

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **13 October 2025**

Councillors Present:

A Athwall
N Beecroft-Smith
A Cook
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 Cllr Comber-reason personal.
- 2. Declaration of Interests** – None.
- 3. Minutes of the Last Meeting held on the 29 September 2025** – These minutes were received, considered, and approved following the vote.
- 4. Clerks Report/Update/Matters Arising** – The Clerk advised the following:
 - Provided feedback to ESC Planning on their 'Neighbourhood Plan Guidance Documents Consultation' as discussed and agreed at the last meeting.
 - Will be attending the online briefing session by ESC Planning on 'call for sites', Wednesday 22 October 1-2pm, would any Cllrs also like to attend, Cllr Gibson confirmed he would.
 - ESC Planning and Building Control Newsletter has been shared with all members via email.
 - ESC Planning questionnaire 'how to involve you in planning policy' have shared some of their results, which can be found on their website.
- 5. Members of the Public** – Five residents present, wanting to discuss planning application DC/25/1982/FUL 295 Main Road. The Chair asked members if they were happy to bring forward this application from agenda item 7 to be discussed, all members agreed. Three residents expressed the reasons why they strongly object to this application; inadequate emergency vehicle and services access, loss of natural habitat, no right to access from East View as private road with ransom strip, false information provided by the applicant regarding access. Committee members raised the following concerns; overdevelopment, significant loss of amenity, not in keeping with surrounding properties, poor design – size of WC inadequate, placement of solar panels. Following a discussion, it was proposed and unanimously agreed to 'object' to this application with the following statement; *'This application contravenes policy KE1 in the Kesgrave Neighbourhood Plan which states that infill development should reflect the character and density of the surrounding area and protect the amenity of neighbours. It clearly does neither.'*

Applications should demonstrate that they will avoid over-development by ensuring that scale, mass, height and form do not result in significant loss of amenity of neighbouring properties through issues such as overlooking, loss of light or over-bearing forms of development. This development would be at complete variance with the neighbourhood, particularly in terms of density resulting in significant loss of amenity in neighbouring rear gardens through overlooking (as set out in neighbouring occupiers' objections). KE1 also calls for adequate parking and turning spaces be made available. In this case, the application states "No" to whether a new or altered vehicular access is proposed to or from the public highway, which means a dependence on two narrow, unadopted dirt tracks, one in either direction from the proposed entrance thus rendering access for emergency and utility vehicles unacceptably restricted. East View is also a private road with a ransom strip and would require permission for any access. The proposed build is also of poor design; reflected in the size of the WC and placement of solar panels'.

(Cllr G Lynch joined the meeting at this point – 6.34pm)

The residents were also interested in the committee's update on the Bloor Homes consultation. The Chair, with committee members support brought agenda item 11 forward to be discussed under this item.

The Clerk advised Kesgrave Town Council (KTC) were informed of this consultation via email from a Bloor Homes representative a fortnight ago which invited KTC to meet with them ahead of the planned public consultations. The same email was received by Martlesham Parish Council and Foxhall Parish Council. All three councils had separate one hour meetings with Bloor Homes on Thursday 9 October. Whilst the proposed development is not within Kesgrave it will have an impact on our residents if planning permission is sought and permitted by ESC. The Town Council are aware of the increased housing requirement set by central government for East Suffolk. Whilst many do not welcome development, we need to work with developers to ensure the best infrastructure, specifically road improvements.

(the members of the public left the meeting at this point – 6.53pm)

- 6. Copy Letters of Objection/In Support/Observations** – The Clerk advised nine objection letters on the ESC planning portal for DC/25/1982/FUL 295 Main Road, nothing received directly into the town council office.
- 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/25/1982/FUL 295 Main Road – discussed and noted under agenda item 5.
 - DC/25/3596/VOC 70 Edmonton Road – the committee unanimously agreed 'no objection to this technical amendment'.
 - DC/25/3366/FUL 69 Bell Lane – the committee unanimously agreed to 'object', contrary to policy KE1; overdevelopment and not in keeping with the street scene.

The committee also noted planning application DC/24/1744/FUL Land adjacent Waterworks cottages Bodmin Close, which was 'refused' by ESC has been taken to appeal by the applicant. This committee initially objected to this application and following a discussion

have nothing further to add to their initial reasoning to object. The committee note the reasons for this committee's objection will be submitted by ESC to the Planning Inspectorate.

- 8. Schedule of Planning Decisions** – The Committee noted the three applications listed, all of which were in agreement with this committee's recommendation.
- DC/25/2905/FUL 2 Gayfer Avenue, Single storey rear extension to form garden room. ESC approved application 26.09.05. This committee recommended no objection 01.09.25
 - DC/25/2639/FUL 7 Terry Gardens, Single storey extension to rear of property, convert garage to games/play room. ESC approved application 03.10.25. This committee recommended no objection 14.07.25
 - DC/25/3105/FUL 15 Ashdale Road, Construction of bungalow. ESC approved application 06.10.25. This committee recommended no objection 01.09.25
- 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 advised Kesgrave town council considered the draft community survey at their full council meeting in September. Cllr Gibson was nominated by council to provide feedback to the consultants on the draft document, with a view to the final report being presented to full council at their meeting on 27 October. Once council have signed off the final report, this will be made public, with residents being asked for their comments and views.
- 11. Bloor Homes, Land at Foxhall Road Consultation** – covered under agenda item 5.
- 12. Other/Urgent Communications** – None.
- 13. Suggestions for the press and Social Media** – None.
- 14. Date of Next Meeting** – Monday 27 October 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 7.09pm

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