

Strumpshaw Parish Council

Minutes

Council meeting held at 8pm on Monday, 24 August 2026 at Strumpshaw Community Hall, Mill Road, Strumpshaw, NR13 4FS.

Present: Ellie Buckton (Chair), Russ Blake (Vice Chair), Brian Jones, Tina McAulay, and Bob Morgan.

In attendance: Tanya Rowlandson (Clerk). Members of the public: ten.

1. Apologies

None.

2. Declarations of Interest for Items on the Agenda and Dispensations for Councillors with a Pecuniary Interest

None.

3. Minutes of the Meeting held 21 July 2026

These were agreed as a true record of proceedings.

4. Matters Arising

None.

5. Public Open Forum

Members of the public raised concerns regarding outline planning application **2026/1884** for three self-build dwellings land at **Norwich Road (Snook's Field)**.

Issues highlighted included:

- Pedestrian safety, particularly the suitability of proposed access arrangements.
- Highways concerns, with increased vehicle movements entering and exiting Norwich Road.
- Potential impacts on mature trees, including TPO-protected specimens along the field boundaries, and concerns that future homeowners may seek reductions or removals.
- Loss of valued green space, currently supporting varied wildlife and forming part of an established ecological network.
- Proposed community space, with questions about how the Parish Council would maintain such an area if delivered.

It was noted that part of the site had previously been put forward during the Neighbourhood Plan call for sites as community space alongside four dwellings, but this was not supported by the Council or the Steering Group, as only safeguarding the whole site for amenity use met the community's objectives. It was also felt that an additional pedestrian route to the Community Hall was unnecessary.

6. Planning Application 2026/1884, Land at Norwich Road, Strumpshaw (Snook's Field)

The Council considered outline application 2026/1884 for three self-build dwellings with access from Norwich Road and agreed to submit a **formal objection**. Members noted some positive elements but concluded that the proposal would cause unacceptable harm.

Key points:

- Development lies outside the settlement boundary, extending built form into open countryside.
- Loss of a prominent greenfield site, harming landscape character and contributing to ribbon development.
- Conflict with Neighbourhood Plan policies STR5, STR6, STR8, STR10 and STR13.
- Loss of green infrastructure and fragmentation of ecological corridors.
- Risks to mature and TPO-protected trees.

- Flood risk and drainage concerns, including historic ponding and natural washland function.
- Infrastructure capacity issues: foul drainage, highways, electricity network, and community services.
- Unassessed geological interest, as highlighted by the Norfolk Geodiversity Partnership.
- No demonstrated affordable housing provision.

The Council agreed that the harms significantly outweigh the stated benefits and resolved to object strongly to the application.

A copy of the full objection response to Broadland District Council is attached to the minutes.

7. Date of the next meeting

Tuesday, 15 September 2026 at 7:30pm, Strumpshaw Community Hall

The meeting closed at 8:55 pm

Chair's Signature Date