

**MINUTES OF THE GARVESTONE, REYMERSTON and  
THUXTON PARISH COUNCIL MEETING  
HELD ON MONDAY 16<sup>th</sup> JUNE 2025 AT 7:00PM**

Councillors Present: Edward Stanford, James Smerdon (Chair), Graham Smith and Amanda Ward.

Members of the Public Present: 6 and District Councillor Paul Plummer

Clerk: Samantha Bromley

**1. Apologies.**

Apologies were received and accepted by Cllr L. Sandford (alternative commitment). The Chair noted that Cllr K. Horn has resigned from the Council, noting that there are 2 parish councillor vacancies.

**2. Minutes.**

The minutes of the Parish Council meeting, dated Monday 19<sup>th</sup> May 2025, were approved and signed by the Chair.

**3. Declaration of Interest.**

3.1. No pecuniary or non-pecuniary interests on any subject on the agenda was received.

3.2. No dispensation requests were received.

**4. To receive updates on matters not elsewhere on the agenda.**

4.1. The play park outside of the Garvestone & Thuxton Village Hall has received the annual playground inspection. The report has been forwarded to the Village Hall.

4.2. The internal audit folder has been completed and handed over to the Internal Auditor for review.

4.3. The certificate of exemption has been sent to the External Auditor.

4.4. So far, 2 volunteers have come forward to help with the clearing and maintenance of the parish footpaths. More volunteers are required. If residents have a few hours free to volunteer, then please provide the Clerk with your contact details, to be passed on to the footpath officer.

4.5. The Council's insurance has been renewed at a cost of £356.14.

4.6. A follow up email has been sent to Mid-Norfolk Railway for approval on the proposed positioning of the defibrillator at Thuxton Station.

**5. Correspondence.**

5.1. Breckland: RE: FW: Request for Guidance on Responding to Change of Use Planning Applications. Noted. The Chair explained that the Parish Council is seeking advice from Breckland Planning on which policies are relevant when commenting on planning applications for an aquacultural to commercial change of use. This will support the Council in developing a policy for responding to such applications.

5.2. Resident: Proposal to create a lorry depot and HGV access down Town Lane, Garvestone. Noted.

5.3. Planning Inspectorate: Planning Inspectorate ROW/3343562. Noted.

5.4. Breckland: Local Government Reorganisation - Town & Parish in-person briefing. Circulated. – Chair to attend.

5.5. Resident: Proposal to create HGV access along Town Lane. Noted.

5.6. Planning Enforcement: Planning Appeal Decision 3PL/2024/0026/F - Plot 5, The Meadows, Dereham Road, Garvestone NR9 4QT. Noted.

- 5.7. NCC: Norfolk Minerals and Waste Local Plan - Notice of Adoption. Circulated.
- 5.8. Resident: Objections to the Proposal for Widening Town Lane from Wyvern Farm. Noted.
- 5.9. Breckland: Local Plan Update. Noted.
- 5.10. Resident: Activity on Town Lane. Noted.
- 5.11. Resident: Objection to HGV Access and Road Widening Proposals on Town Lane. Noted.
- 5.12. Resident: Concerns regarding proposal to create HGV on Town Lane. Noted.
- 5.13. Resident: proposal to create HGV access along Town lane. Noted.
- 5.14. Resident: 20250511-Objection. Noted.
- 5.15. Resident: Garvestone Parish Council Meeting 14th April 2025: Item 6.4.1 – COMPLAINT. Noted.
- 5.16. Environmental Agency: Environment Agency Maintenance Work. Noted.
- 5.17. Breckland: Local Government Reorganisation. Noted.
- 5.18. Resident: Footpath Complaint. Noted.

## **6. Public Participation and Reports.**

- 6.1. County Cllr Edward Connolly was not present.
- 6.2. District Cllr Paul Claussen was not present. District Councillor Paul Plummer reported that there was a heavy branch obstructing footpath 8 which has now been removed.
- 6.3. The police were not present.
- 6.4. Open forum for members of the public:
  - 6.4.1. It was noted that Elizabeth (Liz) Buckley, a valued member of the community who was Chair of the Village Hall Community and contributed to the build of the Garvestone & Reymerston Village Hall, sadly passed away in May. Her funeral will be held on Wednesday 2<sup>nd</sup> July 2025 at 11:30 am in the Garvestone Parish Church.
  - 6.4.2. A resident noted that, when using the parish footpaths, he always takes a pair of secateurs with him to cut back new growth. He encouraged others to do the same to help keep the footpaths accessible. He added that it is important to remember the old footpath names, referencing footpaths such as Little Row and Skippers Footpath.
  - 6.4.3. With reference to item 5.16, it was noted that communication with the public regarding the works was inadequate. Notification was issued two days after the works had already commenced, and it lacked a link to a map or any detailed information about the nature and extent of the works.
  - 6.4.4. A request was received for an update on the recent incident of the escaped pigs. – Clerk to add to upcoming agendas.
  - 6.4.5. The Chair invited the applicant for planning application PL/2025/0624/VAR to speak on their application. The applicant noted that the materials chosen for the extension match the materials for the existing house, they have altered the position of the chimney and they have spoken with their neighbour and agreed to move the building over by half a meter away from their boundary.

*The Chair provided residents with an update on the proposed Wyvern Farm Application, noting that the application was submitted on the 6<sup>th</sup> June 2025 and therefore any enforcement action will stop until a decision has been made on the application. Following a meeting with Breckland Council, the Chair reported that although the application has been received by Breckland, it will first go through a validation process, which can take 8-12 weeks, before being open for consultation. This application will follow the standard procedure and, once open for consultation, the Parish Council and residents will be able to submit their comments using the Breckland Planning Portal. The decision will likely be made by the planning committee rather than a single planning officer due to the amount of interest in this application. The Chair added that the owner of Wyvern Farm is allowed to continue doing*

*what he is doing until the planning process and appeals process is over. In the meantime, the Council is creating a planning protocol specifically related to applications for a change of use from agricultural to full commercial. This will be shared with residents to assist with formulating relevant comments inline with planning considerations and policies. The Chair added that every resident can individually submit a comment through the Breckland Planning Portal, whereas the Council's comment will be submitted as a single body. The Chair encouraged residents to assign a spokesperson to ensure that comments are clear when addressing the Council. Updates on the application will be sent via email by the Clerk, so if residents wish to receive updates, they must provide the Clerk with an email address. Once live, the planning application will be discussed and a response agreed in either a scheduled Parish Council meeting or an extraordinary meeting of the Council, depending on the deadline.*

- 6.4.6. The Council's newly adopted Planning Protocol was positively received by members of the public in attendance.
- 6.4.7. A resident enquired about the length of the consultation period for planning applications. The Clerk confirmed that both residents and the Parish Council have 21 days to submit comments from the date the application is made publicly available. The Chair added that the Planning Protocol would be circulated well in advance of the deadline for community awareness.
- 6.4.8. A request was made for planning application notices to be posted on parish noticeboards to help raise awareness among residents.
- 6.4.9. A suggestion was received for the Council to consider purchasing lettering to label footpath posts with the historical names of the footpaths.
- 6.4.10. Cllr E. Stanford relayed a concern from a local farmer regarding the potential for a weight restriction to be placed on Town Lane, which is a critical access route for agricultural businesses.
- 6.4.11. Discussion took place regarding the operator's licence for the business based at Wyvern Farm.
- 6.4.12. A resident raised concerns that while the operating licence accounts for the company's vehicles, it does not consider additional traffic from employees arriving in their personal vehicles before departing in larger vehicles, effectively doubling movements.
- 6.4.13. Concerns were raised about road safety on Town Lane, which has a 30mph speed limit but is often used at higher speeds. It was noted that if the licence is granted, HGVs would be legally permitted to travel at 30mph along the lane, which lacks footpaths and is used by pedestrians, including school children.
- 6.4.14. Cllr G. Smith referenced a recent development of four to six houses away from the parish where, despite Norfolk Highways objecting on safety grounds, planning permission was granted. He stressed the need to consider all material planning factors, not just highways.
- 6.4.15. It was estimated that a planning decision could be expected within 8 to 12 weeks from the validation date, which was noted as 6th June.
- 6.4.16. Clarification was provided regarding the appeal process. It was noted that if the application is refused, the applicant may appeal the decision. However, if the application is approved, objectors, including the Parish Council, have no right of appeal.

## **7. Section 106 Money.**

To consider whether the Council wishes to explore applying for Section 106 developer contribution funding for any upcoming or proposed community infrastructure projects. DEFERRED and it was noted to keep this as a standing agenda item while S106 money is available. – Clerk to write to Breckland Council to enquire whether a contribution to the Parish Council might be considered, following the recent sale of land in the parish for a significant sum, in recognition of potential benefit to the local community.

## 8. Planning Matters.

- 8.1. To consider consultee response to applications received from Breckland District Council:
  - 8.1.1. PL/2025/0624/VAR - Variation of condition 2 on pp 3PL/2024/0557/HOU (amended scheme) – Ditchling, The Street, Reymerston, Garvestone. – NO OBJECTION on the understanding that an agreement has been reached between the applicant and the neighbouring property.
- 8.2. To consider consultee response to any other applications received from Breckland District Council after the publication of the agenda: None.  
(<http://planning.breckland.gov.uk/OcellaWeb/planningSearch>).
- 8.3. To receive notifications of decisions made by Breckland District Council: None.

## 9. Financial & Governance Matters.

- 9.1. It was RESOLVED to AGREE the following payments, proposed Cllr A. Ward, seconded Cllr J. Smerdon:

Payee	Description	Method	Net	VAT	Gross
Staffing	Salary/HMRC/Pension/WFHA	BACS	£682.25	£0.00	£682.25
Tesco	Mobile	DD	£11.66	£2.33	£13.99
Playsafety Ltd	Annual Inspection	BACS	£92.00	£18.40	£110.40
A.G Drew Electrical Ltd.	Defib box installation	BACS	£190.00	£38.00	£228.00

## 10. Administration.

- 10.1. To consider a date for the next Parish Council led Village Walk. DEFERRED. It was suggested that the next walk could be a Harvest Moon Walk in August,
- 10.2. It was RESOLVED to AGREE to renew the council's membership with CPRE for the cost of £60.00, propose, Cllr G. Smith, seconded Cllr E. Stanford.

## 11. Members Matters.

None.

## 12. Items for the next meeting.

- 12.1. To consider issuing hedgerow maintenance letters
- 12.2. To review the annual playground inspection report
- 12.3. To discuss sending a letter to a farm in the parish regarding clearing the footpath
- 12.4. To receive an update on the escaped pigs
- 12.5. To consider purchasing and installing original footpath name letters on footpath posts

## 13. Next meeting of the council.

It was noted that the next meeting of the Parish Council will be held on Monday 21<sup>st</sup> July 2025 at 7:00pm in the Garvestone & Thuxton Village Hall.

*Meeting closed at 8:08pm*