Wreningham Parish Council
Extraordinary Meeting Minutes

Friday 27th February 2026
Margaret Preston Room, Wreningham Village Hall, 7:30pm

In Attendance: Cllr M Hill (Chair), Cllr H Glaves, Cllr K Morris, Cllr A Tancred, Cllr J Lambert, Cllr N Wilson.
Parish Clerk: Tina Higlett.

1. Apologies for absence.
   Nil

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

3. Responding to and working with other bodies
   1. Planning
      a) To consider a response to planning application.
      2026/0222. Location: Land South Of Elm Tree Farmhouse Hethel Road Wreningham.
      Proposal: Approval of reserved matters for appearance, landscape, access, layout and scale following outline application 2023/2012
      Application Type: Reserved Matters
      The Council had called a meeting to discuss the reserved matters of the application—details not included in the original outline planning permission—and to agree the comments to be submitted.

      The Chair referred to the Council's established preferences for development within the village. These include a preference for smaller properties of fewer than four bedrooms, given the significant local shortage; the need to minimise light pollution; ensuring that adequate utilities are in place; and promoting a positive impact on the local environment. There will be no Community Infrastructure Levy payable to the Council, the applicant has stated that the dwelling will be a self-build and that they intend to occupy it as their primary residence.

      Discussion followed regarding the junction of Church Road and Hethel Road, an area known for persistent surface-water accumulation and located in close proximity to the proposed development. Cllr Glaves advised that the applicant intends to install a pipe to carry the water across the field towards the Church car park.
      Document 'Drainage simulations for surface water' does not show any actual evidence that there are plans to pipe surface water away.

      Referring to the plans for the proposed property, members felt that the scale of the build was substantial for the site. They also discussed the potential need to remove sections of hedging to achieve the required visibility splay, ensuring that drivers are able to see and be seen.

      The combined massing of the garage and cart lodge was considered disproportionate to the main dwelling. Members felt the outbuildings would visually dominate the plot rather than sit subordinate to it and not commensurate with the established village roofline. View was that the build was out of character with size and design.

      While smaller houses are generally preferred, properties of this style are already under

construction within the village.

Members noted that the proposal represents a large property in close proximity to the Church, the old farmhouse, and the 1930s council houses. Concern was expressed that approving a dwelling of this scale in this location could encourage other developers to propose similarly sized properties on nearby land. Comments by the Senior Heritage and Design Officer at South Norfolk indicate no concerns regarding the property's proximity to the Church.

Members were in favour of the application; however, they wished to highlight the need for further clarification regarding the internal layout of the garage, as well as the proposed drainage arrangements both at the junction and within the site.

Parish councils comments to South Norfolk Appendix1.

b) Applications commented on between meetings.
2025/1439. Location Highfield, Church Road, Wreningham. Erection of self build dwelling. Council stood by its previous comments on this application, that it does not oppose the application as it stands.

c) Planning decisions
2025/2115. The Old Butchery, Church Road. Installation of 12 above ground solar PV. Approved with conditions.

4. Date of next full council meeting – 10th March 2026

Appendix 1
Parish councils comments to South Norfolk Planning reference planning application 2026/0222

We understand that planning permission has already been approved for this site. We are commenting on the detailed plans for the house and grounds.

Parish Council decision: Approve application with reservations

Drainage Reservation:

Wreningham is a wet village with an extensive and interconnected infrastructure to manage surface water, especially in times of excessive rainfall. The ditch fronting the site is an integral part of Hethel Road's drainage network. This road is subject to flooding in this area with standing water causing hazard to road users. This application must not worsen the current situation.

It is acknowledged that the application deals with surface water on the site. However WPC would welcome any beneficial works to the wider drainage infrastructure to assure/enhance the flow of water along the ditch and away from the roadway itself.

Settlement Line Reservations:

The site is outside the settlement line for this village. We are concerned that approving this will facilitate subsequent applications for development either side of this site up to Church Road.

We recommend that SNC do not allow subsequent in-fill applications

Historic Church View Reservation:

It is noted that once the trees and vegetation are removed from the site access, the view of the Church will be opened up along Hethel Road. This new perspective of the church **is a benefit** to the village. Unfortunately, the two storey house and garage will then obstruct that view.

We recommend that the house be sited on the other side of the plot to avoid blocking the new perspective.

Building reservations:

1. SNC planning guidance requires buildings to reflect the style vernacular of the immediate neighbourhood. Beside and across the road from this site the houses are low-lying and of a Norfolk style. This house has a bland presentation with no style points to reflect the vernacular.

   We recommend a redesign of the house to reflect the local characteristics

2. This house has a three car garage with accommodation above and which is as large as the house itself. As a whole this likely to be the largest buildings in the village. The neighbouring hoses are smaller and lower in roof line. This building is overwhelming for the locality. There is a shortage of 2 and 3 bedroomed houses in Wreningham. This worsens the situation for this parish.

   We recommend

   1. the house be down-sized to 3 bedroom accommodation
   2. the garage becomes a two car option
   3. a lower roof line to reflect those of the immediate properties.

Observations

SNC should look to ensure the following for the village and the community:

- our preference for smaller houses (<4 bedrooms) because of the dire shortage of such within the parish
- that external lighting is minimal and managed so as not interfere with wildlife behaviour
- encourage a net positive benefit to be delivered (a) for the village, (b) for the local environment
- Minimise the impact on the current trees and hedges; ensure the application provides an enhancement for flora and fauna

- Ensure that water / electricity / internet / sewage services are connectable & available for the property before occupancy (not always been the case in recent new builds!!)