



NORTHREPPS PARISH COUNCIL

Minutes of the Extra Ordinary Council Meeting

Held on Thursday 22nd January 2026 at Northrepps Village Hall at 7.30pm

Present:

Parish Councillors: L Fish (LF)(Chair), M Millman (MM), W Hannant (WH), W Risebrow,

District Councillors: A Fitch-Tillett (AFT) (left at 7.20pm)

County Councillors: None

Parish Clerk: Jasmine Dewbery

Members of the public: 7

The meeting opened at 7.30pm.

1. **AGOLOGIES FOR ABSENCE** – (To be recorded, the Clerk should be notified no later than 5pm on the day of the meeting)

A Mackay, V Callaghan (VC), Angie Fitch-Tillet (AFT)(NNDC)

2. **DECLARATIONS OF INTERESTS & REQUESTS FOR DISPENSATIONS**

None

3. **PUBLIC PARTICIPATION – To allow Public participation to 10 minutes (3 minutes per person) –**
(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)

Members of the public raised further concerns regarding the amendments to the planning application, which included but not limited to:

- Norwich Road curtilage area
- Sewerage infrastructure concerns
- Water infrastructure concerns
- Draining and flooding issues
- Electrical infrastructure concerns
- Speed concerns on Norwich Road
- Safety concerns regarding the new unmanned crossing
- Seasonal volume of traffic
- Footpaths being used for the schools
- Carr Lane footpath concerns
- Private drives which are unadopted
- Section 106 money being spent by the developer instead of coming to the Parish Council

4. **TO DISCUSS AND AGREE A RESPONSE ON THE AMENDMENTS TO THE FOLLOWING PLANNING APPLICATION:**

PO/25/0492

Discussion was held, and it was proposed by MM, seconded by WH, and with all in favour it was **RESOLVED** to give the clerk delegated authority to write the response based on the above noted issues raised by the public. (See Appendix 1.)

5. **ITEMS FOR NEXT AGENDA/LATE ITEMS FOR DISCUSSION ONLY** – (Standing Orders: 9b – agenda items to be received at least **7 clear days** before the meeting; 9f – the Proper Officer’s decision whether to include the items on the agenda shall be final)
6. **DATES OF FORTHCOMING MEETINGS**
Parish Council Meeting 3rd February 2026

The meeting closed at 8.27pm.

Appendix 1: Response to planning application amendments:



NORTHREPPS PARISH COUNCIL

Objection to PO/25/0492 Land West of Pine Tree Farm

As agreed at the Extra Ordinary Parish Council meeting on 22nd January 2026 regarding this planning application amendments, please find a detailed response.

Northrepps Parish Council continue to **OBJECT** to this development.

Please note that all previous objections raised by Northrepps Parish Council still stand, regardless of the adoption of the new Local Plan 2024-2040.

Below are the Parish Council’s comments relating to the amendments submitted in December 2025.

Norwich Road Properties' Curtilage

Residents of properties on Norwich Road have confirmed that on their property deeds shows a curtilage area which they use for access to empty their septic tanks. This is 3m from their property boundaries. This land has always been let for access since the properties were built circa 100 years ago. The tanks are located at the rear of the properties and residents are unable to empty them via the frontage of their properties. The amended plans show the development boundary now sits directly on the property boundaries. The Parish Council requests that the curtilage remains for three main reasons; access to rear of existing properties, the existing drainage which would be destroyed if the curtilage was remove and lot habitat.

We refer to:

Policy CC7 Surface water run-off, foul water and sustainable drainage.

Signed

Date

Policy CC11 To conserve and any existing green infrastructure.

Policy CC12 To protect trees, hedgerows, woodland and other natural features from harm, including loss and deterioration.

Policy CC13 Developers must be mindful that the pollution of ground water and/or surface water is an offence under the Water Resources Act 1991.

Sewerage

Concerns have been raised that the existing infrastructure in the village will not cope with the additional housing. The Parish Council requests assurance that existing infrastructure will be significantly improved before this development is accepted. Lots of properties in the village still use septic tanks.

We refer to:

Policy CC13 New development must ensure that any effects such as increase in sewage effluent discharges can be achieved without detriment to water quality.

Policy HC4 To set out the strategic approach to ensure that all of the social, physical and green infrastructure, which is necessary to make development acceptable is provided in a timely manner as development takes place.

Water

Concerns have been raised that the existing infrastructure in the village will not cope with the additional housing. The Parish Council requests assurance that existing infrastructure will be significantly improved before this development is accepted. The water pressure is extremely low, particularly in the Norwich Road properties, and without significant improvement this will only worsen for existing residents.

We refer to:

Policy CC4 All new development must be designed and constructed in a way that minimises its impact on water resources.

Policy HC4 To set out the strategic approach to ensure that all of the social, physical and green infrastructure, which is necessary to make development acceptable is provided in a timely manner as development takes place.

Drainage and Flooding

The land regularly floods, as does other areas of Northrepps. The Parish Council requests further flood management planning before this development is accepted.

We refer to:

Policy CC7 To ensure flood risk is evaluated in development proposals and to require that appropriate management of surface and foul water disposal in order to reduce flood risk across the District.

Electric

Concerns have been raised that the existing infrastructure in the village will not cope with the additional housing. The Parish Council requests assurance that existing infrastructure will be significantly improved before this development is accepted. The electricity supply to the village has numerous issues for residents and can be quite intermittent. The example of additional EV charging will be detrimental to an already overwhelmed service. The Parish Council requests that grid improvements are secured before this development is accepted.

We refer to:

Policy CC8 To future-proof developments in the District. (eg, EV car charging.)

Policy HC4 To set out the strategic approach to ensure that all of the social, physical and green infrastructure, which is necessary to make development acceptable is provided in a timely manner as development takes place.

Highways & Footpaths

Speed on Norwich Road The Parish Council requests assurances there would be a reduction in the 40mph speed limit of the affected area of Norwich Road surrounding the proposed round about and new unmanned pedestrian crossing for safety. There have been a number of accidents (many unrecorded so will not show in the data set) along that stretch of road, and there are significant safety concerns for school children crossing the roads.

Unmanned Crossing The Parish Council wishes to highlight serious concerns for the safety of pedestrians crossing at the amended unmanned crossing on Norwich Road (formally a toucan crossing). This has been moved close to a blind bend (there is no visibility looking towards Cromer) along a 40mph road which has an adverse camber. This crossing is suggested to be a prime crossing area for school children and its placement is dangerous.

Seasonal and standard volume of traffic The Parish Council requests that a seasonal traffic volume study is conducted during the peak summertime with regards to the proposed round about and unmanned pedestrian crossing. The regular traffic will be affected by the inclusion if a round about on Norwich Road causing congestion at any time of the year. But with thousands of new houses being built between Northrepps and Norwich, along with the coast being heavily advertised for tourists, the amount of seasonal traffic is due to increase significantly as the new Local Plan is carried out. Northrepps is a direct route for driving to the seaside from further in land.

School footpaths The desire path (path of least resistance) for school children will be crossing near the railway line and not the proposed Northerly Burnt Hills footpath. The Parish Council requests confirmation of what mitigations have been put in place to make sure pedestrians use this rather than cutting through near the railway line.

Carr Lane Footpath There has been a new footpath added to allow access to Carr Lane, which is already unsafe for pedestrian use. The Parish Council requests confirmation of what mitigations have been put in place to make sure pedestrians are safe.

We refer to:

Policy CC9 To ensure ... that the public highway remains safe and convenient to use for all road users.

Private Drives

The Parish Council notes that there are over 35 'private drives' which are seen as a cost cutting exercise. The new residents will end up paying for these 'unadopted roads'. NCC Highways are unlikely to adopt these for many years, if at all. If these roads remain unadopted, what assurance does the parish Council have that these will have suitable street furniture etc, including street lighting for crime prevention?

Section 106

The developers have stated that they wish to use the Section 106 money to build the play areas etc. However, the Parish Council are more in touch with their residents and would be better placed to apply for this fund to develop what the village actually needs. For example, the Parish Council has discussed with highways improvements but doesn't have the funds necessary so perhaps this money

could go towards (initially a feasibility study and then) remodelling the junction of Nut Lane, School Close and Bulls Row.

We refer to:

Policy SS3 Giving communities greater say in and control of development in their areas is a central theme of government policy – listen to all the objections.