



NORTHREPPS PARISH COUNCIL

Minutes of the Parish Council Meeting

Held on Tuesday 16th September 2025 at Northrepps Village Hall

Present:

Parish Councillors: Cllr L Fish (Chair), Cllr M Millman, Cllr G Smith, Cllr V Callaghan, Cllr W Risebrow, Cllr W Hannant

District Councillors: None

County Councillors: None

Parish Clerk: Jasmine Dewbery

Members of the public: 14

The meeting opened at 7.00pm.

- 1. AGOLOGIES FOR ABSENCE** – (To be recorded, the Clerk should be notified no later than 5pm on the day of the meeting)
Cllr A Mackay (declaration of interest), Cllr A Fitch-Tillet

- 2. DECLARATIONS OF INTERESTS & REQUESTS FOR DISPENSATIONS**
None

- 3. TO DISCUSS THE PINE TREE PLANNING APPLICATION AND AGREE WHO WILL REGISTER TO SPEAK ON BEHALF OF NPC AT THE DEVELOPMENT COMMITTEE MEETING (INCLUDES PUBLIC PARTICIPATION)**
(Standing Orders: 3e – items on this agenda; 3f – total duration max 10 minutes; 3g – max 3 mins per person; 3h- questions do not require a response at this meeting)

PO/25/0492 | Erection of up to 550 dwellings plus 1.26ha for accommodation for the elderly (Class C2 or C3), 2.9ha for playing pitch and ancillary use, associated infrastructure - outline with details of access only (all other matters reserved)

The Clerk read out the main points of the previous Parish Council objection to this planning application.

Cllr V Callaghan – detailed their objection with the following points: Lack of health services, schools, sewers and general lack of infrastructure. Highways and public transport concerns raised.
Cllr W Hannant – detailed their objection with the following points: lack of general infrastructure, transport issues, devaluation of properties and damage to biodiversity.
Cllr M Millman – detailed their objection with the following points: Northrepps is a small growth village and although the plans have been submitted as Cromer, the development falls within Northrepps. This goes against the current Local Plan.

R Macdonald (NNDC Cllr for Roughton) – Explained that the Local Plan was being amended so that many current objections would be obsolete. Northrepps is now a Service Village so can take a larger percentage of development. This application is using ‘Settlement Boundaries’ which are more fluid and allow this to be classed as Cromer.

Members of the public brought up the following concerns:

- That this will happen regardless of what the parishioners do.
- If the parish boundaries change, does that mean council tax changes to Cromer.
- Issues raised regarding septic tank on existing property that would be inaccessible if the development went ahead.
- Highways issues raised regarding safety of walking near the rail bridge, plans for the placement of a toucan crossing in a dangerous place, Highways fatalities, speeding.
- Section 106 money from developers doesn’t necessarily benefit Northrepps.
- No provision for SEN schools.
- Lack of infrastructure.
- Concerns over the ‘care home’ plans, as there are care homes closing all over the area.
- The plots on the application are 1.2% larger than average so if they get amended before the build, this could increase the number of homes significantly.
- There is an aging population and a social care crisis.
- Property has been devalued since this application has been submitted.

It was proposed by Cllr M Millman, seconded by Cllr G Smith and with all in favour to defer choosing a representative until a later date, preferably when the new Local Plan has been issued.

The meeting closed at 20.23