

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **5 January 2026**

Councillors Present:

A Athwall

A Cook (Vice-Chair)

N Beecroft-Smith

J Ogden

Officers Present:

J Abbott – Town Clerk

- 1. Welcome and to Receive and Accept Apologies for Absence** – The Vice Chair welcomed all those to the meeting. Apologies were noted and accepted from Cllr Comber-reason personal and Cllr Gibson-reason personal.
- 2. Declaration of Interests** – None.
- 3. Minutes of the Last Meeting held on the 8 December 2025** – These minutes were received, considered, and approved following the vote.
- 4. Clerks Report/Update/Matters Arising** – the Clerk advised the following:
 - Lowestoft Neighbourhood Plan has now been approved following a referendum.
 - An appeal has been made to the Secretary of State by the applicant of planning application DC/25/2406/VOC 11 Dodson against the decision of East Suffolk Council to refuse planning permission for '*Variation of Condition No. 2 of DC/24/2156/FUL - Construction of a part two storey, part single storey rear extension with loft area converted to office - The change in velux size has lowered the eill about 200mm*'.
- 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 four applications for consideration:
 - DC/25/4782/TPO, 11 St Agnes Way - 1no. Group of Oak (G1 on Order) - Internal crown thin by 20%, thin old pollard points by 40%, and overall crown reduction up to 2.5 metres. The committee unanimously agreed they have 'no objection' to this application.
 - DC/25/4858/TPO, 34 Wright Lane - Proposal: SCDC/95/00085 - T1 1no. Beech (T001 on submitted plan) - Reduce height by approx. 4m, reduce lateral spread by 2m, re-shape and balance crown as required. The committee unanimously agreed they have 'no objection' to this application.
 - 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 they have 'no comment' to this application.

- DC/25/1844/ARM, Land South And East Of Adastral Park Martlesham - Approval of Reserved Matters - The SANGS link (Phase 1B infrastructure) - DC/23/3984/VOC - Outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use Class B1), primary local centre (comprising use Classes A1, A2, A3, A4, A5, B1, C3, D1 and D2), secondary centre (comprising possible use Classes A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Greenspace (SANGs), outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure. The committee unanimously agreed they have 'no comment' to this application.

- 8. Schedule of Planning Decisions** – The Committee noted the six applications listed below. The Clerk highlighted the 295 Main Road application, confirming the neighbours who had also objected to the application emailed the Chair, Cllr Gibson and thanked him and the committee for their support and advice. The Clerk also advised that Cllr Gibson had emailed a request for consideration of this committee to the 69 Bell Lane application decision. Cllr Gibson would like to ask the following of the ESC Head of Planning and Building.

In reference to DC/25/3366/FUL (69 Bell Lane) the decision notice states "the panel delegated the determination of the application to officers. In reaching this decision they looked at the comments from the Town Council, and whilst they agreed there were material points, in their view policy KE1, related to new/additional dwellings, rather than replacement dwellings and outbuildings, and the application didn't justify referral to Planning Committee for determination". Policy KE1 in the Kesgrave Neighbourhood Plan states "ALL RESIDENTIAL INFILL DEVELOPMENT within the Settlement Boundary should reflect the character and density of the surrounding area and protect the amenity of neighbours". It could hardly be clearer, and we would like to understand how/why the officer(s) on this occasion elected to restrict its application only to new/additional dwellings? And why was this application not considered to be "contrary to part (a) of Policy SCLP11.2 (Residential Amenity) of the East Suffolk Council - Suffolk Coastal Local Plan (2020) and the guidance contained within SPG16 - House alterations and extensions (2003)" when DC/25/2406/VOC (11 Dodson Vale, Kesgrave) was?"

The committee agreed for the Clerk to send this question via email.

- DC/25/1982/FUL, 295 Main Road - New-build 2 bed detached bungalow on former garden land to the rear of 295 Main Road Kesgrave. ESC refused this application on 3 December 2025. This committee recommended 'object' on 13 October 2025.
- DC/25/3946/TPO, 50 Wright Lane - 1no. Oak (T21 on Order) - Crown reduce by 3 metres. ESC approved this application on 4 December 2025. This committee recommended 'support' on 27 October 2025.
- DC/25/3366/FUL, 69 Bell Lane - Replacement dwelling and detached garage/office. ESC approved this application on 9 December 2025. This committee recommended 'object' on 24 November 2025 (copy of ESC Officers report attached).

- DC/25/3788/FUL, 41 Windrush Road - Self build replacement dwelling. ESC approved this application on 9 December 2025. This committee recommended 'no objection' on 27 October 2025.
- DC/25/4077/FUL, 7 Elmers Lane - First floor extension. ESC approved this application on 15 December 2025. This committee recommended 'no objection' on 10 November 2025.
- DC/25/3907/FUL, 20 Cambridge Road - Demolition of existing bungalow, proposed 1 1/2 storey replacement dwelling (Self-Build). ESC approved this application on 16 December 2025. This committee recommended 'no objection' on 10 November 2025.

9. Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate – None.

10. Kesgrave Neighbourhood Plan Review/Community Survey – The Clerk referred to the paper provided by Cllr Gibson, which all members have had sight of. Cllr Gibson and the Clerk are continuing to liaise with ESC Planners on the KNP review decision and have taken up their suggestion to contact firms on the 'Registered Housing Providers' list to see if they can provide insights on the affordable rent sector, and that in particular our view is that we should see the output from the ESC inhouse housing need methodology before making a final decision. The Clerk advised the paper will also be put to full council for comment before a final response is sent to the two residents who raised questions on the community survey results. Cllr Beecroft-Smith asked for a follow up holding email to be sent to the two residents confirming a final response to their feedback on the community survey will be issued w/c 19 January 2026 following the full council meeting.

11. Other/Urgent Communications – the Vice Chair asked if we have a date for when the Mast on Long Strops will be live. The Clerk advised that Telnet confirmed all their work will be complete by 16 December 2025 and then it will be down to BT to activate.

12. Suggestions for the press and Social Media – Cllr Beecroft-Smith asked for updates on the Pump Track to be shared via the town council's social media.

13. Date of Next Meeting – Monday 19 January 2026 at 6.15pm, in the Council Chamber, Town Council office.

14. Agenda Items for Next Meeting – None.

There being no other business, the meeting closed at 6.35pm

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