

LINGWOOD & BURLINGHAM PARISH COUNCIL

Minutes of the Parish Council Planning Meeting, held at the Lingwood Village Hall Meeting Room, Station Road, Lingwood, on Tuesday 22nd April 2025 at 7.30pm.

Present were – Vice Chair Jenny Stafford, Councillors (Cllr) Ian Chapman, Cheryl Grace, Tim Gurr, Mike Ingram, Richard Morton, Roz Simpson and Clerk - Sonya Dickinson.

25/58. Welcome and Apologies for absence:

Apologies were received from, Chair David Robinson and Cllr Ian White.

25/59. Declarations of interest: None.

25/60. Public Forum:

(15 minutes allocated for public participation with a maximum of 3 minutes each).

We were joined by 1 member of the public and District Councillor (DC) Jess Royal.

25/61. Minutes of the meeting 1st April 2025:

Were signed as a true record.

25/62. Any updates on matters from previous meetings:

Fancy Jacks were asked about flapjacks for the VE Day 80 celebrations and the price has gone up since last year. To keep the price down they suggested a plain flapjack with icing and a disc decoration on the top in either black, red or blue.

Defibrillator update. Clerk - Heart 2 Heart have been in contact with the Village Hall Chair about their defibrillator. It is too old to go online without refurbishment, where it will be sent to Germany at a large cost, or they could purchase a new one. I asked Heart 2 Heart if there were any grants available for a new one.

They have been in touch with the SPAR again about getting their electrician to swap the old box for a new one but are still awaiting a response.

Network Rail are still to come back to them ref putting a defibrillator at the Station.

25/63. Planning:

a) a) 2025/0942: Annexe, Piglets Lodge, South Burlingham Road, Lingwood,

Variation of condition 3 (Holiday use only) of original planning permission 20101857 - Change of Use of Annexe into Holiday Let Accommodation

Date of decision: 6th January 2011. Application Type: Removal/Variation of Condition (S73 / S19).

The application is to make the holiday let be both holiday let and annex.

The original use was an annex so it shouldn't be a problem. The planning dept would like it to stay a holiday let. Don't understand the planning rationale as it is staying the same inside and out and was originally an annex before it became a holiday let.

Decision: No Comment from the Parish Council.

b) 2025/0995: View Farm, Lingwood Lane, North Burlingham, Norfolk, NR13 4TB

Removal of roof and demolition of front conservatory. Installation of higher roof pitch. Front glazed extension.

Decision: Unanimous Support.

c) 2025/1042: 2 Briar Close Lingwood Norfolk NR13 4PB

Two Storey Side Extension.

Decision: Unanimous Support.

d) 2025/0495: Hillcrest Nurseries, South Burlingham Road, Lingwood, Norfolk, NR13

4ET. Variation of condition 3 of 20221817- Retain agricultural building until occupation of the development. Removal/Variation of Condition (S73 / S19).

The original application was for a barn conversion and the only reason the barn was allowed planning was because they said the barn wasn't useful as a farm building anymore.

The planning application for a house to replace the barn was only permitted if the barn is demolished.

The application added they wanted to then re assess if the barn could be kept for the business. If it is useful for business the original application would have been refused.

This is looking like they would like to have both the barn conversion and the house, but the house was only granted because the barn was to be knocked down. If the barn stays up, they then could do the same again and get planning on another house.

They need to stick to the original planning agreement, where the barn is to be knocked down when the new house gets to pad height.

It is noticed on the new plan that there is temporary accommodation on the plan which wasn't there before. Did this get planning permission?

Decision: Unanimously object on the grounds that this would be contrary to relevant planning policies.

Careful consideration was given by the planning committee to the conditions set when granting the original planning permission. The variation of condition 3 as described in the Planning Statement Rev A " *to retain the barn for a period of 28 days post completion of the dwelling, at which point the site can be properly appraised for the needs of the business*", we believe would be contrary to planning policies and indicates the applicants intention to keep the barn up long term. This is strengthened by their stated willingness to undertake not to use the barn for any purpose other than agricultural in the future.

Condition 3 ensures the demolition of the building with Class Q and the erection of a 'replacement' dwelling on the site as stipulated by the planning committee report. Our understanding is that the number of buildings on the site should remain the same at all times and we believe the condition should remain in place as originally issued.

N.B. The Council also notes that in 6.1 of the Planning Statement Rev A there is reference to occupation of temporary accommodation on site and requests confirmation that any necessary planning permission has been applied and granted for this?

e) 2025/1009: Big Sky, Lingwood Lane, North Burlingham, Norfolk, NR13 4TB

Installation of 15 x solar roof panels on south facing roof and 5 x solar panels on the west facing roof to improve aesthetics. Installation of heat pump heating system to replace the LPG boiler.

Decision: Unanimous Support.

25/64. Village Hall:

CCTV for Electric Vehicle Charging points (EVCP): The agreement with Norfolk County Council, who will be running the EVCP, is that if there is too much misuse they will take them away.

The Village Hall have already said they want to upgrade their CCTV and asked for a contribution from the Parish Council. They only got one quote which seemed expensive and were asked to get 2 more quotes. They have received a quote for a camera specifically for the EVCP, from the company that put their original system in and it is nearly as expensive as the whole hall system and the Parish Council would have to sort the electrical supply and connection out. To purchase this camera online for this system is £350 but they are also supplying a new receiver for their price.

Q. Could we have our own camera? A. Yes.

We need to get quotes and ideas for an infrared single camera. We can get the power to the Multi Use Games Area (MUGA) light pole nearest to the electricity box. It would be a Sim card and subscription one.

We can get a 3 directional one to cover the Village Hall, MUGA and EVCP. CCTV warning signs usually come in the package.

Let the Village Hall know the Parish Council is getting quotes for an EVCP camera.

Ask Norfolk County Council if they have any ideas.

Ask Reedham Village Hall or Clerk if they have a security camera on theirs.

25/65. Highways:

Resident parking on the amenity land/verge at Avondale:

Vice Chair - The Parish Council has been maintaining this area for years, even so, the Parish Council cannot claim it as the Parish Council's land as it is not fenced off.

Clerk – The resident called to ask permission and I said it wouldn't be granted due to the damage that would be caused to the verge and the mower wouldn't be able to access that area to keep it cut. They asked if they could purchase the land, but the Parish Council does not own the land, just maintains it as verge/amenity land left by the original builder of Avondale Close. They started parking there even after they were refused, which is why it has appeared on the agenda.

There are double gates in the cottages back garden, on Norwich Road, they could use these and park in their own garden.

I asked Highways and Broadland District Council who owns the land. It is probably Highways land as it is on their overgrown tree and hedge complaint map.

Broadland were asked as they did get left the green space at the end of St Andrews, next to the Millennium Green, by the developer and they maintain that. Clarkson Road developer left the Clarkson Triangle as Section 106 amenity land and the Parish Council takes care of that. Avondale was registered to the substation, but when they failed to cut the hedge or grass and there were complaints from Avondale residents, I reported it to Highways and they came out and cut the hedge back and grass. It was taken over by the Parish Council and put on the delegated verge cutting schedule as Highways cut the outer areas of the Parish 5 times a year and the Parish Council has the inner areas cut 16 times. The Parish Council has also had the tree surveyed and trimmed in the past.

Vice Chair – We do have to consider any damage caused by the mower to cars parked. This may also set a precedent and more people will decide to park there.

With no permission, they park at their own risk.

The meeting was closed temporarily for the member of the public to speak. It's not helpful that the Parish Council has reported them to Highways. The issue came up due to an Avondale resident being upset about the number of cars parked on Avondale Close, they said some elderly people cannot drive past cars parked there. The Norwich Road resident has one car and a visitor now and then and is trying to keep the Avondale complainant happy. As far as I'm aware, no one has used those back gates in over 30 years, the previous resident didn't have a car. Can the Parish Council pursue Norfolk County Council to put a dropped kerb in?

Clerk – The Parish Council didn't report the parking on the verge to Highways, it was an enquiry about the land as the resident asked who owned it. They started parking on the verge after the enquiry. It isn't illegal to park on the road as long as it isn't blocking the road or too close to the junction. Avondale residents do not own the road.

As stated in the e-mail sent, the resident needs to apply to Norfolk County Council and pay them for a dropped kerb, it usually takes 6 weeks.

The ground is hard at the moment so there shouldn't be much damage to the grass.

25/66. Finance: a) Payments Received: i) Norfolk County Council Parish Partnership 50% of the Electric Vehicle Charging points car park. £4,186

b) Payments Requested: i) HMRC for April Tax £0.60 NI £83.95 = £84.55 (Chq 2618).

ii) Mrs S Dickinson – reimbursement of Royal British Legion Poppy shop invoice for VE Day 80 pins. £362.50 (Chq 2617).

There being no further business the meeting closed at 20.40
Next meeting of the Parish Council is the Annual General Meeting of the Parish Council
on 13th May 2025 at 7.30pm.