

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **24 November 2025**

Councillors Present:

A Athwall

N Beecroft-Smith

R Gibson (Chair)

J Ogden

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, Cllr Cook-reason personal and the Clerk-reason personal.
2. **Declaration of Interests** – None.
3. **Minutes of the Last Meeting held on the 10 November 2025** – These minutes were received, considered, and approved following the vote.
4. **Clerks Report/Update/Matters Arising** – Nothing to report.
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/25/3366/FUL, 69 Bell Lane - Replacement dwelling and detached garage/office. The Committee unanimously agreed to 'Object' to this application. The Committee believe it is still contrary to policy KE1; overdevelopment and not in keeping with the street scene.
 - DC/25/1844/ARM, Land South And East Of Adastral Park Martlesham Heath - Approval of Reserved Matters - 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 SANGS link (Phase 1B infrastructure). The Committee unanimously agreed 'no comment' to this application.
8. **Schedule of Planning Decisions** – The Committee noted the five applications listed.
 - DC/25/0584/FUL, St Martins Court Bugsby Way - 9no. proposed new one-bedroom flats and alterations to car parking areas. ESC refused this application

on 7 November 2025. This committee recommended 'object' on 29 September 2025.

- DC/25/1819/FUL, 13 Penzance Road - Front, side and rear single-storey extensions, including linking to existing garage which will be incorporated into the practice space, and minor alterations. This application was 'withdrawn' on 7 November 2025. This committee recommended 'object' on 14 July 2025.
- DC/25/3596/VOC, 70 Edmonton Road - Variation of Condition No.5 of DC/24/0848/FUL - Change of Use from Class C3(a) to Class C2 Residential Institutions - Variation of a planning condition, specifically to ensure FULL compliance with Ofsted regulatory requirements relating to the provision of care for children aged 7 to 18 years. ESC approved this application on 12 November 2025. This committee recommended 'no objection' on 13 October 2025.
- DC/25/2432/FUL, 55A Dobbs Lane - Demolition of dwelling and construction of two dwellings. ESC approved this application on 14 November 2025. This committee recommended 'object' on 29 September 2025 (the Planning Officers report was noted).
- DC/25/3457/FUL, The Birches Medical Centre Twelve Acre Approach - The construction of a 156sqm single-storey extension to an existing medical centre to provide an additional four clinical rooms, two offices/virtual consultation rooms and two meeting rooms together with reconfiguration of the existing parking and landscaping. ESC approved this application on 14 November 2025. This committee recommended 'support' on 29 September 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 Chair confirmed a meeting has been arranged for 8 December with him, the Clerk and ESC Planning Officers to discuss a possible review of the KNP.

11. Other/Urgent Communications – None.

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

13. Date of Next Meeting – Monday 8 December 2025 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 6.25pm

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