

Planning Report
March 2026

New Applications since meeting held on 25/02/2026:

ESDC No:	Site	Application	Case Officer/Response Date	Parish Council Decision. Objections based on Material Considerations as listed.	ESDC Decision
DC/25/4730/FUL	Town Farm, Town Farm Lane, Kelsale-cum-Carlton, IP17 2RJ	Change of use of land to B8 (storage) to enable expansion of existing B8 premises approved under DC/23/1966/FUL.	Nick Clow 25 March 2026	Information share with the Councillors on the 13 th March 2026. This application was presented to the Council at the meeting held on the 25 th February.	
DC/26/1115/TCA	The Old Manor House, Bridge Street, Kelsale-cum-Carlton, IP17 2PG	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to Old School House, Dennys Lane, Kelsale IP17 2PD	Falcon Saunders 17 April 2026	Information shared with the Councillors on the 25 th March 2026.	

Applications in Process at ESC.

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DC/25/4730/FUL	Town Farm, Town Farm Lane, Kelsale IP17 2RJ	Change of use of land to B8 (storage), to enable expansion of existing B8 premises approved under DC/23/1966/FUL	Nick Clow 26 February 2026	Information shared with the Councillors on the 6 th February 2026. The PC had no objection to this application but placed a condition that there should be 40 storage units.	Awaiting decision
DC/26/0408/FUL & DC/26/0409/LBC	North Green Farm, North Green, Kelsale-cum-Carlton, IP17 2RL	Retention of close boarded rear garden fence and installation of 5 metre x 3 metre rear garden summer house.	Nick Clow 27 February 2026	Information shared with the Councillors on the 6 th February 2026. At the full Parish Council meeting held on the 25 th February it was agreed to have no objection to this proposal.	Awaiting decision
DC/26/0378/FUL	Maples Park Rendham Road, Kelsale-cum-Carlton IP17 2QN	Construction of a covered manage (indoor riding arena)	Nick Clow 5 March 2026	Information shared with the Councillors on the 16 th February 2026 At the full Parish Council meeting held on the 25 th February it was agreed to object to this proposal as there is a lack of information and the traffic use of Rendham Road.	Awaiting decision
DC/26/0556/TCA	Beech Tree House, Low Road, Kelsale-cum-Carlton IP17 2NU	4no. Sycamore and 1no. Ash (marked on plan) - Fell	Falcon Saunders 5 March 2026	Information shared with the Councillors on the 16 th February 2026. At the full Parish Council meeting held on the 25 th February it was agreed to have no objection to this proposal.	Awaiting decision
DC/26/0438/FUL	Land And Buildings At North Green, North Green, Kelsale-cum-Carlton	Construction of 1no. single storey self-build dwelling	Nick Clow 11 March 2026	Information shared with the Councillors on the 18 th February 2026. It was agreed at a full Parish Council meeting held on the 25 th February to support this application.	Awaiting decision
DC/26/0555/VOC	Apple Tree Barn (proposed name), Town Farm Lane, North Green,	Variation of condition No.2 of DC/24/3831/FUL – construction of 1 no single storey dwelling (revised design) – Further	Jamie Behling 11 March 2026	Information shared with the Councillors on the 18 th February 2026. At the full Parish Council meeting held on the 25 th February it was agreed by all to object to this proposal as it is very tall and overbearing.	Awaiting decision

	Kelsale-cum-Carlton	explanation re-original ground levels.			
DC/26/0717/TCA	The Old School House, Dennys Lane, Kelsale-cum-Carlton, IP17 2PD	1no. Ash (T1 on plan) – Reduce lateral spread by up to 2.5 metres 1no. Oak (T2 on plan) – Overall crown reduction by up to 3 metres and crown lift to 3.5 metres above ground. 1no. Ash (T3 on plan) – Re-coppice.	Falcon Saunders 18 March 2026	Information shared with the Councillors on the 25 th February 2026. At the full Parish Council meeting held on the 25 th Feb it was agreed to have no objection to this proposal.	Awaiting decision
DC/26/0017/VOC	Apple Tree Barn (proposed name), Town Farm Lane, North Green, Kelsale-cum-Carlton	Variation of Condition No.2 of DC/24/3831/FUL – Construction of 1no single storey dwelling (revised design) – Addition of PV panels to roof and minor changes to roof windows.	Jamie Behling 6 th February 2026	Information shared with the Councillors on the 16 th January 2026. The PC agreed to submit an objection to East Suffolk on the grounds that there are changes to the drawings that are not highlighted in the accompanying written submission, ie larger barge boards and fascias, making the roof area overbearing and not consistent with original application.	Awaiting decision
DC/25/3997/FUL	Carlton Meres Country Park, Carlton Lane, Kelsale-cum-Carlton, IP17 2QP	Infill development of additional static caravans (16) and relocation of consented Locally Equipped Area of Play (LEAP)	Jamie Behling 1 st December 2025	Information shared with the Councillors on the 10 th November 2025 It was agreed at the full PC meeting to strongly object to this application, as there is an ongoing issue with the highway at the entrance to the site.	Awaiting decision
DC/25/1230/ARM	Carlton Park Industrial Estate,	Approval of Reserved Matters of DC/21/5742/OUT – Outline – Erection of 10 no. commercial units consisting of Class E	Jamie Behling 15 May 2025	Form sent to the Councillors on the 23 rd April 2025. At the full Council meeting it was agreed that whilst the Council has no objections, there	Awaiting decision.

	Ronald Lane, Kelsale-cum-Carlton	(offices, light industrial and cafes), B2 (general industrial) and B8 (storage and distribution) with access, layout and landscaping to be considered – Appearance and Scale – Section 6.0 Conditions 1, 15, 16, Access, Landscaping and Layout – Section 5.0 Conditions 13,17,27, Ecology – Conditions 4, 6, 11, Additional – Section 7.0 Conditions 18, 19, 24.		are serious reservations about the design and position of the food outlet.	
DC/24/4526/FUL	Land to the Rear of Alderlee, Main Road, Kelsale-cum-Carlton, IP17 2NS	Erection of 9no. new dwellings with car lodges and new shared vehicular access and driveway.	Fabian Danielsson 8 May 2025	Form sent to the Councillors on the 14 th April 2025. It was agreed at the full Council meeting to object to this application as it is not within the village envelope.	Awaiting decision
DC/24/4526/FUL	Land to the rear of Alderlee, Main Road, Kelsale-cum-Carlton, IP17 2NS	Erection of 9no. new dwellings with cart lodges and new shared vehicular access and driveway.	Fabian Danielsson 17 th February 2025	Form sent to the Councillors on the 27 th January 2025 At the full Parish Council meeting it was agreed by the Councillors present to object to this planning application as it is outside the physical limits of the village, and it is in the countryside. Other material grounds that should be considered are: * Access & highway safety * Cumulative impact * Density & layout of buildings	Awaiting decision

				<ul style="list-style-type: none"> * Economic impact and sustainability * Government planning policy * Local planning policy * Site history & previous decisions <p>We request that the following comments are considered: Previous refusal was due to it being outside physical limits.</p>	
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Changes to Outstanding Applications

ESC No:	Site	Application	Case officer/Response Date	Parish Council Decision, Objections based on material considerations as listed	ESC Decision
DC/25/2770/VOC	Land adjacent to Farm View, Curlew Green, Kelsale-cum-Carlton IP17 2RA	Variation of Condition No.2 of DC/23/4871/FUL – Construction of one Detached Dwelling – To allow for the erection of a new detached garage within the existing consent. All other features will remain unaltered.	Becky Taylor 14 November 2025	Information shared with the Councillors on the 31 st Oct 2025 At the full PC meeting it was agreed that a response would be given by Cllr Ransome.	Application Permitted