

OLD CATTON PARISH COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT 6.30PM ON MONDAY 9th FEBRUARY 2026
AT THE PAVILION, CHURCH STREET, OLD CATTON

Present: Mr B Sabberton-Coe (Chairman) Mr T Cooke (Vice Chairman) Mr J Arnott
Mr M Callam Mr G Crouch Mr B Leggett
Mrs K Tanner Mr G Tingle Miss P Wilkin
Mr M Winhall

Ms S Vincent (Clerk)
Broadland District Councillor K Leggett
X12 Residents

106. APOLOGIES FOR ABSENCE

There were no apologies for absence.

107. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Item 10.1: Councillor M Winhall.

108. MINUTES OF THE ORDINARY MEETING OF 12.01.2026

It was AGREED that the Minutes, which had been circulated with the Agenda, be confirmed as a true record and signed by the Chairman.

109. MATTERS ARISING

There were no matters arising.

110. PUBLIC DISCUSSION

The meeting was adjourned for public discussion.

No report was received from the Police.

No report had been received from Norfolk County and Broadland District Councillor K Vincent.

Broadland District Councillor Ken Leggett reported:

- Next full Council meeting will be held on 19th February. Following that Councillor K Leggett hopes to be able to provide update on election delays and have more information on devolution restructuring.

A number of residents from West Acre Drive raised concerns that a house of multiple occupancy (HMO) was currently being renovated in West Acre Drive. Residents have been informed by the contractors that Serco were the landlord and that the intention was for the property to be used for asylum seekers or newly released low-category prisoners. Residents raised concern over the impact on the neighbourhood, the safety of residents particularly children and women, parking pressures, potential noise and anti-social behaviour. Residents

were particularly concerned that there had been no public consultation regarding the proposed HMO. Resident commented that District Council were not using Article 4 in relation to planning for HMOs which would force the landlord to apply for full planning application for HMO development. Residents feel this development is inappropriate for the area. Resident also highlighted that those residents working in protective services would potentially be at risk if former prisoners were resident nearby.

Standing Orders were suspended at this point to bring Agenda Item 11.1 forward for Council consideration.

111. Resident's email correspondence regarding proposed HMO in West Acre Drive, together with residents' comments during public speaking, were considered. It was AGREED that the Council supported the residents' concerns regarding the HMO. Parish Council will report these concerns to Broadland District Council. Clerk confirmed any response from District Council will be distributed to those residents who had previously emailed for circulation to neighbours.

West Acre Drive residents left the meeting at this time.

112. PUBLIC DISCUSSION

Resident highlighted letter passed to Clerk that evening raising objection to the Beeston Park development. Resident stated development was not suitable for the area and that they had concerns regarding water drainage from the field onto their property. Resident felt that without the supporting infrastructure (roads, Drs, schools, etc) the Parish could not cope with the increase in people and traffic. Clerk confirmed their letter would be emailed to District Council the following day.

The meeting resumed.

113. The Clerk's report was received and noted. Phase 1 Information Session (14th February) was noted. Discussion regarding Phase 1 and meeting with the appointed contractor took place. Clerk highlighted tree surveys were being undertaken at this time (Catton Park having been completed). Clerk informed of mature tree planting project District Council are carrying out at Oakfield Gardens and Priors Drive green space in conjunction with the Old Catton Horticultural Society. Warm Welcome and Souper Tuesday were highlighted. Public Consultation for Beeston Park was discussed; this being a successful event. Chairman expressed thanks to those Councillors who attended the event.

114. FINANCE

114.1. Bank balances as at 31st January 2025 were noted. List of payments with vouchers 660 to 732 on payments schedule up to 9th February 2026 with expenditure of £31,299.61 and receipts with vouchers 224 to 259 with income of £6,361.40 were APPROVED.

114.2. Quotes for appointment of CDM Principal Designer required for health and safety assessments as part of Phase 1 works were considered. Quote from CDM Contract Services for £1,900.00 (+VAT) was AGREED.

115. PLANNING

115.1. 2023/0610 – Land adj property 243 Spixworth Road, Old Catton – RESERVED MATTERS – Reserved matters application for access, appearance, landscaping, layout and scale following outline permission 20210674 for erection of one dwelling on plot 1.

RECOMMEND REFUSAL on the basis of applicant's motive and breach of national planning due to breach of outline planning conditions regarding the storage containers. Council request Broadland District Councillor Ken Leggett request this planning application be called in to LPA Planning Committee.

115.2. 2026/0192 – Recreation Ground, Church Street NR6 7DS – Material Amendment, Details of Conditions 2, 3 and 4 of 2025/3734 – Foul water and sewage disposal, surface water drainage, details of fencing.

NO OBJECTION

115.3. 2025/0196 – 13 Carterford Drive, Old Catton, NR3 4DW – Variation of condition 2 to amend the design of the dormer of the planning permission 2025/1772 (which consented to Dormer window to side elevation).

NO OBJECTION

115.4. 2025/1919 – Land between Saint Faiths and Buxton Road, Old Catton – Reserved Matters application for appearance, scale, landscaping and layout following Outline Planning Permission 20161058 (as varied by 2024/1794), for Phase 1(Parcel A) comprising 338 dwellings and associated works including open space, sustainable urban drainage systems, landscaping and associated infrastructure and agreement of details for conditions 4 (Surface Water Drainage Scheme), 5 (Groundwater Quantitative Risk Assessment), 10 (Foul Drainage Scheme), 22 (Water Features), 31 (Landscaping Scheme), 32 (Landscaping Scheme Specification) and 33 (Hedgerow Enhancement).

RECOMMEND REFUSAL. Planning application continues to fail to meet the needs of the Parish; large houses continue to overshadow smaller existing properties, introduction of x2 bungalows is insufficient, clarity regarding the east-west link road (that Council had been told would link to Sewell Meadow development) and clarification of health & safety assessments, bus routes, refuse collection access, increased traffic on Buxton/Spixworth Road, weight restricted (7.5tons loading only) and use of 20mph route via junior school proposed construction traffic route. Infrastructure is insufficient for the development at this time; phasing of Beeston Park should be reconsidered to prevent significant impact to the Parish. Proposal to allocate area from large green space for Drs surgery allocation. Current allowance for structural provisions (Drs/school) based on figures that are x9 years old and inaccurate. Outline planning for Beeston Park and planning consent for Sewell Meadow do not align; there has been an LPA error that needs to be considered. Council to also support resident's proposal for redesign of part of the development which would provide "loop road" which would be accessible for waste collection services and potential bus route.

115.5. There were no further planning matters.

116. POLICIES AND RESPONSIBILITIES

116.1. It was confirmed the following Council policies and procedures were reviewed and that no amendments have been made:

- Protocol for Pre-Meetings
- Protocol for Public Participation
- Scheme of Delegation
- Tree Management
- Risk Management Scheme
- Complaints Procedure
- Records Management & Retention Policy
- Health & Safety
- Zero Tolerance
- Stress at Work
- Community Engagement

117. PROPERTY AND RESPONSIBILITIES

117.1. Old Catton Junior Football Club's (OCJFC) proposal for a music event to be held at Lavaré Park in May 2026 was considered and AGREED. Event will be held on 23rd May. It was AGREED event will only take place with the full support of OCJFC (providing sufficient volunteers to run the event). Ticket sales will be approximately £17.50 family ticket with £6.00 additional fee for additional tickets and £30.00 for 2x2 family ticket (all prices to be confirmed nearer the event date). Wide range of music to be considered for the event to appeal to the whole community. Event will end at 10pm with pack-up being completed by 11pm. Discussions also referred to fireworks event to be held again in 2026 and it was AGREED that event could take place on 5th November 2026.

117.2. Councillor M Winhall provided verbal update on Phase 1 of Pavilion improvements, due to start on 16th March 2026. It was noted that during construction works the only Members permitted on site were Councillor M Winhall as project manager and, in the event of Councillor M Winhall's absence, Councillor T Cooke.

118. NEXT MEETING

Date of Parish Council Meeting was noted as Tuesday 10th March 2026 at 6.30pm at **Buxton Lodge, Catton Park, Oak Lane, NR6 7DB.**

There being no further business the Chairman thanked everybody for attending and closed the meeting at 7.37pm.

Chairman, 10th March 2026