

**Planning Report**  
**May 2026**

**New Applications since meeting held on 29/04/2026:**

<b>ESDC No:</b>	<b>Site</b>	<b>Application</b>	<b>Case Officer/Response Date</b>	<b>Parish Council Decision. Objections based on Material Considerations as listed.</b>	<b>ESDC Decision</b>
<b>DC/26/1701/TCA</b>	12 church close, Kelsale-cum-Carlton IP17 2PA	1no. Lime (T1 on plan) - Fell	Falcon Saunders 11 June 2026	Information shared with the Councillors on the 20 <sup>th</sup> May 2026.	

**Applications in Process at ESC.**

<b>ESDC No:</b>	<b>Site</b>	<b>Application</b>	<b>Case Officer</b>	<b>Parish Council Decision. Objections based on Material Considerations as listed.</b>	<b>ESDC Decision</b>
<b>DC/26/1283/VOC</b>	Carlton Park Industrial Estate, Ronald Lane, Kelsale-cum-Carlton	Variation of condition No 29 of DC/21/5742/OUT = Outline – Erection of 10 no. commercial units consisting of Class E (offices, light industrial and cafes), B2 (general industrial) and B8 (storage and distribution) with access, layout and landscaping to be considered – We are	Jamie Behling 7 May 2026	Information shared with the Councillors on the 15 <sup>th</sup> April 2026. At the full PC meeting held on the 29 <sup>th</sup> April it was agreed to have no objection to the proposal.	<b>Awaiting decision</b>

		<p>seeking to revise the wording of Condition 29 to permit flexibility in the floor areas vertically within the approved outline building footprints.</p> <p>To change the condition wording from:</p> <p>The hereby approved development shall provide the following (maximum) floor space and uses in respect of each approved building:</p> <p>To:</p> <p>The hereby approved development shall provide the following (maximum) footprint and uses in respect of each approved building.</p>			
<b>DC/26/1013/FUL</b>	Kelsale Place Cottage, Main Road, Kelsale-cum-Carlton IP17 2RD	To return the property to its historic 2 cottages with internal alterations and extension to small north cottage to make it more suitable for modern use. Two storey side and rear extension with small single storey rear extension.	Becky Taylor 8 <sup>th</sup> May 2026	Information shared with the Councillors on the 17 <sup>th</sup> April 2026. At the full PC meeting held on the 29 <sup>th</sup> April it was agreed to have no objection to this proposal.	<b>Awaiting decision</b>
<b>DC/26/1498/TPO</b>	Sycamore Lodge, 9 Church Close,	1no. Sycamore (1 on plan) - Fell	Falcon Saunders 18 May 2026	Information shared with the Councillors on the 24 <sup>th</sup> April 2026.	<b>Awaiting decision</b>

	Kelsale-cum-Carlton, IP17 2PA			At the full PC meeting held on the 29 <sup>th</sup> April it was agreed to have no objection to this proposal.	
<b>DC/26/1385/FUL &amp; 1386/LBC</b>	Beech Tree Farm, East Green, Kelsale-cum-Carlton, IP17 2PH	Replacement windows and doors in oldest part of building. Replacement window in contemporary extension. Installation of roof light in extension. Internal alterations in extension.	Becky Taylor 15 May 2026	Information shared with the Councillors on the 24 <sup>th</sup> April 2026. At the full PC meeting held on the 29 <sup>th</sup> April it was agreed to have no objection to this proposal.	<b>Awaiting decision.</b>
<b>DC/25/4730/FUL</b>	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 <sup>th</sup> March 2026. This application was presented to the Council at the meeting held on the 25 <sup>th</sup> February. Following on from further information provided at the meeting it was agreed to make no further comment on this application.	<b>Awaiting decision</b>
<b>DC/25/4730/FUL</b>	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 <sup>th</sup> February 2026. The PC had no objection to this application but placed a condition that there should be 40 storage units.	<b>Awaiting decision</b>
<b>DC/26/0408/FUL &amp; DC/26/0409/LBC</b>	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 <sup>th</sup> February 2026. At the full Parish Council meeting held on the 25 <sup>th</sup> February it was agreed to have no objection to this proposal.	<b>Awaiting decision</b>
<b>DC/25/3997/FUL</b>	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 <sup>st</sup> December 2025	Information shared with the Councillors on the 10 <sup>th</sup> 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.	<b>Awaiting decision</b>

<b>DC/25/1230/ARM</b>	Carlton Park Industrial Estate, Ronald Lane, Kelsale-cum-Carlton	Approval of Reserved Matters of DC/21/5742/OUT – Outline – Erection of 10 no. commercial units consisting of Class E (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.	Jamie Behling 15 May 2025	Form sent to the Councillors on the 23 <sup>rd</sup> April 2025. At the full Council meeting it was agreed that whilst the Council has no objections, there are serious reservations about the design and position of the food outlet.	<b>Awaiting decision.</b>
<b>DC/24/4526/FUL</b>	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 <sup>th</sup> April 2025. It was agreed at the full Council meeting to object to this application as it is not within the village envelope.	<b>Awaiting decision</b>
<b>DC/24/4526/FUL</b>	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 <sup>th</sup> February 2025	Form sent to the Councillors on the 27 <sup>th</sup> 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.	<b>Awaiting decision</b>

				<p>Other material grounds that should be considered are:</p> <ul style="list-style-type: none"> <li>* Access &amp; highway safety</li> <li>* Cumulative impact</li> <li>* Density &amp; layout of buildings</li> <li>* Economic impact and sustainability</li> <li>* Government planning policy</li> <li>* Local planning policy</li> <li>* Site history &amp; previous decisions</li> </ul> <p>We request that the following comments are considered: Previous refusal was due to it being outside physical limits.</p>	
--	--	--	--	--	--

### Changes to Outstanding Applications

ESC No:	Site	Application	Case officer/Response Date	Parish Council Decision, Objections based on material considerations as listed	ESC Decision
<b>DC/26/0555/VOC</b>	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 1 no single storey dwelling (revised design) – Further explanation re-original ground levels.	Jamie Behling 11 March 2026	Information shared with the Councillors on the 18 <sup>th</sup> February 2026. At the full Parish Council meeting held on the 25 <sup>th</sup> February it was agreed by all to object to this proposal as it is very tall and overbearing.	<b>Permitted</b>
<b>DC/26/0017/VOC</b>	Apple Tree Barn (proposed name),	Variation of Condition No.2 of DC/24/3831/FUL – Construction of 1no single storey dwelling (revised	Jamie Behling 6 <sup>th</sup> February 2026	Information shared with the Councillors on the 16 <sup>th</sup> January 2026. The PC agreed to submit an objection to East	<b>Permitted</b>

	Town Farm Lane, North Green, Kelsale-cum-Carlton	design) – Addition of PV panels to roof and minor changes to roof windows.		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.	
<b>DC/26/1115/TCA</b>	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 <sup>th</sup> March 2026.	<b>Responded</b>
<b>DC/26/0438/FUL</b>	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 <sup>th</sup> February 2026. It was agreed at a full Parish Council meeting held on the 25 <sup>th</sup> February to support this application.	<b>Application refused</b>