

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **16 February 2026**

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** – Cllr Beecroft-Smith - nonpecuniary, item 7, application DC/26/0354/FUL known to the architect.
- 3. Minutes of the Last Meeting held on the 19 January 2026** – These minutes were received, considered, and approved following the vote.

(The Chair proposed to take item 4 after item 7, this was agreed by Council).

- 4. Clerks Report/Update/Matters Arising** – the Clerk advised the following:
 - The Chair, Cllr Gibson has reviewed the response in detail regarding 69 Bell Lane DC/25/3366/FUL. Cllr Gibson requested for a final response to be made, highlighting concerns on how the KNP policies have been interpreted, the committee supported these points and the Clerk will email the ESC Senior Planning Officer.
 - Cllr Beecroft-Smith attended the recent ESC Town & Parish Planning Forum. The Clerk has circulated the slides from the forum to all committee members. Cllr Beecroft-Smith highlighted the following points; the 'call for sites' consultation should be complete in late spring, they have had over 500 sites submitted. Employing more Enforcement Officers, new NP info on the ESC Website.
 - SALC have partnered with experts to provide a 'fact sheet' to assist towns and parishes with the major planning reforms.
 - The Clerk advised a 6ft fence has recently been erected to the front of 63 Main Road and the office have received enquiries asking if planning permission should have been sought. Following a discussion the committee requested for the Clerk to email ESC Planning to raise their concerns.
- 5. Members of the Public** – there were 5 members of the public present who all wished to comment on item 7, application DC/26/0232/FUL Kesgrave Dental Care 13 Penzance Road. The Chair with the support of Council invited all residents to speak and voice their views. The residents highlighted the following; no site planning notice, why such a large staff facility when the previous application for a bigger practice didn't even provide staff facilities of this size, access statement not factually correct – staff numbers don't align with the practice's website, same issues as with previous

application - inadequate staff/customer parking which has been supported by SCC (letter on planning portal). After the residents all Cllrs provided their views to this application and following a discussion it was proposed by Cllr Gibson to object to the application, which was unanimously agreed. Full details of the objection are noted under agenda item 7.

(All members of the public left the meeting at this point).

6. Copy Letters of Objection/In Support/Observations – The Clerk noted the office received five separate objections to application DC/26/0232/FUL Kesgrave Dental Care 13 Penzance Road, all five of these had also been submitted to the LPA and were logged on the planning portal under this application.

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 five applications for consideration:

- DC/26/0232/FUL, Kesgrave Dental Care 13 Penzance Road - The proposed siting of a portacabin to provide improved staff facilities, and internal alterations. The committee unanimously agreed they 'object' to this application for the reasons set out below. This proposal continues to represent an overdevelopment of a constrained residential plot. Previous applications raised the same concerns, and the fundamental issues remain unresolved. While local businesses are valued, their expansion must not come at the expense of neighbouring residential amenity or safety. The parking provision is insufficient for the scale of the business. This shortfall results in staff and patient vehicles parking on surrounding streets, creating: Obstructed visibility for residents exiting their driveways, Reduced visibility at side road junctions, Obstruction to footpaths and cycle paths. The ongoing pressure on street parking demonstrates that the site cannot accommodate the operational demands of the business. The application states that the practice employs 6 nurses, with three travelling by bus or on foot, and that no additional staff are planned. However, the practice's own website confirms 13 staff members, including dentists, the practice manager, hygienists and nurses. While some may be parttime, the Design and Access Statement does not reflect the true staffing levels or the associated parking and traffic impact. The statement therefore underestimates vehicle movements and the real parking demand. We also question the current operating hours of the practice, which now extends to six days a week. Historically the practice operated five days a week, and we ask whether planning permission was ever sought, or granted, for this increase in operational hours. An extension in opening days represents intensification of use, with additional traffic, parking pressure and overall activity. We note the response by Suffolk County Council and fully support the reasoning behind their recommendation for refusal.
- DC/26/0132/FUL, 46 Edmonton Road - Construction of a detached garage. The committee unanimously agreed they have 'no objection' to this application.
- DC/26/0201/FUL, 78 Curtis Way - Side extension. The committee unanimously agreed they have 'no objection' to this application.
- DC/26/0205/FUL, 39 Alberta Close - Single storey side and rear extension to bungalow and associated elevational alterations. The committee unanimously agreed they have 'no objection' to this application.
- DC/26/0354/FUL, 11 Newquay Close - Erection of a single storey rear extension to replace existing. Erection of one and a half storey side extension. Conversion of roof space to habitable use to include a rear roof extension. The committee unanimously agreed they have 'no objection' to this application.

- 8. Schedule of Planning Decisions** – The Committee noted the four applications listed below.
- DC/25/4485/FUL, 51 Dobbs Lane - Relocation of 1.80m high boundary wall/fence. ESC permitted this application on 21 January 2026. This committee recommended 'object' on 8 December 2025. The Chair noted the Planning Officers report, no further comments made.
 - 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. ESC permitted this application on 28 January 2026. This committee recommended 'no objection' on 5 January 2026.
 - DC/25/4431/FUL, 73 Century Drive - Single Storey Side Extension. ESC permitted this application on 4 February 2026. This committee recommended 'no objection' on 8 December 2025.
 - DC/25/4858/TPO, 34 Wright Lane - SCDC/95/00085 1no. Beech (T001 on submitted plan) - Reduce height by approx. 4m, reduce lateral spread by 2m, re-shape and balance crown as required. ESC permitted this application on 4 February 2026. This committee recommended 'no objection' on 5 January 2026.
- 9. Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate** – None.
- 10. East Suffolk Major Energy Projects Workers' Accommodation Planning Position Statement** – The committee considered the statement and delegated to the Clerk to provide a response.
- 11. Kesgrave Neighbourhood Plan** –
- a. Review of current plan – the Chair confirmed awaiting housing data from the LPA, which is critical in our decision making on if a review is required and the benefits of one.
 - b. Policy Usage – the Chair summarised the data received from ESC; there were thirty-six entries on the latest report, representing eighteen applications. Even dismissing the usual number of multiple entries (i.e. where multiple KNP policies were cited), this is high compared to the total of forty-five cases over the previous three and a half years. (copy of report attached to these minutes). Cllr Ogden asked, if future reports could include a column to say who had made the decision on each application; Planning Officer, referral Panel or Committee, the Clerk will enquire with ESC.
- 12. Other/Urgent Communications** – The Chair of the Council, Cllr Beecroft-Smith highlighted the recent SCC planning application, SCC/017025SC, A12 MRN Improvement Scheme, where Kesgrave Town Council have not been a consultee, specifically on the Portal Avenue part of the application. The Clerk has contacted Martlesham Parish Council who were consulted by SCC, requesting their position. MPC confirmed they have submitted a formal holding objection. MPC have highlighted concerns with 'outdated and incomplete traffic modelling' and 'traffic calming, road safety and active travel'. Following a discussion it was agreed the Clerk can write to SCC asking for KTC to be consulted in future on the A12 MRN Improvement Scheme and that KTC support MPC's response.
- 13. Suggestions for the press and Social Media** – None.
- 14. Date of Next Meeting** – Monday 2 March 2026 at 6.15pm, in the Council Chamber, Town Council office. Cllr Cook gave apologies for this meeting.
- 15. Agenda Items for Next Meeting** – None.

There being no other business, the meeting closed at 7.06pm

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