the event

Councillors considered the report on the event from Marketing & Events Officer. They also noted the positive feedback from Broads Society about the event.

Cllr Hopley proposed that the Trust make the same donations to organisations that had supported the event as in 2025 (i.e., £1,000 to Sea Cadets, £200 to Beccles Town Football Club and £400 to Beccles Helping Hands), with any surplus to be set aside as an earmarked reserve for the event in 2027.

Seconded by Cllr Darch.

Councillors voted unanimously in favour and it was therefore **RECOMMENDED TO FINANCE & GOVERNANCE COMMITTEE** To make the same donations to organisations that had supported the event as in 2025 (i.e., £1,000 to Sea Cadets, £200 to Beccles Town Football Club and £400 to Beccles Helping Hands), with any surplus to be set aside as an earmarked reserve for the event in 2027.

Cllr Darch further proposed that the committee formally thank Marketing & Events Officer for her work on the event and that Chair should do this.

Seconded by Cllr Hopley.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To ask Chair to formally thank Marketing & Events Officer on behalf of the committee for her work on the event.

What?	By Whom?	By When?

8 - To consider charges for well-being classes and food trucks to accompany Fire and Flow sauna

Chair proposed that charges for well-being classes and food trucks to accompany Fire and Flow sauna be set at £15 per class and £25 per day for food truck.

Seconded by Cllr Hopley.

Councillors voted unanimously in favour and it was therefore **RESOLVED** To agree charges for well-being classes and food trucks to accompany Fire and Flow sauna at £15 per class and £25 per day for food truck.

What?	By Whom?	By When?

9 - Any other Fenland Trust business falling under the remit of this committee

There were none.

What?	By Whom?	By When?

10 - To agree the date of the next meeting

This was agreed as Monday 14th September after the town council's Development & Commerce Committee meeting.

What?	By Whom?	By When?

DRAFT

Motorhome parking in 2026 season to date

Councillors will recall that we now have a 5-bay motorhome parking section (known as an 'Aire') in our Quay car park. Motorhomers using this need to be a member of a motorhome group, CAMPRA; we cannot have drop-ins unless they are CAMPRA members. (This is because we would not have got planning permission for 'open' Motorhome parking but we are allowed to circumvent that if our 'Aire' is only open to club members).

We have done little direct marketing of our Aire. We appear on lists issued for CAMPRA members and our Aire was promoted by a CAMPRA committee member who stayed when it was first opened. Despite this, we have had 180 overnight stays, which have brought in £1,494 income, for almost no expenditure.

We have put in place a data sharing arrangement between Hozah and Airestop, who run the online booking site that we use for motorhome bookings. In August and early September, we experienced a hiccup with this system which resulted in several motorhome users getting PCNs from Hozah. Hozah were not initially very helpful in trying to solve this, despite this being an integral element of our agreement with Hozah. Eventually on 24th September I did get confirmation that the system was back up and running; so far, we have not had any motorhome PCNs since. Today I was emailed by CAMPRA, who showed me a Facebook trail (copied below) which shows the impact of these PCNs on motorhome users and on the reputation of our Aire. I have complained to Hozah about this and await a reply.

Paul Cunningham, Secretary, 7th October 2026

 Steve Haywood · 7h · 

<https://www.facebook.com/groups/campira.uk/permalink/2145284846381894/>



Campaign for Real Aires UK - CAMpRA

Parkes Van Tails · 7h · 

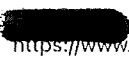
View post

 7  6 



All comments ▾



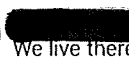
 7h ·  by author
<https://www.searchforsites.co.uk/marker.php?id=51159>



Beccles Quay Aire
searchforsites.co.uk

Reply  1



 7h ·  by author
We live there and Beccles and the surrounding villages are fab . Walks are brilliant around the Norfolk Broads from that aire. Near to shops , theatres, great pubs etc. buses to historic town of Norwich and beautiful beaches what more can you possibly want 🤔😁. Of course we are bias but it's a great CAMpRA aire in a great place 🙌

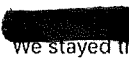
Reply  3



 6h
It's just a shame that people are still getting parking tickets even when they have oaid for a motorhome spot.
ANPR in car park is crap.

Reply  2



 2h
We stayed there 24 September and yesterday received a parking penalty notice! Yes we followed instructions, left well within 24hrs and we have proof of payment. Now awaiting response from Airestop. It's a lovely stopover but until this unnecessary distress and inconvenience is sorted I wouldn't recommend it

Reply  1



▾ View 1 reply



Steve Haywood · 2h ·  Author
Charles Shelbourne, are they aware of this issue ?

Reply  1



Write a comment...



Container storage at former Waste Site

We have invested in containers, both for our own storage and for hire.

We currently have five containers (one 40' and four 20') for rent and one 40' for our own use.

Rental:

The 40' and three of the four 20' containers are currently let; all are likely to be long-term rentals, although the rental agreement means that only 1 month's notice is required. The short-term rental on the fourth 20' container has recently ended, so this is currently vacant.

We also have four trailers and a caravan stored on the site; income from these is included in the figures below.

Our storage:

Our 40' container is currently full. We need to consider a second, 20' container for our own storage.

Income and expenditure for financial year to date:

Income: £4,846 to date £8,224 prediction for financial year

Expenditure: £1,430 to date £3,432 prediction for financial year

Rates to rent / buy additional container(s):

Rental

20fts: £52 per month (i.e., £624pa)

40ft: £78 per month (i.e., £936pa)

Purchase

20ft: £1,800

40 ft: £2,750

Paul Cunningham, Secretary, 8th October 2026

Update from Fire and Flow Sauna for their plans for Beccles Quay in 2027

I met with Fire and Flow Sauna on 28th September. They reported that they had enjoyed their sessions in Beccles but that the volume of customer overall had been disappointing. They had some bookings in the mornings but little activity after that.

The ancillary classes were reasonably successful, depending on the following that the individual tutor had. However, not many of the class participants then went on to have a sauna.

Fire & Flow are still keen to return to Beccles in 2027 but they are considering doing so less often but trying to have more happening (e.g., more classes) when they are here. They are considering a monthly visit, perhaps the first or second weekend of each month.

A reminder that in 2026, we charged them £100 for a weekend (2 nights), £15 per class and £75 for a food truck.

Paul Cunningham, Secretary, 7th October 2026