

**Wreningham Parish Council
Minutes of the Council meeting**

Held Tuesday 12th March 2024 at 7:30pm
in the Margaret Preston Room, Village Hall

In Attendance: Cllr M Hill (Chairman), Cllr J Lambourne, Cllr A Tancred, Cllr H Glaves, Cllr K Morris.

District Councillors: I Spratt and B McClenning

Parish Clerk: Tina Higlett

10 members of the public

- 1 To consider apologies for absence.
Received from Cllr. Jarvis.
- 2 To receive declarations of Interest.
Cllr Tancred declared an interest in agenda point 8.
Cllr Lambourne declared an interest in agenda point 9.
- 3 Open Forum, including reports from District & County Councillors
 1. Public in attendance
No comments.
 2. District Councillors.
Cllr Spratt had forwarded a report through to council prior to the meeting. (appendix 1)
Advised that the members ward grant for 2023-24 had now closed. Will recommence in April 2024.
- 4 To approve the Minutes of the last meeting.
Agreed as a true record of the meeting.
- 5 Planning

Applications	Description
Comments agreed between meetings	<p>1. 2023/3836 Location: High Common Farm Wymondham Road Proposal: Demolition of existing farmhouse, erection of new house and garage, formation of access road and change of use of land to residential curtilage. (appendix 2)</p> <p>2. 2023/3690 Location: Cha-am Mill Lane. Proposal: Erection of oak framed two bay cart lodge with concrete pad for caravan parking. (appendix 3)</p>
Applications refused / accepted by South Norfolk	<p>2023/3087 High Common Farm Wymondham Road. Proposed agricultural access track. Decision: Approval with Conditions (Delegated) Date of decision: 12 February 2024.</p> <p>2023/3690 Cha-am Mill Lane. Proposal: Change of use of land to form additional residential curtilage and the erection of an oak framed two bay cart lodge and concrete pad for caravan parking. Decision: Approval with Conditions (Delegated) Date of decision: 6 March 2024</p>

- 6 Administrative Issues
 1. Biodiversity action plan. Chairman proposed carrying item to next meeting when there would be a full council. In the meantime, Clerk will attend a webinar on Biodiversity for parish and town councils.
 2. Appointment of Trustee to Wreningham Fuel Trust.
Council is responsible for appointing two trustees for a four-year term. One of the trustees will be retiring this Spring and Council will need to appoint another. Council

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proposed H Glaves as being conversant with the village and its residents.

H Glaves accepted the position.

Council passed on thanks to retiring trustee.

3. Request for hedge to be cut along the roadside on Mill Lane from the playing field to the village hall. Hedge has become so overgrown that it has narrowed the verge. Chairman had employed the services of a local garden services company to carry out the cutting back, after consulting with councillors.
4. Parish Online – 30-day free trial.
Council is not large enough to make effective use of this service. Further it would require significant input from at least one individual to learn and input useful data.

7 Finance

1. Council's current financial standing.
Business community account 16/02/2024 - £29,650.82
2. To approve payments

Payee	Description	Payment method	Amount
T Higlett	Salary February	Bacs	£356.37
T Higlett	Salary March 2024	Bacs	£221.04
HMRC	Clerks' taxation	Bacs	£188.60
K Morris	Expenses	Bacs	£28.47
Norfolk PTS	Subscription	Bacs	£108.41
B Jarvis	Website domain	Bacs	£26.39

3. To note payments raised between meetings.

Action Play & Leisure	Playing field Springer	Bacs	£1208.40
Copperfields Consulting	Window mount for village photo	Bacs	£24.00
J A Garden Services	Hedge work on Mill Lane	Bacs	£450.00

4. Payments received

South Norfolk Council	Go For It grant	Direct Payment	£300.00
South Norfolk Council	Pride in Place grant	Direct Payment	£300.00

5. Budget 2024/25

Chairman proposed revisiting the budget at next full council meeting.

- 8 Grant towards refurbishment of Wreningham Primary School.
Cllr Spratt advised council he had spoken to Ashwellthorpe and Fundenhall PC and there were concerns over the legality for payments outside their parish boundaries. He proposed council's clerk should make contact with Ashwellthorpe & Fundenhall PC on behalf of the school. School is now of the opinion that windows which are rotten should take priority over the toilets. These will need to be bespoke and a quote of £13,000 has been obtained. Curtains will also need to be replaced a later date. Parent Teachers Association (PTA) is overseeing the fundraising and school has stated it is prepared to pay the VAT element. The

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village hall committee will not charge the school for use of the hall for any events related to fundraising for the school. The committee are in favour of assisting the school and will be discussed further at their next meeting. Eventually a Go Fund It page will be set up on the web. It was suggested that the PTA could speak to local companies regarding funding. The parish council approved the use of s137 and Community Infrastructure Levy funds to award a grant of £5600 for the school. CIL money is currently £2753.

Council in favour with two abstentions.
Cllr Tancred had previously declared an interest.

- 9 Financial contribution for the Wednesday Coffee Morning.
Committee were looking for £150 towards the hire of the hall.

Council in favour with one abstention.
Cllr Lambourne had previously declared an interest.

- 10 Grant towards Village Hall kitchen refurbishment.
Committee member spoke of the need to replace the units which were 15 years old and were secondhand. A new kitchen would enhance the hall and be part of the central hub. Three quotes had been obtained for materials only and all in the region of £10,000. Including Installation costs, the total cost would be around £15,000. It is hoped the crockery could be replaced too. A grant through the National Lottery has been applied for and if successful would not require further financial assistance from the parish council. Grants can also be obtained through South Norfolk. Would envisage installation to take place in June.

- 11 Village - Maintenance and Highways

1. Play Equipment Inspection. This will be carried out in April.
2. Defibrillator battery to be replaced.
3. Footpath maintenance. Footpath 3 to footpath 1 has overgrown vegetation. This is part of a circular walk and will be passed to the NCC Highways Trails team to investigate and action accordingly. Footpath 6 part of the Kett's Country Walk. Steps require infilling as they have become a trip hazard.
4. Correspondence received from resident regarding speed awareness in the village. Clerk has written to Cllr Daniel Elmer regarding the NCC Road Safety Community Fund and asked for Wreningham to be considered for a reduction in speed around the village.
5. Reinstating Public Rights of Way signpost on Church Road. Reported on Highway's web portal.
6. Dog waste bin installation on Long's Wood. Owners have approved the installation.
7. Disposal of dog waste signage. Poster presented to council for approval. Chairman to review.

- 12 Village - Projects etc.

1. The Farthings – Site drainage/ditches will need to be addressed by the developer. New wildlife ponds will be created to combat some of the current surface water problems. Talks around the access to the site from Church Road including the suggestion of a permissive footpath. Vehicle parking on the Hethel Road entrance to include suitable access for agricultural equipment which will need access to the site to carry out maintenance. The land, which will be known as Community Owned Space, will be divided into three areas; wetland, wildflower meadow and community designed space. Water supply to be installed beside Hethel Road entrance. All agreed works etc. should be completed by FWP Ltd prior to land transfer to the Parish Council. The developer will provide sufficient funds to manage the site for the next 10 years. The planning application will be submitted to South Norfolk by the end of March 2024. The Application will go before the planning committee. Parish council will treat the planning application as they would any application which comes up before them for approval. Clerk has made contact with Spire solicitors and NP Law requesting an estimate for costs should they require legal representation.

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2. Wreningham Open Gardens – Representative advised the planning is going well. Local advertising has been organised and nearer the time inclusion in the Village People magazine which has a wide distribution. Looking for additional volunteers to work 2-3 hour shifts. Planters will be purchased with the Pride in Place grant awarded to the Parish Council, and these will be installed around the village. Financial assistance maybe required from the council for plants.
 3. Wreningham Welcome booklet – any amendments should be forwarded to Cllr Morris. Every household will receive a copy. Proposed displaying a copy in the local library. Distribution still to be arranged.
- 13 Dangerous/aggressive dogs around the village.
Cllr Tancred had spoke of concerns amongst some villagers and an increase in aggressive dogs in the village. Clerk had made contact with Norfolk Police and was advised that anyone with concerns should contact Norfolk Police either by dialling 101 or online reporting. If there is an imminent threat of harm then 999 should always be used.
- 14 Consultations
1. GNLP Inspectors report.
Council duly noted.
- 15 Correspondence
1. Big South Norfolk Litter Pick
 2. South Norfolk Electric Vehicle Charging Point Scheme update
 3. Community Action Norfolk – Village Hall small grants funds
- 16 General Parish Issues (for information only).
New build bungalow on Church Road – the developer has yet to reinstate the trod on the opposite side of the road which has been badly damaged by contractors’ vehicles. This work has been agreed to by the developer.
- 17 Date of next meeting: 14th May 2024
- Note the **Annual Parish Meeting** will be held prior to the Parish Council meeting.

Meeting closed at 21:35.

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Appendix 1.

Wreningham Parish Council – 12th March 2024

District Councillor Report

Grants

Members ward grants will open again in April 24. Contact your District Councillors for further information.

Hethel Planning Applications

The major expansion of Lotus Cars' technology park could now be slowed down by planning issues. The development has hit a potential snag after Norfolk County Council's flooding and historic environment teams lodged issues with the proposals.

The flooding department has called for an acceptable Flood Risk Assessment Drainage Strategy, alongside further information from Lotus on how it plans to ensure the expansion would not "adversely impact flood risk".

This comes amid a series of concerns raised about drainage issues in and around Hethel - including the impact of a 23-home development in Bracon Ash. The council's historic environment team also wants to investigate the land proposed for the site. A letter sent to South Norfolk Council's planning committee read: "There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.

Flooding on B1113

District Councillors are still active in attempting to resolve this, but to date we have still had no response from either County Councillor Daniel Elmer or Graham Plant, cabinet lead for Highways, Infrastructure and Transport. We are hoping we might achieve some sort of resolution in the near future however following an article published in the EDP on Friday 8th March following an interview with Ian Spratt, which highlighted your District Councillors concerns about the lack of response or action received so far.

Council Tax Increases

South Norfolk voted to increase Council Tax by £5 for a Band D property (3%) at SNC Council on Wednesday 21st Feb. Budgets for 24/25 were signed off on the same day. Higher interest rates and VAT changes have created a surplus for 23/24. All political parties agreed late amendments to allocate the surplus to service improvements including £350,000 to the Household Support, strengthening planning enforcement and additional resources to work with landowners on flood prevention.

‘Norwich to Tilbury’ Update

The formal consultation for this project is planned to start soon. For the latest information visit <https://pylonseastanglia.co.uk>

Their latest statement: The Offshore Coordination Support Scheme was announced by the government recently and will enable North Falls, Five Estuaries and Sea Link to look at coordinating their connections. This means that the long-awaited National Grid ESO review has now started – it will report on a variety of offshore options on March 6th 2024. Six of our representatives have attended round-tables and we will continue to lobby. The review will look equally at cost, technical deliverability, the environment and community.

Late additions ‘Norwich to Tilbury’ received 12th March.

[The ESO Network Study has just been published. Pylons East Anglia slammed the review of options for the grid saying: “The voluntary nature of the Government’s offshore coordination scheme \(OCSS\)](#)

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resulted in a far too narrow review. For anyone in East Anglia seeking a fully offshore grid it is a whitewash. We see none of the cost or environmental benefits of integration that we would see from a fully coordinated offshore system, which would reduce the amount of infrastructure needed. In fact, the OCSS leads to even *more* infrastructure on land, with potential for **additional pylons** between Friston, in Suffolk, and Tilbury, in Essex.”

None the less, the review highlighted the potential economic, environmental and community benefits from using HVDC underground cabling. This has the highest economic benefits (even better than current pylon proposals) if delivery of both options were to be deferred until 2034. The Pylons East Anglia team say, “we will be studying this option very carefully”.

Bob McClenning, Ian Spratt & Jim Webber

Councillor Contact Details

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Cllr. Ian Spratt	ian.spratt@southnorfolkandbroadland.gov.uk	07554 668337
Cllr. Bob McClenning	bob.mcclenning@southnorfolkandbroadland.gov.uk	07769 030926

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Appendix 2.

Comments re Planning Application 2023-3836

Consideration: WPC opposes this application.

This application must be seen in the light of an apparent intent to overdevelop this area

- it follows on from a previous application for 5 residences – 2023/3219
- within 2023/3219 there is reference to converting the stables to a further residence
- Devlin Developments own website heralds additional development – see <https://www.devlindevelopments.co.uk/properties-1/wreningham-> (accessed 17-1-2024)
- it is well outside the development area for Wreningham and represents a significant intrusion into the Parish as a whole.
- Is this demolition really necessary? The application says that the current farmhouse, whilst not pretty, is in good condition. This application should be to use and improve the existing building. That will cut back significantly on the added environmental pollution which would ensue through demolishing one building and then building another.

General Comments

- Environmental Improvement – SNC should ensure that any development, of any kind, have a net positive impact on the local environment. We expect that this is addressed in detail and demonstrates that this development will assist and enhance the environment for all creatures and plants.
- Trees and hedging – no trees or hedges should be harmed in this development. It is expected that there will be a planting plan for additional trees and hedges suitable for the local environment.
- Flooding/Drainage – local knowledge is that these drains that feed from this site will need to be designed to take account of the fact that the drains into which they feed, on either side of the Wymondham Road are prone to filling and flooding.
- Lighting – We support the CPRE campaign to ensure that light pollution does not become a factor as a result of development of any kind. Especially in rural areas. In particular Wreningham is a dark village and wishes for it to remain so. Thus, SNC should condition any response to the applicant such that there is minimal domestic and site lighting.
- Highway/Transport – Wymondham Road is a single track road with intermittent passing places – a number of them informal as people pull into access points along the highway. Bearing in mind that the projected development of so many houses will bring many vehicles (domestic, commercial, etc.) onto this road, we do not consider this road to be suitable for vehicles associated with this development.

Furthermore, the turkey factory/farm on the opposite side of Wymondham Road is in constant use with employees' vehicles, lorries and articulated trucks visiting each and every day. A recent application by the owners of this site for permission to store and use hazardous chemicals indicates an acceleration of use in the near future.

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- Part of Wreningham? – the development is at too great a distance from the main Village to be considered as part of it. Indeed, it is most likely that any occupants will turn to the West from the site away from Wreningham and towards Wymondham.
- Open Countryside / visual impact – the vista from Wymondham Road to the South is one of open and rolling farmland – this is one of the defining characteristics of South Norfolk. The positioning of this development and the anticipated expansion will impact this vista significantly.

The proposed building is of significant height and width. It will impose a presence on the rural scene that is not warranted. The replacement building is planned to be some metres forward of the existing building's position further impacting the vista from the roadside.

- Re-use – The application documents state: "The building is in habitable condition and is fully wind and watertight ... Whilst the house is in need of modernisation, no major building works are needed to enable its continued occupation as a dwelling".

So, why demolish it? As mentioned above re-using of the buildings and the land upon which they stand will significantly reduce the polluting and visual impact that attends development. We consider that development be restricted to the existing buildings and/or their footprint – i.e. both the current garage and dwelling.

- Neighbours – the documentation states that there are no neighbours when there is an occupied house on the opposite site of the road.

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Appendix 3

Comments re planning application 2023/3690.

It is not clear from the application that access is across land in front of Cha-am and not directly from Mill Lane.

From the drawings Council feel that the caravan pad is very close to the road – but no information has been given on the exact location of the pad and the cart shed.

They would like to state the major concern is how close this is to the road, should it not follow the same building line as the house. If it was rotated clockwise through 90 degrees and set level with (or slightly behind) the front of the house and beside the house, an access gap between shed and house could be maintained. This would mean the building entrance and caravan pad are pushed back away from the road side and access could still be from Cha-am.

It was also noted that this plan does not accord with the location plan (different boundary outlines).

Any proposed water soak-away has not been shown and associated drainage from gutters and caravan pad also not shown.

Overall - Council feels the placement & orientation in relation to the house and roadside is an issue.