

# Great and Little Plumstead

P a r i s h C o u n c i l

**A Meeting of Great & Little Plumstead Parish Council was held on Monday 8<sup>th</sup> December 2025 at 7.00pm at Little Plumstead Village Hall**

**PRESENT: Mr J Wiley (Chairman)**

**Mr A Cawdron**

**Mrs L Carty**

**Mr G Edwards**

**Mr R Heath**

**Mr P Knowles**

**Mr R Rice**

**Mrs J Jones**

**Mrs T Scott (Clerk)**

- **Police Report** – September 2025 - Thorpe End – 0, Little Plumstead – 7, Great Plumstead – 2

19.03 - Councillor Heath arrived

- **County Councillor Report** – The Mayoral elections for Norfolk and Suffolk look to be postponed until 2028. These were due to take place next year and as part of that combined authority, powers and considerable money was to be devolved in areas of housing, transport, flooding and adult skills. This is very disappointing news. There is mention of the powers coming without a Mayor, however this is significantly diminished in size. Norfolk County Council has been given the impression that the Government still intends on county elections next year based on the new boundaries, this will be confirmed in February. Councillor Mackie urged the Parish Council to put forward their view on which Unitary Council proposal they are in favour of (1, 2 or 3 Unitary Councils), Thorpe St Andrew Town Council has responded in favour of one unitary council. The works on Hare Road have been postponed until 5<sup>th</sup> January, the delay is due to a Deed of Covenant awaited from British Gas. Councillor Mackie is awaiting a response to the light switch off pilot on Plumstead Road in Thorpe End, he has urged it to be turned back on. The budget consultation for Norfolk County Council is underway, the final government funding settlement is awaited in the early new year. Tree Planting packs are still available as the council nears the 1 million trees project, more information is available on the County Council's website. Councillor Mackie thanked all the social workers, home helps, emergency responders, call centre staff and Adult and Child Social Care who will be open and working over the Christmas period.
- **District Councillor Report** – Councillor Harvey provided a summary for the Parish Council regarding the Flatlands issue for The Glade, Little Plumstead. BDC has reviewed information provided by residents regarding ongoing concerns about land management arrangements at The Glade. Council officers and their legal advisors have considered the issues raised, particularly around the recovery of maintenance costs and the impact on residents wishing to sell their homes. Key points: The original legal mechanism intended to allow the landowner to recover maintenance costs from individual homeowners does not appear to have been fully implemented by the original developers as outlined in a 2004 legal

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agreement. As a result, it is unclear on what legal basis the current land management company is seeking maintenance contributions from residents. Some homeowners have reportedly been encouraged to enter into new legal agreements directly with the landowner. The Council's legal advisors note that whether these agreements should have been signed is a matter between homeowners and their conveyancing solicitors. A claim has been made that the right to recover management charges automatically transfers to successive landowners. The Council's legal advisors consider this position to be legally uncertain and potentially unsupported. The Council's role is defined solely by the existing Section 106 agreement, which requires the landowner to manage the designated land in accordance with an approved maintenance scheme. The agreement does not give the Council authority to regulate how any management costs are recovered from homeowners. Council Position/Conclusion: The Council is continuing to ensure that the land is managed in accordance with the obligations set out in the Section 106 Agreement. However, the Council is not legally empowered to intervene in private contractual or cost-recovery arrangements between the landowner, management company and individual homeowners. Issues relating to private covenants or deeds are therefore matters for residents and their legal representatives. Next Steps: The Council will continue monitoring compliance with land-management duties required under the Section 106 Agreement. Residents who believe they were advised or pressured into signing additional agreements will need to seek clarification or redress through their own solicitors. The Parish Council will be kept informed of any updates relating to the landowner's compliance with its management obligations.

BDC and SNC are working together on 2 new draft supplementary planning documents which support policies in the GNLP. Public consultations on the GNLP Policy 2 and the Implementation of the GNGIS are open now and end at 5pm on Friday 19<sup>th</sup> December 2025. Norwich City Council are co-ordinating the responses to both of these consultations on behalf of all 3 authorities. Following the consultation, responses will be reviewed and where appropriate amendments will be made before the SPDs are considered for adoption by each council in early 2025. BDC cabinet endorsed the Local Nature Recovery Strategy on 21<sup>st</sup> October. This is a new statutory document introduced as part of the Environment Act 2021 and identifies opportunities for habitat connectivity and restoration. NCC is the adopting authority and the district councils have a supporting role as local planning authorities. The new Broadland Waste & Recycling Depot at Frettenham is now open. BDC has launched a new waste app called "Broadland" which is available to download from both Apple App Store and Google Play. The Police Public Voice team has launched the first ever Neighbourhood Policing Survey, please take part if you would like to. The next Neighbourhood Policing Meeting which includes the Acle Team (and also the Thorpe St Andrew Team) is due on 9<sup>th</sup> December at 6pm at St David's Church, Thorpe End. Norfolk Police and Crime Commissioner, Sarah Taylor, has grant funding opportunities available through her office. More information: <https://www.norfolk-pcc.gov.uk/services-we-provide/grant-funding/>. BDC and SNC are inviting local businesses, charities and community groups to take advantage of CEVan, a fully equipped, mobile outreach and exhibition van now available for hire. Organisations interested in hiring CEVan or inviting the Help Hub to attend an event can find out more and book by visiting: [www.southnorfolkandbroadland.gov.uk/community-safety/support-wellbeing/community-engagement-van](http://www.southnorfolkandbroadland.gov.uk/community-safety/support-wellbeing/community-engagement-van). BDC Regulatory Support Hub is available to answer questions on business regulations and to make compliance simpler. It provides advice on licensing, permits, or growing a business, and can now be contacted on Whatsapp, by phone and by email. The Tots2Teens Winter Holiday bookings are now open for young people aged 5-16. For more information and to book go to:

<https://www.southnorfolkandbroadland.gov.uk/community-safety/community/tots-2-teens>.

The Ministry of Housing, Communities and Local Government has launched a consultation on Local Government Reorganisation (LGR) proposals for Norfolk. The consultation includes: BDC's and other districts proposal for a 3 council model. Norfolk County Council's proposal for single unitary authority. SNDC's proposal for a 2 council model. The view of all residents are important in shaping the future of local government in Norfolk. The consultation is open until Sunday 11<sup>th</sup> January 2026. To respond: <https://www.gov.uk/government/consultations/local-government-reorganisation-in-norfolk-and-suffolk/proposals-for-local-government-reorganisation-in-norfolk-and-suffolk>. For more information about the SNC and BDC Handy Person Scheme: <https://www.southnorfolkandbroadland.gov.uk/housing/housing-advice-support/handyperson>. The Magna Way Medical Centre is due to be open in January 2026, this has been delayed from September 2025. Once an open date has been confirmed Councillor Harvey will report back to the Parish Council.

- **Public Participation – None**

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

Councillor Vincent and Councillor Bullen

### **2. DECLARATIONS OF INTEREST**

None

### **3. TO APPROVE AS A TRUE RECORD THE MINUTES OF THE MEETING HELD ON 10<sup>TH</sup> NOVEMBER 2025**

Agreed. Proposed – Councillor Rice. Seconded – Councillor Heath.

### **4. TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: FOR INFORMATION ONLY**

The planning appeal for the change from agricultural for Heath Farm was dismissed by the inspector. The Clerk will chase up the comments for the Railway Farm planning applications requesting answers from Broadland DC and will forward these to the District Councillor so they can be discussed with the Environmental team at Broadland DC.

### **5. TO RECEIVE CORRESPONDENCE**

- Consultation on local government reorganisation – 11<sup>th</sup> January 2026
- Town and Parish Forum – 9<sup>th</sup> December 2025
- Cancellation of Hare Road works – These have been postponed.
- Confirmed Tree Preservation Order – 19 Crowes Loke, Little Plumstead

### **6. TO CONSIDER PLANNING APPLICATIONS**

The Parish Council made the following comments on planning applications:

2024/2773	Heath Farm, Norwich Road, Little Plumstead	Change of use from agricultural to B8 storage and distribution use	Inspector Decision – Appeal dismissed. PK questioned this means that Broadland DC will enforce what the inspector stated in his report and Councillor Harvey confirmed that he will look into this.
2025/3371	The Grove, Smea Lane, Great Plumstead	Placement of solar panels onto the south facing roof of the external barn building	No objections

## **7. TO DISCUSS PARISH PROJECTS**

### **a. UPDATE ON LEASE OF ACTIVITY BUILDING**

The Clerk asked for the Councillors to look at the previous plan for the Scout Lease and to agree the new boundaries. The Clerk mapped this out and it will be officially drawn by David Bullen Limited. A copy will be sent to the Scouts to ensure that they are content with the boundaries as this has been extended down to the vehicle gate. A group of Councillors and the Clerk met the solicitors on site and walked the boundaries to ensure that the Lease reflected the map. The draft Lease has been sent to the Scouts for their review, they have not confirmed but it is assumed that this will need to be sent to their head quarters for approval.

Phase 2 of the project was discussed and it was thought a good idea to gather in quotes for the likely cost, as it has been over a year since the original quotes were received. The Clerk will ask Broadland DC if there are updated CIL figures and timetables for receipt of these.

### **b. TO DISCUSS AND AGREE QUOTES FOR AMENDMENT TO BOWLS CLUB LEASE**

To be discussed at the next meeting.

## **8. TO DISCUSS AND AGREE THE QUOTE TO INSTALL SPEED SIGNS ON BROAD LANE AND NORWICH ROAD**

Highways have confirmed that the Parish Council does not need to apply for the Parish Partnership scheme. The two speed signs will be paid for by Councillor Mackie's Local Member Fund 26/27 (£5,000), Parish Council's Highway Fund (£5,000) and Highway's Funds (£2,000/£3,000).

Proposed – Councillor Jones. Seconded – Councillor Edwards. All agreed.

## **9. TO DISCUSS THE DAMAGED FENCING ON NORTHGATE, THORPE END**

Councillor Knowles reported that the fencing had been repaired.

## **10. TO REVIEW THE ASBESTOS SURVEY FOR THE BOWLS CLUB, GREAT PLUMSTEAD**

The annual asbestos survey has been undertaken at the Bowls Club. The overall total from the data collected on the site deemed to be low. The recommendation is to remove the asbestos which will be undertaken during phase 2 of the Great Plumstead Recreational Project.

#### **11. TO REVIEW AND DISCUSS THE HEDGE CUTTING QUOTES RECEIVED FOR GREAT PLUMSTEAD RECREATIONAL GROUND**

The quotes received were discussed by the Councillors and it was agreed to accept the quote from DH Arboriculture at a cost of £930. Their public liability needs to be received first before any work can be undertaken. The Clerk will ask if he can also clear up the ivy which is piled up in the carpark.

Proposed – Councillor Knowles. Seconded – Councillor Rice.

#### **12. TO DISCUSS THE QUOTES RECEIVED FOR WORKS TO YEW TREE OVERHANGING WALLED GARDEN CARPARK**

The Councillors discussed the quotes received for these works. The Councillors agreed to go with Target Trees at a cost of £500 plus VAT.

The Clerk will notify the church and ensure that the works are approved by Broadland DC as the area is covered by a TPO.

Proposed – Councillor Cawdron. Seconded – Councillor Edwards. All agreed.

#### **13. TO DISCUSS THE CURRENT SITUATION WITH TEGRVA**

Councillor Cawdron reported that the committee is struggling for a Chairman and Secretary. The constitution may need to be changed to separate the Road Committee from the Thorpe End Garden Village Association.

#### **14. FINANCIAL MATTERS**

The Clerk reported that the FSCS limit has been increased to £120,000 from £85,000. Councillor Jones questioned whether the Parish Council is covered under this due to the type of account which we hold.

November's Monthly Financial Statement for the Unity Bank was amended to change the figure paid to HMRC from £276.43 to £187.00. The Chairman signed the amended statement.

##### **a. TO AGREE PAYMENTS IN ACCORDANCE WITH THE BUDGET**

The following accounts were agreed in accordance with the Budget:

##### **Payments**

Bank Balance	Nat West	<b>£4,102.11</b>	28.11.2025
Bank Balance	Scottish Widows	<b>£42,378.58</b>	31.10.2025
Bank Balance	Broadland Deposit Account	<b>£343,318.46</b>	31.03.2025
		<b>£255,635.66</b>	As allocated in parish accounts. Not confirmed by Broadland Deposit Account

Payments

Google	Email Hosting		£5.00
	<b>TOTAL</b>		<b>£5.00</b>

Receipts

Allotment Holder	Allotment 11A		£21.50*
Allotment Holder	Allotment 11B		£18.00*
Allotment Holder	Allotment 21A		£21.50*
Allotment Holder	Allotment		£39.50*
Allotment Holder	Allotment		£39.50*
Allotment Holder	Allotment 26		£36.00*
Allotment Holder	Allotment 7		£36.00*
Allotment Holder	Allotment 28		£36.00*
Allotment Holder	Allotment 27		£39.50*
Allotment Holder	Allotment 17		£39.50*
Allotment Holder	Allotment 5		£39.50*
Allotment Holder	Allotment 6B		£21.50*
Allotment Holder	Allotment 22		£36.00*
Allotment Holder	Allotment 8		£39.50
	<b>TOTAL</b>		<b>£39.50</b>

**Outstanding Cheques**

	Sandhole Lane Hire - half		
Christian Cator Estate	yearly		£179.22
Great Plumstead Village Hall	Hire fees		£50.00
	<b>TOTAL</b>		<b>£229.22</b>

**Current Account Balance** after above payments made and **outstanding cheques cleared** will be approximately

**£3,907.39**

\* already included in the accounts stated above

Proposed – Councillor Jones. Seconded – Councillor Knowles. All agreed.

Bank Balance	Unity Bank	<b>£120,039.67</b>	08.12.2025
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Payments

E.on	Electricity Supply - GP Rec		£96.02
St David's Church, Thorpe End	Hire Fees - Yearly		£136.00
T Scott	Salary and expenses		£1,524.48
HMRC	Tax and NI		£187.20
Norfolk Pension Scheme	Monthly payment		£506.72
Christian Cator	Sandpit, Sandhole Lane Hire		£186.87
Garden Guardian	Grounds Maintenance - Yearly		£10,287.60

David Bullen	Great Plumstead Rec Project	£1,724.67
Unity Bank	Bank Charge	£6.60*
	<b>TOTAL</b>	<b>£14,649.56</b>
<u>Receipts</u>		
	<b>TOTAL</b>	<b>£0.00</b>
<b>Payments Awaiting Authorisation</b>		
	<b>TOTAL</b>	<b>£0.00</b>
<b>Current Account Balance</b> after above payments made and <b>outstanding cheques cleared</b> will be approximately		<b>£105,390.11</b>

\* already included in the accounts stated above

Proposed – Councillor Edwards. Seconded – Councillor Heath. All agreed.

#### **b. ADDITIONAL ITEMS FOR THE BUDGET**

The finance meeting will take place on the 5<sup>th</sup> January 2026 at the Granary Office, Little Plumstead (Octagon Business Park). The Clerk asked if there were any other items which should be included which are not already.

#### **15. TO DISCUSS WHAT ITEMS SHOULD GO ONTO SOCIAL MEDIA THIS MONTH**

Planning. Councillor Harvey's statement re Flatlands (Little Plumstead).

#### **16. TO CONFIRM THE DATE AND TIME OF THE NEXT MEETING OF GREAT AND LITTLE PLUMSTEAD PARISH COUNCIL**

The date of the next meeting is Monday 12<sup>th</sup> January 2026 at 7.00pm at Great Plumstead Village Hall

#### **17. TO RECEIVE ITEMS FOR THE NEXT AGENDA**

Budget for 26/27

There being no further business the meeting closed.

Signed:

Chairman

Date: