

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **1 September 2025**

Councillors Present:

N Beecroft-Smith

R Gibson (Chair)

J Ogden

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 Cllrs Comber-reason personal, Skinner-reason personal, Athwall-reason personal and Cook-reason personal.
2. **Declaration of Interests** – none.
3. **Minutes of the Last Meeting held on the 11 August 2025** – These minutes were received, considered, and approved following the vote.
4. **Clerks Report/Update/Matters Arising** – The Clerk advised of an email the office had been copied into sent to the LPA by a resident. This was concerning the recent planning application in Helston Close DC/25/1972/FUL regarding rear gardens in neighbouring roads being overlooked by the large, proposed development and not being made aware, consulted on.
5. **Members of the Public** – three members of the public present, wishing to speak regarding planning application DC/25/3105/FUL 15 Ashdale Road. The Chair agreed for this application to be brought forward from item 7. The main concerns raised by the public, was of increased on road parking, obstructing driveways, which is already an issue with being a narrow road and opposite the high school. Following a discussion, it was proposed and unanimously agreed by the committee to respond 'no objection' to the LPA. Committee sympathised with the members of the public but could see no reason in planning law to object to the application. The committee noted that whilst council are not supportive of 'back land development' which results in the reduction of amenity space, the proposal was a small two bed dwelling, which is limited in the town and does include two off road parking spaces.

(All three members of the public left at this point and Cllr G Lynch joined the meeting – 6.37pm).
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 six applications for consideration; DC/25/2905/FUL 2 Gayfer Avenue, DC/25/3105/FUL 15 Ashdale Road and DC/25/3276/FUL 68 Edmonton Road, these were all recommended as 'no objection'. DC/25/3082/TPO 37 Windrush Road,

DC/25/3152/TPO Toluca 221A Main Road and DC/25/3151/TPO 31 & 33 St Agnes Way were all recommended as 'object'. (Copy of schedule, including full details and comments in minute book).

- 8. Schedule of Planning Decisions** – The Committee noted the five applications listed, all of which were in agreement with this committee's recommendation. One listed, DC/24/2641/FUL 14 Howards Way, which was objected to by this committee and refused by the LPA now includes the outcome of the appeal to the planning inspectorate. The appeal was upheld, and planning permission has been granted. The Inspectorate's report was shared and noted by all committee members. (Copy of the full list in the minute book).
- 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 the meeting with ARC4 took place on 12 August and an initial overview of the community survey was received. The full report is due by the end of September and will be discussed at the next appropriate full council meeting.
- 11. Proposed Base Station upgrade at Kesgrave War Memorial Community Centre** – The Chair confirmed an email response was sent ahead of this meeting advising the town council support better coverage for our residents. Also noting the land is not owned by KTC and to ensure the landowners are contacted appropriately.
- 12. Other/Urgent Communications** – none.
- 13. Suggestions for the press and Social Media** – the Chair requested for a 'thank you' to be posted on our social media to all those that took the time to complete the community survey and results are expected by the end of the month.
- 14. Date of Next Meeting** – Monday 15 September 2025 at 6.15pm, in the Council Chamber, Town Council office.
- 15. Agenda Items for Next Meeting** – none.

There being no other business, the meeting closed at 6.59pm

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