

KESGRAVE TOWN COUNCIL

Planning and Development Committee Meeting Minutes **13 April 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 J Ogden declared a non-pecuniary interest in Item 7, 66 Bell Lane DC/26/1031/FUL, Scout Leader and Kesgrave Scouts own and manage a neighbouring garden.
- 3. Minutes of the Last Meeting held on the 30 March 2026** – These minutes were received, considered, and approved following the vote as a true and accurate record.
- 4. Clerks Report/Update/Matters Arising** – None.
- 5. Members of the Public** – One member of the public present. No questions raised, were there to observe.
- 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 five applications for consideration:
 - DC/26/1031/FUL, 66 Bell Lane - Demolition of existing dwelling and erection of two self-build dwellings. While the Committee noted that the overall design of the two properties proposed on the site appears somewhat cramped and narrow, it was acknowledged that this matter does not carry significant weight as a material planning consideration. Accordingly, the Committee raises no objection to the application.
 - DC/26/0983/FUL, 29 Bracken Avenue - Construction of single storey rear extension and outbuilding. The committee unanimously agreed they have 'no objection' to this application.
 - DC/26/0881/FUL, Flat 1 Lucy House St William Court - Change of use of residential apartment within existing office building to office use. The committee unanimously agreed they have 'no objection' to this application.
 - DC/26/1017/FUL, 11 Ashdale Road Kesgrave - Single storey rear extension to existing dwelling. The committee unanimously agreed they have 'no objection' to this application.

• DC/26/1148/TPO, 44 Wright Lane -1no. Oak (T001 on plan) – Fell. The Committee objects to the application as currently submitted. The Committee notes the applicant's reasons for proposing the felling of the oak tree. However, given that this is a protected oak tree, the Committee considers that removal should only be contemplated as a last resort. At present, the Committee has not been provided with sufficient evidence to justify felling. In particular, the Committee would wish to see an independent professional tree surgeon's report, supported by clear photographs, demonstrating the condition of the tree. This should include detailed evidence of the reported large wound on the main trunk, together with confirmation of any associated decay and internal hollowing. In the absence of the additional information requested above, the Committee is unable to support the proposal.

8. Schedule of Planning Decisions – The Committee noted the one application listed below.

• 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. ESC permitted this application on 24 March 2026. This committee recommended 'no objection' on 16 February 2026.

9. Possible Referral to Planning Committee of the LPA (Local Planning Authority) as opposed to Officer Delegated or The Planning Inspectorate – None.

10. Other/Urgent Communications – None.

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

12. Date of Next Meeting – Monday 27 April 2026 at 6.15pm, in the Council Chamber, Town Council office.

13. Agenda Items for Next Meeting – None.

There being no other business, the meeting closed at 6.46pm

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