

Kesgrave Town Council

Planning & Development Committee Meeting Minutes

Date: Monday 11 May 2026 **Time:** 6.15pm **Location:** Council Chamber, Town Council Office

Attendance

Councillors: Rod Gibson (Chair), Neal Beecroft-Smith, Alastair Cook, Dr John Ling, Jonathan Ogden, and Avtar Athwall.

Officers: Joanna Abbott (Town Clerk).

Also Present: Alistair Jeffreys (County Councillor/Member of the Public).

Fire Safety Announcement

The Chair informed attendees that in the event of a fire alarm, they must evacuate the building immediately and congregate on the Tesco land adjacent to the Town Council Office car park. The fire exits are located at the rear of the Council Chamber and the main entrance door. Attendees were advised to use the nearest safe exit.

1. Welcome and Apologies for Absence

The Chair welcomed those present to the meeting. Apologies for absence were received and accepted from Councillor Alan Comber.

2. Declaration of Interests

The Chair invited declarations of interest:

Councillor Jonathan Ogden declared a non-pecuniary interest in item 7A (1A Yewtree Grove) as he knows the applicant, and in item 7C (11 Dodson Vale) as he knows the person objecting.

No other declarations were made by Councillors Beecroft-Smith, Ling, Athwall, Cook, or the Chair.

3. Minutes of the Last Meeting

The Committee considered the minutes of the meeting held on 13 April 2026.

Resolved: That the minutes of the meeting held on 13 April 2026 be approved as a true and accurate record and signed by the Chair.

4. Clerks/Officer Report/Update

The Clerk reported there were no further matters arising or updates from the previous meeting.

5. Members of the Public

The Chair welcomed Alastair Jeffries, who introduced himself as the newly elected County Councillor for Rushmere St Andrew. He noted he has been a Kesgrave resident for 29 years and works in Martlesham.

6. Copy Letters of Objection/In Support/Observations

The Clerk reported the receipt of one letter of objection regarding application DC/26/1434/VOC (11 Dodson Vale), which had been shared with the Committee.

7. Schedule of Planning Proposals

The Committee considered the following proposals as a statutory consultee:

7A. DC/26/1293/FUL, 1A Yewtree Grove – Side garage extension: Members reviewed the plans and identified no concerns.

Resolved: To offer no objection.

7B. DC/26/0634/TPO, Tesco Supermarket Ropes Drive – 1no. Field Maple (Fell) and 1no. Oak (Crown lift) : Members discussed the removal of the Field Maple and the pruning of the Oak. Concerns were raised regarding the loss of screening for residents behind the site. It was noted that a six-year maintenance plan was proposed for replacement trees.

Resolved: To offer no objection, subject to the implementation of the full six-year maintenance plan and consultation with residents regarding the impact on screening.

7C. DC/26/1434/VOC, 11 Dodson Vale – Variation of Condition 2 (Rear extension and loft conversion): The Chair detailed the planning history, noting that previous deviations from approved plans led to an enforcement appeal being dismissed by the Inspector. The Committee discussed the proposed compromise involving sanded glass and restricted window openings. Members noted that these did not meet the standard guidance requiring windows in such locations to be fully obscured and non-openable to prevent overlooking.

Resolved: To object to the application on the grounds that it does not meet established standards for privacy and ventilation can be achieved via frame-based strips.

7D. DC/26/1455/VOC, Land At Hartree Way – Variation of Condition 1 (Erection of new foodstore): Members discussed the changes to allow for greater thermal efficiency and site security, noting that the removal of heat pumps from the plans addressed previous technical concerns.

Resolved: To offer no objection.

8. Schedule of Planning Decisions

The Committee reviewed the schedule of decisions communicated by East Suffolk Council (ESC):

DC/26/0510/FUL, 90 Penzance Road: Permitted by ESC on 23 April 2026.

DC/26/0683/FUL, 14 Orchard Grove: Withdrawn by the applicant on 20 April 2026.

DC/26/0719/FUL, 84 Penzance Road: Permitted by ESC on 23 April 2026. Members noted these decisions were consistent with the Committee's previous recommendations.

9. Possible Referral to Planning Committee (LPA)

No items were identified for referral to the East Suffolk Planning Committee.

10. Other/Urgent Communications

No urgent matters were raised.

11. Suggestions for the Press and Social Media

No specific items were proposed for media inclusion at this time.

12. Next Meeting

The next meeting is scheduled for Monday 1 June 2026 at 6.15pm in the Council Chamber.

13. Agenda Items for Next Meeting

No specific items were proposed for the June agenda.

The meeting closed at 6.32pm.

Signed: _____ **(Chair)**