

Planning Report
July 2026

New Applications since meeting held on 24/06/2026:

ESDC No:	Site	Application	Case Officer/Response Date	Parish Council Decision. Objections based on Material Considerations as listed.	ESDC Decision
DC/26/2399/VOC	Town Farm, Town Farm Lane, Kelsale, IP17 2RJ	Variation of Conditions Nos 12 and 12 of DC/25/4730/FUL – Change of use if land to B8 (storage), to enable expansion of existing B8 premises approved under DC/23/1966/FUL – operational hours.	Nick Clow 30 July 2026	Information shared with the Councillors on the 10 th July 2026.	
DC/26/2299/FUL	3 – 4 Oak Cottage, Dorleys Corner, Kelsale-cum-Carlton, IP17 2QZ	Rebuild of side single storey extension including 0.5m enlargement to front & replacement Treatment Plant.	Matthew Beale 5 August 2026	Information shared with the Councillors on the 15 th July 2026.	

Applications in Process at ESC.

ESDC No:	Site	Application	Case Officer	Parish Council Decision. Objections based on Material Considerations as listed.	ESDC Decision
-----------------	-------------	--------------------	---------------------	--	----------------------

DC/26/1800/LBC	3 Rectory Cottages, Church Lane, Kelsale-cum-Carlton, IP17 2NX	Listed Building Consent – Glass alterations to conservatory. Replacing the glass ceiling panels with an icotherm insulated roof with 3 glass panes and tile effect on the rest.	Matthew Beale 6 July 2026	Information shared with the Councillors on the 15 th June 2026. At the full Parish Council meeting it was agreed to support this application.	Awaiting decision
DC/26/2176/FUL	Touchwood, Main Road, Kelsale Cum Carlton, Saxmundham, Suffolk IP17 2NS	Single storey rear extension	Jack Hannan 8 July 2026	Information shared with the Councillors on the 17 th June 2026. At the full Parish Council meeting it was agreed to accept this application	Awaiting decision
DC/26/2198/TCA	Cordwood, Church Lane, Kelsale-cum-Carlton, IP17 2NZ	1no. Unknown species (red X on plan) - Fell	Falcon Saunders 10 July 2026	Information shared with the Councillors on the 22 nd June 2026. Request made to ESC for a copy of the plan as not present on portal.	Awaiting decision
DC/26/1385/FUL & 1386/LBC	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 th April 2026. At the full PC meeting held on the 29 th April it was agreed to have no objection to this proposal.	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 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 * Economic impact and sustainability * Government planning policy * Local planning policy * Site history & previous decisions We request that the following comments are considered: Previous refusal was due to it being outside physical limits.	Awaiting decision
-----------------------	--	---	---	---	--------------------------

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/25/1230/ARM	Carlton Park Industrial Estate,	Approval of Reserved Matters of DC/21/5742/OUT – Outline – Erection of 10 no. commercial units	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,	Application permitted

	Ronald Lane, Kelsale-cum- Carlton	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.		there are serious reservations about the design and position of the food outlet.	
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.	Application permitted
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.	Application permitted