



Minutes of the meeting of Planning and Highways Tuesday 14th July at 6.30pm in Committee Room at Town Hall

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

In Attendance: Candi Turner

Apologies: Philippa Drew, Jeff Harris

Absent:

Members of public:

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

There were none.

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

3 - To accept the minutes of the Planning and Highways committee meeting on Tuesday 23rd June 2026

Cllr Stubbings proposed that the minutes of the meeting be accepted. This was seconded by Cllr Athorn. The committee voted unanimously and it was therefore:

RESOLVED: To accept the minutes of the Planning and Highways Committee meeting held on Tuesday 23rd June 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, and apologies from the Tree Officer were noted regarding the decision on application DC/26/1805/TCA, which did not align with the Council's comments.

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

5 - DC/26/0162/FUL Demolition of existing structures, 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 application was discussed. Cllr Wheeler noted that, when the Council previously considered the application, it had raised no objection but requested clarification as to whether an archaeological survey had been considered.

The Deputy Clerk reported that the Planning Officer had contacted Suffolk County Council Archaeology to establish whether an archaeological survey was required and would update the Council if one was deemed necessary. The Chair requested that the Deputy Clerk seek further clarification on this point.

The Chair proposed that the Council raise **no objection** to the application, provided that an archaeological survey was not required. This was seconded by Cllr Athorn. The committee voted unanimously and it was therefore:

RESOLVED: No objection, provided that an archaeological survey is not required.

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

6 - DC/26/2242/FUL and DC/26/2243/LBC Reinstate shopfront & banking hall layout & finishes following Ram-Raid incident, installation of replacement ATM unit to new location and replacement of top floor timber dormer window. Site address: 1 New Market, Beccles, Suffolk, NR34 9HQ,

The application was discussed. Cllr Stubbings proposed that the Council raise no objection to the application. This was seconded by Cllr Hopley, who also suggested that additional security measures, such as bollards, be considered for that section of the Thoroughfare to improve safety and security.

It was noted that this would likely be a highways matter; however, the Committee agreed that these comments should be fed back to East Suffolk Council's Planning Officers.

The committee voted unanimously in favour and it was therefore:

RESOLVED: No objection to the application. The Committee also requested that additional security measures, such as bollards, be considered for this section of the Thoroughfare to improve safety and security.

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

7 - To consider an application for a NEW premises licence for GB Chocolate Makers, Beccles House, Unit 1A, Common Lane North, Beccles, Suffolk, NR34 9BN

The application was discussed.

The Chair proposed that the Council raise no objection to the premises licence application. This was seconded by Cllr Wheeler. The committee voted unanimously in favour of the proposal and it was therefore:

RESOLVED: No objection to the premises licence application.

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

8 - To discuss concerns from residents concerning the proposal for 260 new homes on the land off Ringsfield Road

The Committee discussed the concerns raised by local residents.

It was noted that no planning application has currently been submitted to East Suffolk Council. Until a formal application is received, there is very little the Town Council can do, although Members acknowledged that they share many of the concerns expressed by residents.

A discussion took place regarding the need for additional housing, balanced against concerns about the capacity of the local drainage infrastructure.

Cllr Stubbings proposed that the Committee write to East Suffolk Council's Planning Department to highlight the concerns raised by residents. He further proposed that a response be sent to the residents explaining that the Town Council shares their concerns; however, the Council must wait until a formal planning application is submitted before it can consider the proposal and comment on the potential local impacts of the development. The proposal was seconded by Cllr Wheeler. The Committee voted unanimously, and it was therefore:

RESOLVED that East Suffolk Council's Planning Department be written to, setting out the concerns raised by local residents regarding the potential development. It was further resolved that a response be sent to the residents advising that Beccles Town Council shares many of their concerns but is unable to formally consider or comment on the proposal until a planning application has been submitted to East Suffolk Council.

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

9 - To consider the councils response to the District Councils Local Plan Consultation

The Committee noted the online briefing on the Local Plan consultation that had taken place in June. Members considered that the briefing lacked clarity and was not sufficiently informative. It was further noted that it was difficult to source information explaining the proposed changes to the Local Plan and the specific matters on which the District Council was seeking consultation responses.

The Committee discussed the Town Council's key priorities for the Local Plan, identifying improvements to community facilities, highways and footpaths, employment opportunities, the volume and location of housing, and school provision as principal objectives. Cllr Wheeler expressed the view that the Local Plan should also give greater consideration to community energy initiatives. This suggestion was discussed but was not supported by the majority of the Committee.

Cllr Stubbings proposed that the Committee submit a response to East Suffolk Council stating that it was difficult to comment meaningfully on the Local Plan consultation due to the lack of clear information regarding the proposals under consultation. He further proposed that the Town Council's key objectives be submitted for consideration as part of the Local Plan process. The proposal was seconded by Cllr Hopley. Cllr Wheeler abstained from the vote and it was therefore:

RESOLVED that East Suffolk Council be informed that the Committee considers the Local Plan consultation documentation to lack sufficient clarity to enable meaningful comment, and that the Town Council's priorities for improved community facilities, highways and footpaths, employment opportunities, appropriate housing provision, and school provisions be submitted for consideration as part of the Local Plan review.

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

10 - To discuss the Inpost lockers situated outside the Butchers Arms public house on London Road

The Chair raised concerns regarding the parcel lockers that had been installed outside the Butchers Arms without planning permission. It was noted that the site lies within a Conservation Area.

The Deputy Clerk confirmed that correspondence had taken place with East Suffolk Council's Planning Department, which established that planning permission had not been obtained. The matter has now been referred to Planning Enforcement for investigation.

The Deputy Clerk will keep the Committee updated on any developments.

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

11 - To agree the date of the next meeting as Tuesday 28th July 2026 at 6.30pm

The date of the next meeting was agreed as Tuesday 28th July 2026, at 6.30pm.

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

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