



NORTH WALSHAM TOWN COUNCIL

Minutes of the Council Meeting

held on Tuesday 28th October 2025 at Cedar House, 3 New Road, North Walsham NR28 9DE

Present:

Town Councillors:	B Wright (Chair) (BW)	P Heinrich (PH)	T Scannell (TS)
	E Seward (ES)	H Richardson (HR)	P Brand (PB)
	L Eastwick (LE)	J Reid (JR)	R Reid (RR)(arrived 18.43)

District Councillors: M Gray (MG)(left at 19.48), L Shires (LS)(left at 19.48), P Heinrich (PH)(left at 20.00)

County Councillor: L Shires (LS), S Penfold (SP)(arrived 18.32, left 19.04)

Town Clerk: Jasmine Dewbery (Assistant Clerk)

Members of Public: 15

The meeting opened at 18.30.

- APOLOGIES FOR ABSENCE** - (To be recorded, the Lead Officer should be notified no later than 17:00 on the day of the meeting)
P Welsh, R Smith, K Leith
- DECLARATIONS OF INTERESTS & REQUESTS FOR DISPENSATIONS** - (Standing Orders: 13b-pecuniary interest; 13c-personal interest if the code of conduct requires; Councillors will leave the meeting for the item, unless a dispensation is granted)
LE – 7.5 Pavillion Insurance
PH – 9 All planning
PB – 9.5 planning
- MINUTES** - (Standing Order: 3t vii-approve resolutions made as an accurate record; Standing Order: 12a-emailed with agenda, taken as read)
It was proposed by BW and seconded by HR and with all in favour it was RESOLVED to accept the minutes of the Full Council Meeting on 30th September 2025.
- TO RECEIVE INFORMATION ON MATTER ARISING FROM PREVIOUS MEETINGS NOT ON THE AGENDA** Clerks
Clerk's report received.
ES – As discussed at the last meeting, the transfer of assets from NNDC will go to the Finance Committee but needs to retain commercial confidentiality at this stage.
- TO RECEIVE MAYOR'S ANNOUNCEMENTS**
BW reminded everyone regarding the Remembrance events happening on 9th and 11th of November.
- OPEN FORUM FOR PUBLIC PARTICIPATION**
 - District Councillors**
LS – Report distributed prior to meeting in the agenda pack. Seeking more comparative data for the recycling centre.



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MG – The Market Plaice Chippy scaffolding will be removed soon. Highways have been contacted regarding the loose cobble stones in Market Place.

6.2. County Councillors

SP – NCC proposed 1 unitary for devolution and are awaiting government decision on the matter. No clarity yet if NCC elections will be postponed again. Now focusing on the Kings Arms Street proposal to widen the pavements which was originally submitted in March 2023. Addition of realigning the crossing at Park Lane. This project will cost approximately £50k. NWTC need to decide their contribution. Better signage promoting the NW Rugby club is being investigated.

LS – Investigating speed monitoring in the Ebridge Mill area due to serious accident there.

6.3. Police – None

6.4. Public

- (Standing Orders: 3e-Items on this agenda; 3f-Total duration max 15mins; 3g-Max 3mins per person; 3h-Questions do not require a response at this meeting)

Members of the public shared their views on the Mundesley Road planning re-consultation (item 9.6) including the following issues: Water supply, traffic, access, HGVs, wildlife loss, no pavement on Mundesley Road, parking, no transport links, drainage, losing mental health benefits of the field, and the proposed roundabout needs to be built first.

PH – Clarified he can only give technical advice on this matter. The presumption will be in favour of the development unless it is not compliant with planning policy. The New Local Plan is awaiting the Inspectorate to sign it off with this site included. This site is unlikely to be stopped now, but modifications can be requested to make it less damaging. This site will be expensive to develop due to the proposed bridge and roundabout. There is likely to be a committee meeting in early 2026 to discuss, and there is likely to be lots of conditions placed on this site.

7. FINANCE

7.1 It was proposed by BW and seconded by PB and with all in favour it was RESOLVED to approve expenditure since September meeting.

7.2 The Bank Reconciliation up to 30/09/2025 was received.

7.3 The summary of Receipts and Payments was received. ES – Will be looking at the forecasts at the next Finance Committee Meeting.

7.4 The External Auditors Report and Certificate 2024/25 was received.

7.5 The insurance renewal for Pavilion, War Memorial Park was received. The premises address is being amended to state the Pavilion.

7.6 The Internal Scrutineers report was received.

8. CORRESPONDENCE AND ITEMS FOR INFORMATION ONLY

8.1. Correspondence:

Thank you letter from North Norfolk Community Transport was received.

8.2. Clerk's decisions - (by either Financial Regulation 4.1-In conjunction with Council Chair / Deputy Chair or Committee Chair within budget under £1,500; OR 4.5-Urgent, essential, health & safety or if the Clerk deems necessary)

None



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9. TO DISCUSS AND AGREE RESPONSES TO PLANNING APPLICATIONS UP TO 28TH OCTOBER 2025

9.1 LA/25/2061 57 Yarmouth Road

It was proposed by BW and seconded by JR and with all in favour (PH abstained) it was RESOLVED to respond as no objection.

9.2 PF/25/1510 Land at Rear of Southcroft, Known as The Mushroom Farm, Yarmouth Road

It was proposed by BW and seconded by TS and with all in favour (PH abstained) it was RESOLVED to respond as objection due to lack of Highways visibility.

9.3 PF/25/0580 Land Off West Side Of, 33 Cherry Tree Lane – Re-consultation

It was proposed by TS and seconded by JR and with all in favour (PH abstained) it was RESOLVED to respond as no objection.

9.4 LA/25/1949 53 Yarmouth Road

It was proposed by BW and seconded by TS and with all in favour (PH abstained) it was RESOLVED to respond as no objection.

9.5 PM/25/1662 Former Sports Ground, Station Road

It was proposed by ES and seconded by BW and with all in favour (PH and PB abstained) it was RESOLVED to respond as objection urging Highways issues are resolved.

9.6 PO/24/2717 Land at end of Mundesley Road – Re consultation

ES – This development will be expensive and there is lots of local competition in a limited market. Conditions need to be included that minimise disruption and produce the best possible facilities. This is just the outline plan, so will be sold onto a builder who will put in the detailed plans, giving NWTC and the public another opportunity to object/request conditions. Meeting these conditions lessens the viability of the development.

It was proposed by BW and seconded by JR and with all in favour (PH abstained) it was RESOLVED to submit the objection read out by ES including the additions of drainage, water supply issues and affordable housing. (See Appendix 1.)

10. TO RECEIVE AND AGREE PROPOSAL FOR EASTER EGG HUNT TO BE HELD AS A WAR MEMORIAL CHARITY EVENT

It was proposed by BW and seconded by PB and with all in favour it was RESOLVED that the Easter Egg Hunt will be held as a War Memorial Park Charity event.

11. ITEMS FOR NEXT AGENDA/LATE ITEMS FOR DISCUSSION ONLY - (Standing Orders: 9b-Agenda items to be received at least 7 clear days before the meeting; 9f-The Proper Officers decision whether to include the items on the agenda shall be final)

- ES – Maintenance of the street furniture in the Market Place (HAZ benches & planters)
- JR – Providing more dog poo bins around the town
- BW – Reacquiring the Market Rights from NNDC
- LE - Solution required for business bins behind the Cedar Barns (D&A Agenda)
- BW - Heritage Centre Loke lighting (D&A Agenda)
- SP – NWTC contribution to widening of Kings Arms Street pavements



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12. DATES OF FORTHCOMING MEETINGS

Finance Committee – Tuesday 4th November 2025 6.30pm

Development & Amenities – Tuesday 18th November 2025 6.30pm

Full Council – Tuesday 25th November 2025 6.30pm

The meeting closed at 20.07.

Appendix 1:

Subject: NWTC Response PO/24/2717 Land at end of Mundesley Rd NW16

North Walsham Town Council has consistently argued that this site is unacceptable for residential development. Significant new housing developments (over 2000) are already planned for the Town with building on a site on Norwich Rd already started. They bring infrastructure challenges, and this site simply adds to them. However, the Town Council recognises that the Planning Inspector's decision in May means that the site can be allocated for residential development. It also notes that the District Council's Planning Officers have proposed a range of policies that any planning application(s) will have to meet to address a range of challenges associated with this site. The Town Council in its response to these proposed policies has suggested strengthening those draft policies relating to access to the site during the construction period.

It is the Town Council's understanding that the proposed new policies for the site have to be approved by the Planning Inspector, and his decision is expected later this year. The Town Council therefore suggests that this planning application is currently premature because the decision on the policies that will govern planning applications for the site is still awaited.

The Town Council wishes at this stage to object to application PO/24/2717 on the following grounds:

1) No timescale is provided for the construction of the roundabout onto the B1145 and the bridge over Paston Way to facilitate access to the B1145. It should be clearly stated that these works should be done at an early stage ideally before any other development begins. This is crucial in order that any approved plan minimises the period construction traffic uses Lyngate /Mundesley Rd and thus complies with the Inspector's decision that the primary access from the site to the B1145 should be via the bridge/roundabout and not Mundesley Rd/ Lyngate Rd.

2) The application is vague on the amount of access there will be between the developed site and Mundesley Rd. It needs to be clarified that this will be minimal with traffic encouraged to use the new roundabout access



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on the roundabout at the B1145 and thus comply with the Inspector's wish that it is not a primary access route from the site.

3) The application does not contain an up to date or independent traffic count on traffic movements at the junction of Lyngate Rd with Mundesley Rd. Given the challenges which have been identified about extra traffic from the development it is important that objective information is available on this point to assist in the determination of this application.

4) There are no restrictions on times for delivery of materials or where vehicles will be parked for unloading. There should be limits on delivery times including no deliveries on Sunday. Further, all vehicles should park and unload on the site to ensure no obstruction on Mundesley Rd or access to Paston Way.

5) There are no constraints on working hours to minimise disturbance to nearby residents. There should be no Sunday working and no work before 7.30 am and after 18.00 pm.

6) Inadequate open play space. There needs to be an adequate 'kick about' area for older children/teenagers.

7) No provision for the replacement of the loss of greenery through the building of the bridge/roundabout. The triangle of land required for these works should be replanted with woodland native species.

8) Inadequate detail provided on the assessment to identify and remedy any gaps in the provision of walking/cycling routes from the site to amenities and schools in the town. This is required by the Inspector.

9) The required infrastructure is expensive. The financial viability of the site is therefore challenging and puts at risk the commitment that 15 per cent of the proposed homes will be affordable.

10) Concern that the risks which have been identified on addressing sewage and drainage issues will not be adequately resolved. This also applies to water supply.