

Kesgrave Town Council
Minutes of the Planning & Development Committee Meeting held on
Monday 15 June 2026 at 6.15pm in the Council Chamber, Town Council Office

Attendance

Councillors: R Gibson (Chair), N Beecroft-Smith, A Cook, J Ling, J Ogden.

In Attendance: J Abbott (Town Clerk).

Apologies: Cllr A Athwall.

Members of the Public: 0

Numbered Agenda Items

1. Welcome and Apologies for Absence

The Chair welcomed everyone to the meeting. Apologies were received and accepted from Cllr Athwall.

2. Declaration of Interests

The following interests were declared:

- Cllr N Beecroft-Smith – None.
- Cllr J Ogden – Non-pecuniary interest in item 7 (DC/26/1845/FUL) as a Kesgrave Scout Leader, Kesgrave Scout Group neighbour to applicant.
- Cllr J Ling – Non-pecuniary interest as he knows two of the objectors regarding the application at 11 Dodson Vale. The Chair noted this application was not for consideration at this meeting.
- Cllr A Cook – None.
- Cllr R Gibson – Non-pecuniary interest in item 7 (DC/26/0803/FUL), the Kesgrave War Memorial Community Centre (KWMCC) padel court application, as Secretary of the Trust. The Chair confirmed he would leave the meeting for the duration of this item.

3. Minutes of the last Meeting held on the 1 June 2026

The minutes of the meeting held on 1 June 2026 were reviewed by the Committee.

Resolved: Unanimously, to approve the minutes of the meeting held on 1 June 2026 as a true and accurate record. The Chair duly signed the minutes.

4. Clerks/Officer Report/Update

The Town Clerk provided the following updates:

- Suffolk County Council has launched a ‘call for sites’ for a new Minerals and Waste Plan, with the consultation running until 27 July 2026.
- East Suffolk Council has released new guidance on public involvement in planning.
- Martlesham Parish Council has acknowledged and thanked the Council for its letter of support regarding the potential purchase of Portal Woodlands.
- Confirmed attendance at the upcoming local planning briefings: J Abbott and Cllr Ling on 16 June; Cllrs Ogden and Beecroft-Smith on 22 June.
- A response has been received from the East Suffolk Council (ESC) Arboricultural Officer regarding the tree application at Tesco supermarket. The officer confirmed a condition for replacement planting and maintenance for a five-year period will be included.
- A detailed response and photographs have been received from the ESC Arboricultural Officer regarding the application to fell an oak tree at 44 Wright Lane. The officer visited the site and confirmed the tree required felling due to significant decay, a heavy lean towards the property, and its proximity to the house. The Committee was satisfied that its concerns had been fully considered.

Resolved: To note the report.

5. Members of the Public

There were no members of the public in attendance.

6. Copy Letters of Objection/In Support/Observations

It was noted that no letters had been received directly by the Town Council office.

Correspondence on the ESC Planning Portal relating to the KWMCC application would be considered under item 7.

7. Schedule of Planning Proposals

Cllr Gibson declared his interest and left the meeting.

DC/26/0803/FUL, Kesgrave War Memorial Community Centre Twelve Acre Approach - Padel Courts.

The Committee discussed the re-submitted application, noting the new noise assessment report requested by ESC. It was concluded that the report addressed the concerns raised by objectors, demonstrating a marginal noise impact comparable to existing tennis courts. The

Committee also noted the benefit of the courts being available for public hire, increasing accessibility compared to the members-only tennis club.

Resolved: Unanimously, to recommend **SUPPORT** for the application. The response to ESC will reaffirm the Council's previous position and provide a more detailed rationale, addressing objector concerns with reference to the findings of the acoustic survey.

Cllr Gibson re-joined the meeting and resumed the role of Chair.

DC/26/1559/FUL, 69 Main Road - Demolition of rear conservatory and construction of single storey extension to rear hip and gable and conversion of loft space.

The Committee considered the proposal and concluded that it was in keeping with the varied character of properties in the vicinity and did not raise any concerns regarding neighbourhood amenity.

Resolved: Unanimously, to recommend **NO OBJECTION**.

DC/26/1814/FUL, Peppercorn Cottage 112 Bell Lane - Construction of first floor extension and rear single storey extension.

The Committee noted that the proposed extension was similar in style to other properties on Bell Lane and that the plot was of sufficient size to accommodate the development without adverse impact.

Resolved: Unanimously, to recommend **NO OBJECTION**.

DC/26/1845/FUL, 70 Bell Lane - Erection of porch extension. Change from brick to render of entire dwelling. Erection of 1.4m wall with 1.5m piers. Creation of low level storage unit for electric charging point.

The Committee had no objection to the porch, render, and storage unit. However, concerns were raised about the proposed 1.4m high boundary wall at the front of the property, which was considered excessive and out of keeping with the prevailing low-level boundary treatments in the Bell Lane street scene.

Resolved: Unanimously, to recommend **OBJECTION** to the proposed 1.4m high boundary wall on the grounds that it would be detrimental to, and out of keeping with, the established street scene. The Committee has no objection to the other elements of the application.

8. Schedule of Planning Decisions

The Committee noted the planning decisions received from East Suffolk Council, including the refusal of application DC/26/1434/VOC for 11 Dodson Vale, which aligned with the Committee's recommendation to object.

Resolved: To note the schedule of decisions.

9. Possible Referral to Planning Committee (LPA) as opposed to Officer Delegated

There were no items for referral.

10. Other/Urgent Communications

The Committee discussed the new consultation from Suffolk County Council regarding the A12 improvements. It was noted that the concerns of Kesgrave Town Council align with those of Martlesham Parish Council, particularly regarding the proposed bus lane through Portal Avenue.

Resolved: Unanimously, to delegate authority to the Town Clerk to submit a response to the consultation, supporting the formal position taken by Martlesham Parish Council, following receipt of their submission.

11. Suggestions for the Press and Social Media

No items were raised for inclusion.

12. Next Meeting

The date of the next meeting was confirmed as Monday 29 June 2026 at 6.15pm.

13. Agenda Items for Next Meeting

No items were proposed.

The meeting closed at 7.00pm.

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