



Needham Market Town Council

Needham Market town Council Office, Community Centre, School Street, Needham Market, Suffolk IP6 8BB
01449 722246
<https://www.needhammarket-tc.gov.uk/>
Town Clerk/RFO: Georgina de Cova

Planning Committee Meeting Minutes

Tuesday 8th September 2026

Held at: The Green Room, Community Centre, School Street, Needham Market.

Meeting started at 18:00

Councillors Present:

E Smith (Chair), K Barrance and I Mason

Also in Attendance:

G de Cova (Town Clerk and RFO) and 4 members of the public

Due to the absence of the Committee Chairperson, Councillors elected Cllr Smith to chair this meeting.

PL/26/045 Apologies for Absence

Apologies were received from Cllrs Hunter and Darnell (prior commitment) and Harrison (illness)

Cllr Barrance proposed that the apologies be accepted. Seconded by Cllr Mason. All in favour.

It was **Resolved** to accept the Apologies for Absence

PL/26/046 To receive declarations of interest from members relating to items on this agenda

No declarations of interest were received

PL/26/047 To approve any Dispensations with respect to Disclosable Non-Pecuniary Interests

No dispensations were applied for.

PL/26/048 To receive and confirm the Minutes of the Planning Committee Meeting held on Tuesday 14th July 2026

Councillors reviewed the minutes of the previous meeting. As only one Councillor present was in attendance of the previous meeting, it was agreed to defer the approval until the next meeting of the Planning Committee.



Needham Market Town Council

Needham Market town Council Office, Community Centre, School Street, Needham Market, Suffolk IP6 8BB
01449 722246
<https://www.needhammarket-tc.gov.uk/>
Town Clerk/RFO: Georgina de Cova

PL/26/049 To receive questions from any members of the public present

One member of the public asked whether anonymity could be guaranteed when reporting potential planning or listed building breaches to the Town Council. Members discussed the matter and noted that whilst personal information would be handled in accordance with GDPR requirements, anonymity could not be guaranteed in all circumstances, particularly where matters were referred to other authorities.

A member of the public raised concerns regarding traffic levels and the possibility of traffic-calming measures, including 20mph speed limits within the town. Members noted previous discussions with Suffolk County Council and agreed that the matter should be followed up.

Members of the public also indicated that they wished to comment on the Mint Cars planning application. These comments were taken under the relevant agenda item.

PL/26/050 To consider Applications for Planning permission:

PL/26/050/a New Applications available at the time of agenda

APPLICATION FOR PLANNING PERMISSION - DC/26/03574

Proposal: Full Planning Application - Retrospective subdivision and alteration of existing commercial showroom/car sales building to form 3no. restricted Class E commercial/business/service units, limited to Use Classes E(a), E(c), E(d) and E(g) only and excluding Class E(b), E(e) and E(f); Retention of sales/admin space for the existing car sales business, replacement rear workshop, associated parking, cycle parking, level access works, servicing and shared access arrangements.

Location: Car Sales At, Ipswich Road, Needham Market, Ipswich Suffolk IP6 8EG

Councillors considered representations from local residents and comments made by members of the public who were present. Members noted that many of the concerns previously raised by the Town Council remained unresolved despite the reduction in the number of proposed units. Cllr Mason proposed to recommend refusal of the application and submit comments broadly consistent with the Council's previous objection, updated to reflect the revised proposal.

It was **Resolved** to recommend refusal of the planning application.



Needham Market Town Council

Needham Market town Council Office, Community Centre, School Street, Needham Market, Suffolk IP6 8BB
01449 722246
<https://www.needhammarket-tc.gov.uk/>
Town Clerk/RFO: Georgina de Cova

APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/26/03751

Proposal: Application under Section 73 of The Town and Country Planning Act 1990 – Variation of Condition 2 (Expiry of Permission) of Planning Permission DC/24/05195 dated 23/01/25 - Siting of new temporary buildings to provide soil shed, office, laboratory and tea room to be used in connection with the existing building and retention of storage container

Location: Gateway House, Ipswich Road, Needham Market, Ipswich Suffolk IP6 8EL

Councillors noted the employment benefits associated with the site and its consistency with Neighbourhood Plan objectives supporting local enterprise. Concerns were raised surrounding the continued extension of temporary premises. Cllr Mason proposed that the application be supported, whilst emphasising a permanent solution should be pursued and that this should be treated as a final extension in line with any officer advice. Seconded by Cllr Barrance. All in favour.

It was **Resolved** to support the application, whilst making clear that the Council would like for a permanent solution to be sought.

APPLICATION FOR LISTED BUILDING CONSENT - DC/26/03534

Proposal: Application for Listed Building Consent - Replacement 1No. fascia sign and 1No. projecting sign with revised business details.

Location: 54 High Street, Needham Market, Ipswich, Suffolk IP6 8AP

Councillors considered the designs and agreed that it was mostly in keeping with the character of the Conservation Area. A discussion was had surrounding the wording on the sign, and whether reference should be made to Needham Market as opposed to Needham. Cllr Barrance proposed that the approval be recommended, with a comment asking for consideration be given to referencing Needham Market within the signage. Seconded by Cllr Mason. All in favour.

It was **Resolved** to recommend approval, with a comment to ask for consideration be given to the wording.



Needham Market Town Council

Needham Market town Council Office, Community Centre, School Street, Needham Market, Suffolk IP6 8BB
01449 722246
<https://www.needhammarket-tc.gov.uk/>
Town Clerk/RFO: Georgina de Cova

APPLICATION FOR ADVERTISEMENT CONSENT - DC/26/02934

Proposal: Application for consent to display an Advertisement(s) - Replacement 1No. fascia sign and 1No. projecting sign with revised business details.

Location: 54 High Street, Needham Market, Ipswich, Suffolk IP6 8AP

Councillors discussed the application, noting that it was for the same signage as reviewed for DC/26/03534. Cllr Mason proposed that the application be supported, with the same comments that would be submitted for DC/26/03534. Seconded by Cllr Barrance. All in favour.

It was **Resolved** to recommend approval, with a comment to ask for consideration be given to the wording.

PL/26/050/b New Tree Preservation Orders

No New Tree Preservation Orders had been received.

PL/26/050/c New applications in hand, but not listed within the planning schedule

None.

PL/26/050/d Appeal Notifications

No appeal notifications had been received.

PL/26/050/e Decisions received

Committee noted decisions received, that had been circulated ahead of the meeting. The document will continue to be updated to reflect new decisions that come in and will be circulated prior to each meeting.

PL/26/051 Needham Market Neighbourhood 'Development' Plan Review

The committee was advised that the planning consultant assisting with the review had resigned and would no longer be involved in the project. It was noted that additional members would be required on the Working Group to ensure that the matter is progressed.

PL/26/052 To consider the impact of advertising in Needham Market's Conservation Area

No new advertising concerns had been formally reported since the previous meeting.

PL/26/053 To receive any specific items from the Town Clerk or Presenting Officer



Needham Market Town Council

Needham Market town Council Office, Community Centre, School Street, Needham Market, Suffolk IP6 8BB
01449 722246
<https://www.needhammarket-tc.gov.uk/>
Town Clerk/RFO: Georgina de Cova

The Clerk advised that the Needham Market Society was investigating the extension of the town's Blue Plaque scheme. Initial enquiries had been made regarding planning requirements, building owner permissions and insurance arrangements. The Council's insurers had confirmed that they had no concerns regarding the plaques being recorded as Council assets.

PL/26/054 To confirm the Date, Time and Location of the next Planning Committee Meeting

The next scheduled meeting is on Tuesday 13th October 2026 at 6PM in the Green Room of Needham Market Community Centre.

Meeting closed at 18:51