

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes
10 November 2025

Councillors Present:

N Beecroft-Smith

A Cook

R Gibson (Chair)

J Ogden

J Ling

Officers Present:

J Abbott – Town Clerk

1. **Welcome and to Receive and Accept Apologies for Absence** – The Chair welcomed all those to the meeting. Apologies were noted and accepted from Cllr Comber-reason personal and Cllr Athwall-reason personal.
2. **Declaration of Interests** – None.
3. **Minutes of the Last Meeting held on the 27 October 2025** – These minutes were received, considered, and approved following the vote.
4. **Clerks Report/Update/Matters Arising** – The Clerk advised the following:
 - Email sent to ESC Planning regarding TPO applications as discussed at the last meeting, in correspondence with the principal landscape and arboriculture Officer.
 - Otley PC now have a ‘made’ Neighbourhood Plan.
5. **Members of the Public** – None.
6. **Copy Letters of Objection/In Support/Observations** – None.
7. **Schedule of Planning Proposals** – The Committee considered and made its formal comments/recommendations to the Local Planning Authority (LPA). In accordance with the Town Council’s Biodiversity Policy, due consideration was given, where appropriate, to matters pertaining to impacts on, or potential enhancements to biodiversity. There were three applications for consideration:
 - DC/25/3774/ARM, Land East Of Adastral Park Martlesham Heath - Approval of Reserved Matters for Parcel W2; compliance with conditions 8,10,24,30a,67 and partial discharge of conditions 13,14,16,25,26,27,28,32,42,49,50,62 of DC/24/2810/VOC (as varied from DC/23/3984/VOC as varied from DC/20/1234/VOC) (original planning permission DC/17/1435/OUT - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use class A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure). The Committee unanimously agreed ‘no comment’ to this application.

- DC/25/3907/FUL, 20 Cambridge Road - Demolition of existing bungalow, proposed 1 1/2 storey replacement dwelling (Self-Build). The Committee unanimously agreed 'no objection' to this application.
- DC/25/4003/SCO, Land At Foxhall Road Foxhall - EIA Scoping Opinion - Outline planning application, comprising provision of up to 1,300 residential dwellings (Use Class C2 and C3); commercial, business and services uses (Use Class E); primary school (Use Class F1); community uses (Use Class F2); open space; vehicular accesses and necessary highways improvements; associated infrastructure, groundworks and engineering operations; any necessary demolition; with all matters reserved except for access from Foxhall Road and the A12. The Committee unanimously agreed to write to Bloor Homes reiterating our concerns and impact to Kesgrave residents; road infrastructure specifically Foxhall road and junctions with Bell Lane and Dobbs Lane, connectivity specifically walking and cycling routes to surrounding areas accessing the high school and recreation facilities. The committee also asked for the community survey to be shared with Bloor Homes (copy of email attached to these minutes).
- DC/25/4077/FUL, 7 Elmers Lane - First floor extension. The Committee unanimously agreed 'no objection' to this application.

8. Schedule of Planning Decisions – The Committee noted the two applications listed.

- DC/25/3183/FUL, 6 Holly Road - Construction of single storey front and rear extension. ESC approved this application on 29 October 2025. This committee made comments on 15 September 2025. (see attached, ESC Officers report).
- DC/25/3396/TPO, 1no. Oak (T1 on plan) - Reduce large limb that extends into garden of No.33 to boundary 3no. Oak (T2, T4 and T5 on plan) - Side reduce back to boundary or past to cut to BS3998 where possible 1no. Oak (T3 on plan) – Fell. ESC approved this application on 30 October 2025. This committee recommended 'object' on 15 September 2025.

9. Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate – The Clerk advised of the email received from principal planner at ESC regarding 55a Dobbs Lane DC/25/2432/FUL *"The above application was presented to the Planning Referral Panel this morning. The panel delegated the determination of the application to the Head of Planning and Building Control. It will therefore be determined by officers. In reaching this decision on the determination process route the panel carefully considered the comments raised by the Town Council. However, the panel concluded that there were not sufficient significant material planning considerations requiring debate and determination by Planning Committee"*.

10. Kesgrave Neighbourhood Plan Review/Community Survey – The Chair confirmed the Community Survey is on the town council website with hard copies at the town council office and Kesgrave Library, full details have also been shared on the town council's social media. Residents are encouraged to look at the results and provide feedback by 30 November 2025.

11. East Suffolk Council -New Street Trading Policy – The Clerk advised of the email received from the ESC Licensing Team confirming the new Street Trading Policy has now been approved by the Licensing Committee and will soon come into effect.

12. Other/Urgent Communications – None.

13. Suggestions for the press and Social Media – None.

14. Date of Next Meeting – Monday 24 November 2025 at 6.15pm, in the Council Chamber, Town Council office. Cllr Cook and the Clerk gave their apologies for this meeting.

15. Agenda Items for Next Meeting – None.

There being no other business, the meeting closed at 6.57pm

Signed: Chairman..... Date.....