

SHROPHAM PARISH COUNCIL

Chairman: David Napier

Vice Chairman: Andy Thornton

MINUTES OF THE MEETING OF SHROPHAM PARISH COUNCIL on Tuesday 24th March 2026 at 7.30pm at SHROPHAM VILLAGE HALL

Those in attendance: David Napier, Andy Thornton, Lesley Brown,
Peter Bush, Wayne Linge, Rob Wylie, Cliff Allen

Others in attendance: Fabian Eagle, County Councillor
Phil Cowen, District Councillor
Ashlee Murrell – Oxygen Conservation

Members of the public: 10

County Councillor Fabian Eagle opened the meeting as he had another meeting to attend and reported as follows:

The County Council elections will take place on the 7th May. The Brecks Division is changing and a further 7 villages will be added to the area currently covered.

The budget was approved in February for the next financial year. Central Government have removed various forms of funding such as the Rural Services Delivery Grant and payments in relation to SEND were not received. This has created lots more pressures. Two billion pounds per annum is spent on services.

As Cabinet Member for Economic Growth, the aim is to support small businesses. There is a £1m package to help with £250K put into High Street independent businesses with initiatives such as the Retail Growth Hub and Love Your Market Town.

F Eagle has been supporting staff in Suffolk County Council to implement the same initiatives.

The hospitality sector is also to benefit such as restaurants and pubs.

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There is also help for 18-30 year olds and veterans to set up their own businesses together with help for community enterprise/charities.

Norfolk County Council is the first Local Authority to form a connection with another region in the Ukraine.

F Eagle confirmed that he has placed an order for the items available for hire for anyone arranging a village fete. For example, games, coconut shy, bbq etc. The items are stored in North Pickenham but are available for anyone.

F Eagle left the meeting.

The meeting commenced at 7.40pm

1. **Apologies for absence**
None.
2. **To approve the Minutes for the Meeting held on Tuesday 20th January 2026.**
The Minutes of the Meeting held on Tuesday 20th January 2026 were approved and signed by the Chairman, D Napier.
3. **To record any Declarations of Interest and to consider any requests for Dispensations from Council Members.**
W Linge - PL/2026/0115/HOU
4. **Guest speakers (County Councillor/District Councillor)**
None.
5. **Oxygen Conservation update**

Ashlee Murrell, Manor Farm Estate Manager attended the meeting to report and answer questions from the public.

Various surveys have been carried out on the site and once the results are known they will report further.

There is an intention to hold an Open Meeting/Consultation around May time with submissions to be made sometime in the Summer.

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The floor was then opened to residents to ask Ashlee questions.

A question was raised in relation to the gate in Fallowfield and concern that this access would be used for the new houses. Ashlee confirmed that the access to the new site would be via the farm, not Fallowfields.

A question was raised as to how close to the fence the properties would be located. Ashlee confirmed that there was no final design at the moment but she hoped to have an indicative plan by mid April.

A question was raised as to volume. Ashlee confirmed that there will be a mixture of 2 and 4 bedroom houses, but it is proposed the majority of the 20 units will be bungalows.

A question was raised regarding the existing attenuation ponds and whether these would be used or new ones created. Ashlee confirmed that there is no plan to use the existing ponds and new ones are likely to be created.

Ashlee confirmed that the hope is not to remove existing trees.

A member of the public raised concerns about the wildlife survey recently conducted as the mats were not pushed down properly so would not have given a true recording of what wildlife is present. Ashlee noted this.

A question was asked about how far across the site would go. Ashlee confirmed the site would be towards the ditch line on the east side, towards the pond. Concerns were raised that this way cause problems with drainage. Ashlee assured the meeting this would be considered.

A member of the public raised concern that 20 properties could reasonably mean 40-60 vehicles. Ashlee advised that they would take advice on how to mitigate traffic issues. They will take advice from Highways regarding streetlights/footpaths/speed limits. The main concern raised by residents is the lack of road width for the level of vehicular traffic and safety.

A member of the public advised that they were disappointed because they were told the area opposite their properties would be a conservation area.

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A member of the public raised various concerns which included speeding on Rocklands Road, the lack of public transport or facilities, schools and health services already stretched and wildlife present on the site.

Manor Farm's origins date back to Anglo-Saxon times and it is possible there could be a wealth of archaeology on this site. It is hoped that a full archeological survey would be carried out.

It is presumed the road to these houses will be a private road, making it the 4th private road in Shropham. Private roads have advantages for the local council but can be unpopular with buyers, especially if a mortgage is involved or for those in the affordable housing.

All residents would have to agree to the bin lorries entering the road. Fallowfield Loke voted against this. If this is also the case with the new houses there will be 20 more bins lining Rocklands Road.

Although no doubt popular with the water company, septic tanks can also be off-putting to buyers as they require regular emptying (involving large tankers and tractors) and maintenance.

The resident agreed to email Ashlee direct with all these concerns.

A member of the public asked whether there would be further development, beyond this phase. Ashlee confirmed that Manor Farm is a single phase development.

The Chairman thanked Ashlee for attending the meeting. Ashlee left the meeting.

6. Planning – Applications

- a. **PL/2026/0348/FMIN** – Rustic Lodge Low Road, Shropham, Attleborough, Norfolk, NR17 1EH - Retention of existing workshop / store (retrospective application). *It was noted that this site application has been turned down twice previously. Breckland Council did not accept that the workshop had been there for over 10 years in the Certificate of Lawfulness application in 2023. The 2025 application was in respect of retrospective planning for the mobile home which also included the workshop and summerhouse. It was*

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noted that the current application uses the same documents as those used in 2024/25. After discussion, it was agreed that the Council's previous comments on this site remain the same and will be resubmitted. Further, it was noted that the plans do not match and one of them is dated October 2024.

- b. **PL/2026/0115/HOU** - 8 Harper Close, Shropham, Attleborough, Norfolk, NR17 1FX - Proposed constructing of a detached garage, with annexe situated above ancillary to the main dwelling. *It was noted that the Applicant has agreed to put in an amended application for a smaller property with a deadline of 30th April 2026.*
- c. **PL/2026/0090/HOU** - Old Thatched Cottage Watton Road, Shropham, Attleborough, Norfolk, NR17 1DY - Proposed two-storey side extension and installation of two new dormer windows to the front elevation of the existing dwelling. *It was noted that this application also has a deadline of 30th April 2026 for an amended application to be submitted.*
- d. **PL/2025/1968/PAQ** - Tall Trees Watton Road, Shropham, Attleborough, Norfolk, NR17 1DY - Change of use and conversion of existing agricultural building to a single dwelling, and change of use of associated agricultural land to residential curtilage - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q. ***Prior approval required and granted.***
- e. **PL/2025/1471/FMIN** - Land North Of Hargham Road Land North Of Hargham Road, Shropham, Attleborough, NR17 1DS - Erection of 4 no. dwellings with associated garages, parking and garden amenity space. ***Withdrawn.***
- f. **PL/2025/1332/DCA** - Linwood Cottage Watton Road, Shropham, Attleborough, Norfolk, NR17 1DY - Discharge of Condition 3 on PL/2025/0072/HOU. ***It was noted that this application had been approved in October 2025 but had erroneously been missed on the planning portal.***
- g. **Enforcement**
Bella Vista, Bradcar Lane remains under investigation, further details will follow in due course.
- h. **Local Government Reorganisation**
The U-turn on County Council Elections has disrupted matters. Breckland Council put forward a 3 unitary model based on population size and local identity. County Council called for 1 and South Norfolk wanted 2. If a single unitary Council, it would be the largest in the Country. Parliament

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goes into recess on Thursday this week so it is likely a decision will be announced tomorrow, otherwise it will be after 7th May. Breckland will be working with Kings Lynn and West Norfolk and possibly North Norfolk if a 2/3 model is agreed. The monies paid to Breckland Council will be significantly reduced.

Devolution

This has been delayed until 2028.

Local Plan

Regulation 19 will come out later this year. There is a view to get the next version to the Planning Inspectorate for Easter 2027. As it stands, Breckland Council are no longer able to demonstrate a 5 year housing plan. To deliver the number of houses required, it takes time. The other challenge is then finding people who can afford to buy them.

8. Finance – to approve and report the following expenditure:-

- a. To approve payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman for the month of March in the sum of £310.63.
- b. To approve payment to the Clerk, Mrs Joanne Blackman, for use of Home Office for the financial year 2025/26 in the sum of £35.00.
- c. To approve payment to Shropham Village Hall for hall hire on 24th March 2026 in the sum of £10.00.
- d. To ratify payment including holiday pay allowance to the Clerk, Mrs Joanne Blackman, for the month of February in the sum of £310.63.

All payments were approved. Proposed by D Napier and seconded by P Bush.

9. Matters to Report

a. Financial Balances

£10,173.29

b. Proposed extension to the car park at the Village Hall

The Chairman set out the Village Hall Committee's wish to extend the car park at the Village Hall. The Parish Council owns the land but would not be doing the work. The Village Hall Management Committee who would be doing the work would be likely to require planning permission.

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- c. **Asset Register**
Work in progress.
- d. **Parish Land/Land Registry**
Following on from the meeting in January, A Thornton advised that the crop would be off this land in the next couple of weeks and A Thornton and P Bush will take a look to establish the viability and costs of fencing this piece of land.
- e. **11 Watton Road**
The property is showing signs of improvement, and the Housing Association continue to monitor the situation.
- f. **Highways**
Nothing to report.
- g. **Consider list of planning applications be printed in the Shropham Grove**
This came about on the suggestion of a local resident. The Clerk advised that there is a link on the website direct to the Planning Portal. P Cowen advised that it is not the Parish Council's responsibility to make residents aware of planning applications, that falls to Breckland Council and suggested that the link on the website is more than sufficient for this purpose.

10. **Any items to be noted for the next Agenda**
None.

11. **Correspondence**
None.

The Chairman opened the meeting for public participation. *None.*

12. To agree date for next meeting: Tuesday 19th May 2026 (and AGM).
Agreed.

Meeting closed: 9.00pm

Jo Blackman
Parish Clerk

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