

# Great and Little Plumstead

## P a r i s h C o u n c i l

**A Meeting of Great & Little Plumstead Parish Council was held on Monday 14<sup>th</sup> April 2025 at 7.00pm at St David's, Thorpe End**

**PRESENT:** Mr J Wiley (Chairman)                      Mr S Vincent (Vice-Chairman)  
Mr A Cawdron    Mrs L Carty  
Mr G Edwards    Mr R Heath  
Mr P Knowles    Mr R Rice  
Mrs T Scott (Clerk)

- **Police Report** – February 2025 - Thorpe End –4, Little Plumstead –5, Great Plumstead -2

Councillor Carty arrived – 19.09

- **County Councillor Report** – The request for a flashing speed sign on Broad Lane has been chased. Councillor Mackie has offered the Highways Allowance for this project, together with the painting of “Slow” on the road. The NDR signage has been installed, Councillor Mackie thanked the parishioner who has kept him up to date. Consultation on Devolution closed on 13<sup>th</sup> April 2025. Updates are available on the Norfolk County Council website. The County Council has submitted its outline plans for local government reorganisation as requested by the government, they are looking at 1 or 2 unitary councils for Norfolk, they do not support 3. Councillor Mackie does not support Norwich's bid on extended boundaries, to bring the Plumsteads and as far west as Wymondham into it. There will be a direct consultation with parish and town councils as the Government criteria wishes to ensure there is local engagement and delivery as part of its assessment. There will be a survey by the county council and some face to face sessions for parish and town councils, more details will follow. *The Clerk will ask Councillor Mackie for the report regarding the school transport to Thorpe High (point 2) to see if the bus is still in place for Great Plumstead. The Parish Council's objection to the lights being turned off on Plumstead Road (Thorpe End) will be re-sent to both Highways and Councillor Mackie. The parishioners are encouraged to send in their objections to this if they have any.*
- **District Councillor Report** – Conversations are ongoing with officers at Broadland District Council on how best to ensure the management responsibilities are carried out by Mr Edwards. Section 106 management plan has been reviewed. *Councillor Heath confirmed that there is a group of MPs who are trying to help this situation with a members bill. It was questioned why Broadland District Council aren't able to compulsory purchase the woodland/amenity area in Little Plumstead (Hospital Site). Councillor Harvey confirmed that he will investigate this further.* Broadland DC have approved their response to the government devolution consultation on the proposal to form a Mayoral Combined County Authority for the Local Government areas of Norfolk County Council and Suffolk County Council. Their response can be viewed on the website.

- **Public Participation** – A parishioner discussed that there are a number of issues with the play area in Little Plumstead, the Clerk confirmed that some of the issues are inline to be repaired as soon as the handyman is able to. Others were highlighted by the external play area inspection and quotes will be obtained for these and brought to the Parish Council to discuss. It was reported that there is a broken bollard in the carpark for the Little Plumstead Village Hall, the Parish Council are not responsible for the carpark but the Committee for the Village Hall are aware. It was confirmed that the Village Hall are looking for volunteers to help with the running of the Hall, if anyone would like to volunteer please get in contact. A number parishioners were in attendance to object to the planning application for the Dog Park on Broad Lane, the complaints included the issues with traffic, lights and noise. The Parish Council encourage all parishioners to subject their objections to the planning authority so that these can be registered with BDC. The speeding issues on Broad Lane, Little Plumstead was discussed, the Clerk confirmed that this has been pushed again with Highways. Unfortunately until we have a cost from the contractor to move the flashing speed sign neither Highways nor the Parish Council can move the situation forward. The planning application for land adjacent to 50 Plumstead Road, Thorpe End was discussed by the parishioners and they brought their objections which included: the plans are not in-keeping with the village, there is no verge which is not in-keeping with the surrounding properties, there is a water hydrant in the middle of the proposed driveway which is not acknowledged in the application, it is an extension of the village, the District Councillor was asked to call this application in for discussion by BDC's Planning Committee.

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

Councillors Jones and Bullen

### **2. DECLARATIONS OF INTEREST**

None

### **3. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 10<sup>TH</sup> MARCH 2025**

There are a number of items which have been deferred from previous meetings which will be listed on the May Agenda, as the details had not been received by the time of this meeting. The Clerk has found another account which could potentially replace the Broadland Deposit Account when needed, but will get full details and report this to the Parish Councillors.

### **4. TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY**

None

### **5. TO RECEIVE CORRESPONDENCE**

- **Speeding – Broad Lane, Little Plumstead** – The Clerk has chased Highways about this again, it is currently stuck with the contractor and we are awaiting a price for the movement.

Highways confirmed that once the sign is in place they will look at the proposal of “slow” on the road and whether this is viable.

- **Road Closure – Salhouse Road** - To be closed at Salhouse Road with its junction with Sandhole Lane to facilitate installation of a new fibre network. Closure from 14<sup>th</sup> to 18<sup>th</sup> April and on the 25<sup>th</sup> April between 9am to 3.30pm.
- **Devolution – Broadland District Council visit invitation** – The Councillors agreed that it would be better to wait until it was confirmed what devolution will look like.
- **Rosebery Fields – Dogs** – The owner of the dog has been identified and spoken to by the police. It was explained, again, that this is a dogs on lead only area.
- **Little Plumstead Woodland – Removal of outbuilding** – Cripps have contacted the Parish Council to confirm that they are looking into removing the outbuilding which is located in the woodland but attached to the Walled Garden wall. This has been the subject of a lot of vandalism.
- **Woodland, Little Plumstead – Update** – Broadland DC continues to work with Mr Edwards to ensure that he is fulfilling the requirements under the S106 Agreement. A draft management plan has been submitted and this is being reviewed by BDC.
- **Great Plumstead – School Bus Cancellation** – It was reported that there were school children walking down Middle Road and this has been sent to the police. Councillor Heath believed that this was due to a bus breakdown and therefore not arriving not the entire service being cancelled. It was believed that the bus no longer serviced Great Plumstead for school children to Thorpe High School, a report will be requested to see where the bus services in the parish.
- **Smee Lane – Lighting Requirements** – The Councillors agreed that dark skies policy will apply and therefore no additional street lighting needed. There will be street lights on the main service road.

## 6. TO CONSIDER PLANNING APPLICATIONS

The Parish Council made the following comments on planning applications:

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| 2025/1095 | Land south west of Heath Farm, Norwich Road, Little Plumstead | Lawful development certificate (existing) for installation of windows and doors on agricultural building constructed under permitted development | <p>The planning application states that this is for office and welfare use, there is no indication contained in the application for a safe staircase for the mezzanine level. This omission raises serious safety concerns which must be addressed. There is also no indication/mention of any washing or toilet facilities within the building, which should be clarified. This building is designated for agricultural use only, what is the mezzanine level and office use for?</p> <p>The application lacks information regarding parking provisions and waste removal arrangements. These are critical considerations for any office use. The current entrance is designed for agricultural use but would be insufficient for commercial purposes. Any change of use of the building would require adjustments to accommodate traffic and</p> |
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|           |   |  | <p>logistical needs.</p> <p>The application appears to be asking for commercial items for an agricultural building, this site has been refused commercial status by Broadland District Council on the 26th March 2025.</p>   |
| 2025/0558 | Land adj 50 Plumstead Road, Thorpe End            | Erection of 1 new dwelling and associated outbuildings   | <p>The application is on the boundary of the buffer zone between the NDR and Thorpe End. The Growth Triangle Area Action Plan, ref GT2, the buffer zone between Thorpe End and the NDR needs to be maintained. This development would infringe upon the buffer zone, and would count as settlement creep (policy 1 of the Neighbourhood Plan).</p> <p>The application claims it will result in biodiversity net gain, a claim that appears contradicted as scrubland is being replaced by buildings and a swimming pool. It would also involve removing longstanding existing hedging, with only some of this being replaced.</p> <p>The other properties along the road leave a verge between the house and the road. The plans for this development do not include space for a verge and are therefore out of character. (policy 2 of the Neighbourhood Plan).</p> <p>This application sits outside the development boundary.</p> <p>There should be consideration for how the proposed swimming pool will be drained and where that water will go. It is unlikely that the surface water soakaways will cope with the volumes of water generated by the large house and outbuildings and the swimming pool itself. There is also the issue that the water will be chlorinated water which would be fed into our sewerage system which has had considerable problems with surcharge at times of heavy rainfall as the pumping station in Woodland Drive becomes overwhelmed.</p> |
| 2025/0640 | Mousehold Stables, Reeves Corner, Great Plumstead | Change of use from agricultural to fully enclosed fenced dog exercising area part retrospective and includes the access drive and parking area | <p><b>Lighting Concerns</b></p> <p>The array of approximately a dozen 400W spotlights (described as street lighting) operating throughout the night and triggered by motion sensors is unnecessary and will negatively impact local residents, both nearby and further afield.</p> <p>These motion sensors are likely to be activated by local wildlife, leading to frequent disturbances and becoming a nuisance to the community.</p> <p>The lighting will also cause a negative impact on the local wildlife, as a rural</p>  |

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|  |  | <p>location the Parish is proud to be home to a number of bird species such as owls, red kites and buzzards to name a few. Additionally, this lighting setup contradicts the Parish Council's "dark skies" policy, which aims to minimise light pollution and preserve the natural environment.</p> <p><b>Site Access and Traffic Management</b></p> <p>The access from the site onto Broad Lane would require a double-width entrance rather than the existing single 10ft gate to safely accommodate the rotation of 17 vehicles.</p> <p>The applicant needs to demonstrate what happens when a vehicle arrives early for their "slot" and all 17 parking spaces are taken. Is there a handover time between each slot if not where are the cars to wait? The road is not suitable for waiting traffic.</p> <p>Has a traffic management plan been conducted to assess whether the site, as well as the entrance and exit, are suitable for the proposed usage?</p> <p>Broad Lane is heavily used, providing vital access to the School, Walled Garden, and Recreational Area. The area already faces significant issues with speeding vehicles, which could be exacerbated by increased traffic from the site.</p> <p>There are regularly cars parked on the road which are servicing the houses opposite the proposed planning site. This will cause issue should the proposed "17" cars a day be added to the road numbers.</p> <p><b>Access and Parking Surface</b></p> <p>The current access and parking area appear to consist of a mud surface. Clarification is needed on whether this is intended to remain as is or if a different surfacing material will be introduced. If the mud surface is to remain, the applicant must detail how they will manage the inevitable spread of mud onto the highway and outline plans for cleaning this up. Mud on the road poses a health and safety hazard to other road users and must be addressed.</p> <p><b>Use</b></p> <p>The application refers to "events" on the site. What is the applicant proposing as an event? This would assume attendees would far exceed the parking needed, and again it is questioned where these vehicles go.</p> <p>How is the applicant going to deal with the noise generated from the use? This site is close to neighbouring houses and it</p> |
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|          |  |   | <p>is proposed for the site to be accessed until 9pm Monday to Saturday and 8pm Sundays.</p> <p><b>Appearance</b></p> <p>It is noted that the applicant is proposing to use mesh and scaffold sheeting to block visibility for the neighbouring residents. These materials are not in-keeping with the sites surroundings and therefore contrary to Neighbourhood Plan Policy 2</p>  |
| 20221003 | Land off Green Lane East, Little Plumstead | Reserved matters application for details of appearance, layout, landscaping, scale and access of 130 residential dwellings following outline planning permission 20200202 | <p>The parking provisions fail to meet the requirements outlined in the neighbourhood plan, which will lead to vehicles parking on verges and footpaths, which adversely affects pedestrians and cyclists. Although the application confirms that there will be 26 visitor spaces this still leaves 37 spaces to allow the site to meet the Neighbourhood Plan requirements. We object to the inclusion of drainage lagoons as designated public open space, as local experience within the Parish has demonstrated that these areas are frequently waterlogged or prone to flooding. For reference please note the lagoon which is located on Middle Road, Great Plumstead which never dries out. Additionally, we find the sound and air pollution assessments, as well as the proposed mitigation measures, inadequate for residential properties adjacent to the NNDR.</p> |

## 7. TO DISCUSS PARISH PROJECTS

### a. UPDATE ON GREAT PLUMSTEAD RECREATIONAL PROJECT

We are now entering week 25 of the 39/40 week programme. The first fix electrical for the changing rooms commenced on Monday 10<sup>th</sup> February. Plasterboarding and first fix is complete by plastering, decorations and second fix is now behind schedule. First fix plumbing is also complete as well as insulated floor screed. The Activity Hall blockwork to the external walls had reached wallplate by 5<sup>th</sup> April and scaffolding had also taken place. The area is now fall protection scaffolded complete to allow for roof truss installation which have started to be installed.

The remaining areas of the plant/store room have also been bricked to wallplate level and scaffolded by 5<sup>th</sup> April. The internal blockwork and insulation is up to wallplate height.

Foul water drainage from both Scouts and the existing bowls club will be linked into the new main drainage runs from the changing rooms and has been completed. Willow-Denby have been proactive in getting groundworks done in the dry weather to minimise the mud generation of the project.

Window and door installation did not take place on the anticipated programme (week 17) and will potentially vary the changing room plastering.

Meter supply and installation for the activity hall has only had one meter so far installed. The Bowls Club has been piggy backed of the Scouts supply pending arrival of their meter, this arrived on 10<sup>th</sup> April and changed over. The meter for the plant room and changing rooms is awaited.

The renewed timber mower shed for the Bowls Club was located and completed. Although there was complaint from the Bowls that the gate had been attached to a rotten post and the shed wasn't put on a base. This will be dealt with between the Bowls Club and Willow-Denby.

The extra over costs expected in the ground with modified, increased size surface water soakaways, removal and concreting in of the existing soakaways and cess pits on the foundation lines of the plant room and the activity hall and the new to collect the roof surface water from the Scout Hall, removed any remaining contingency and necessitated for additional grant funding to be released from Broadland District Council. The contract cost has been exceeded by approximately £5,500 as a consequence.

An uplift in external works costs to copy with the new profiling near the changing rooms and access facilities (ramps/stairs) is still anticipated. Sections of the external works paving will also be deferred until Phase 2 as e.g. the central corridor works would be displaced by later ground works.

Willow-Denby have presented valuation 5 of the project and this is in alignment with the contract values. Agreed at £78,580.07.

Proposed – Councillor Cawdron. Seconded – Councillor Carty. All agreed.

**b. TO DISCUSS THE CHANGES NEEDED TO THE PLANNING APPLICATION FOR THE GREAT PLUMSTEAD RECREATIONAL PROJECT**

Councillor Knowles confirmed that a variation of the drawing which was submitted with the planning application needs to be sent to Broadland District Council to sit inline with the updated drawings. This will be a non-material amendment, completed by David Bullen Limited.

**c. TO DISCUSS THE SOAKAWAY PROVISION NEEDED FOR THE PROJECT AND AGREE THE OPTIONS PUT FORWARD BY THE PROJECT MANAGER**

David Bullen Limited has put forward the different proposals for the soakaway provision which is needed to ensure that the project complies with drainage. Due to the condition of the ground more soakaways are needed than originally thought. Option one would be within the contingency amount but would not provide the buildings with the correct number of soakaways to comply and would therefore potentially not be signed off by Building Control. Option 2 would use the rest of the contingency of the project, together with £5085 of the grant which is held by Broadland District Council for Phase 2 of the project but would ensure that the

buildings are compliant. This was discussed by the Councillors and it was agreed that the project must be compliant and be signed off by Building Control once completed and therefore the Councillors agreed to go with option 2.

Proposed – Councillor Heath. Seconded – Councillor Rice. All agreed.

**d. TO DISCUSS THE QUOTES RECEIVED FOR THE SIGNAGE AT GREAT PLUMSTEAD RECREATIONAL AREA**

Deferred. The Recreational Ground as a whole needs to be considered for signage, rather than just what is in place now.

**8. FINANCIAL MATTERS**

**a. TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET AS LISTED**

The following accounts were agreed in accordance with the Budget:

**Payments**

|   |                           |                           |                   |
|---|---------------------------|---------------------------|-------------------|
| Bank Balance  | Nat West                  | <b>£15,966.83</b>         | 28.03.25          |
| Bank Balance  | Scottish Widows           | <b>£41,978.03</b>         | 31.03.2025        |
| Bank Balance  | Broadland Deposit Account | <b>£343,318.46</b>        | 31.03.2025        |
| <u>Payments</u>   |                           |                           |                   |
|   |                           |                           |                   |
| T Scott   |                           | Monthly payment           | £1,487.27         |
| HMRC  |                           | Monthly Payment           | £172.16           |
| Norfolk Pension Scheme  |                           | Monthly payment           | £491.02           |
| Anglian Water   |                           | Water Rates               | £409.08           |
| Norfolk Parish Training & Support   |                           | Annual subscription       | £555.00           |
|   |                           | <b>TOTAL</b>              | <b>£3,114.53</b>  |
| <u>Receipts</u>   |                           |                           |                   |
| Scouts  |                           | Annual Rent               | £25.00*           |
| Scouts  |                           | Allotment Rent            | £30.00*           |
| Norwich United FC   |                           | Pitch Hire                | £180.00*          |
| Allotment Holder  |                           | Additional NAS Membership | £0.50*            |
| Norwich United FC   |                           | Pitch Hire                | £135.00*          |
|   |                           | <b>TOTAL</b>              | <b>£0.00</b>      |
| <b>Outstanding Cheques</b>  |                           |                           |                   |
| St David's Church   |                           | Hire Fees – 2024          | £204.00           |
| Norfolk Pension Scheme  |                           | Monthly Payment           | £444.03           |
|   |                           | <b>TOTAL</b>              | <b>£648.03</b>    |
| <b>Current Account Balance</b> after above payments made and <b>outstanding cheques cleared</b> will be approximately |                           |                           |                   |
|   |                           |                           | <b>£12,204.27</b> |
| * already included in the accounts stated above   |                           |                           |                   |



Proposed – Councillor Cawdron. Seconded – Councillor Edwards. All agreed.

|   |                |            |            |
|---|----------------|------------|------------|
| Bank Balance  | Unity Bank     | £62,298.97 | 05.03.2025 |
| Payments  |                |            |            |
|   |                | TOTAL      | £0.00      |
| Receipts  |                |            |            |
| Broadland District Council  | S106 Repayment |            | £78747.26* |
|   |                | TOTAL      | £0.00      |
| Payments Awaiting Authorisation   |                |            |            |
|   |                | TOTAL      | £0.00      |
| Current Account Balance after above payments made and outstanding cheques cleared will be approximately |                |            |            |
|   |                |            | £62,298.97 |
| * already included in the accounts stated above   |                |            |            |

Proposed – Councillor Knowles. Seconded – Councillor Heath. All agreed.

#### **b. UPDATE FROM COUNCILLOR MEETING WITH BROADLAND DC RE CIL AND S106 MONIES**

The Clerk together with 5 Councillors meet with the CIL and S106 officers at Broadland DC to discuss the Recreational Projects phases 1 and 2. Broadland DC were pleased with how phase 1 was progressing. It was discussed that the Salhouse Road development has stalled significantly, with the Parish Council not expecting to receive any further funds until phase 6 and currently the developer was on phase 2. This impacts Phase 2 of the project as these monies were earmarked for this. It was discussed about funding streams from the other developments: Land at Green Lane East will be S106 monies only, with no date for the receipt of these. Smee Lane will be S106 and CIL, although if the school does not go ahead on this site and the developer decides to use the plot of land for recreational or open space the S106 monies will fall away. The first CIL payment for this project won't be received until they have broken ground for development, the works happening at the moment are clearance works. Hare Road this development is well underway and a payment is due to the Parish Council this month of £9471.85.

#### **9. TO REVIEW POLICY 1 OF THE NEIGHBOURHOOD PLAN**

Deferred

#### **10. TO AGREE REPRESENTATIVES TO UNDERTAKE THE PLAY AREA INSPECTIONS**

Little Plumstead – Councillor Edwards. Great Plumstead – Councillor Bullen. Thorpe End – Councillor Knowles

#### **11. TO DISCUSS WHAT ITEMS SHOULD GO ONTO SOCIAL MEDIA THIS MONTH**

Planning applications.

**12.TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL**

The date of the next meeting is Monday 12<sup>th</sup> May 2025 at 7.00pm at Little Plumstead Village Hall

**13.TO RECEIVE ITEMS FOR THE NEXT AGENDA**

None

There being no further business the meeting closed.

Signed:

Chairman

Date:

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