

OLD CATTON PARISH COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT 6.30PM ON MONDAY 13TH OCTOBER 2025
AT THE PAVILION, CHURCH STREET, OLD CATTON

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

Ms S Vincent (Clerk)
Broadland District Councillor K Leggett
x5 Residents

52. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Arnott due to holiday commitments.

53. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

There were no declarations of interest.

54. MINUTES OF THE MEETING OF 08.09.2025

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

55. MATTERS ARISING

Oak Lane: Previous Beat Manager had met with Highways to discuss various issues in Old Catton, including Oak Lane. Installation of H-Bar markings had been agreed. Unfortunately Highways Contractors are behind schedule, these should have been installed by June and remain outstanding on the works schedule.

There were no matters arising.

56. PUBLIC DISCUSSION

The meeting was adjourned for public discussion.

Clerk highlighted Police statistics attached to Clerk's report and verbal update received from Beat Manager, PC Darryl Robinson.

Broadland District Councillor Ken Leggett reported:

- Councillor K Leggett commented that he had been contacted by x2 residents regarding parish issues; one being in attendance at the Council meeting, one being a resident of West Acre Drive.
- Local Government Reorganisation (LGR): Councillor K Leggett gave update on the LGR following Broadland's Proposal submission in September. There are x6 councils in favour of a x3 unitary model for LGR (Norfolk County Council being in favour of a x1 unitary model and South Norfolk Council being in favour of a x2 unitary model). Once

decided by Government elections will take place in 2027 with Vesting Day being 1st May 2028. To view submission and Council paperwork see District Council website:
<https://democracy.southnorfolkandbroadland.gov.uk/ieDecisionDetails.aspx?ID=503>

Resident expressed disappointment that representatives from Persimmon Homes had not attended the public consultation organised by the Parish Council, held in August. It was explained that invitation had been issued which had been declined. Resident expressed concern regarding lack of infrastructure (doctors, schools, etc). Resident was advised to view Parish Council response to planning application sent to District Council recommending refusal which is available on the planning portal (response includes concerns over infrastructure for the new development). Resident stated concern that development in Hellesdon by Persimmon Homes may be the “blueprint” for Old Catton, where developer has failed to deliver.

The meeting resumed.

57. The Clerk’s monthly report was received and noted, a copy of which is attached to the official minutes. Installation of the new Cemetery Gate was highlighted. District Council still had not confirmed whether planning consent is required for information board at the Deer Park. Volunteers for Remembrance Day Procession road closure were requested. Volunteers for fireworks display at Lavaré Park were requested. Clerk outlined application for grant funding to start a monthly luncheon club; outcome of grant application would be known in mid-November, if application successful the full proposal will be submitted to Council for approval.

58. FINANCE

- 58.1. Bank balances as at 30th September 2025 were noted. List of payments with vouchers 381 to 450 on payments schedule up to 13th October 2025 with expenditure of £62,535.19 and receipts with vouchers 096 to 119 with income of £209,416.21 were APPROVED. Clerk noted receipt of second instalment of Precept payment of £199,628.00.
- 58.2. External Auditors report was noted and accounts ending 31st March 2025 were APPROVED.
- 58.3. Renewal quote for HR services from Neathouse Partners for £918.00 was received and AGREED.
- 58.4. Quote for works to beech tree in Catton Park from Target Trees for £2,500.00 was AGREED.
- 58.5. Quote for works to oak and pine trees located on St Faiths Road (near Appleacres) from Target Trees for £2,000.00 was AGREED.
- 58.6. Report regarding Assertion 10 regulations and quote for electronic tablets for all Councillors was received. Purchase of x13 tablets at £110.00 each ((£1,430.00) plus chargers and cases was AGREED.
- 58.7. Allotment Working Group recommendation for 2026 allotment fees to remain the same as 2025 fees was AGREED. Recommendation of no amendments to Terms and Conditions was AGREED.

- 58.8.** It was AGREED quote for additional waste/water surveys required as part of pre-commencement planning conditions for Phase 1 of the Pavilion improvements would be considered by CIL Working Group under delegated authority.
- 58.9.** It was AGREED quote for additional structural surveys required as part of pre-commencement planning conditions for Phase 1 of the Pavilion improvements would be considered under CIL Working Group under delegated authority.
- 58.10.** It was AGREED quote for additional waste/water surveys required as part of pre-commencement planning conditions for Phase 1 of the Pavilion improvements would be considered by CIL Working Group under delegated authority.
- 58.11.** It was AGREED quote for ground works surveys required as part of pre-commencement planning conditions for Phase 1 of the Pavilion improvements would be considered by CIL Working Group under delegated authority.
- 58.12.** It was AGREED quote for additional arboricultural surveys required as part of pre-commencement planning conditions for Phase 1 of the Pavilion improvements would be considered by CIL Working Group under delegated authority.

59. PLANNING

- 59.1.** **2025/2672** – 80 Woodland Drive, Old Catton NR6 7AZ – Two storey side extension
NO OBJECTION
2025/2774 – 61 Garrick Green, Old Catton NR6 7AN – Single storey front extension
NO OBJECTION
2025/2758 – The Manor House, Church Street, Old Catton NR6 7DR– Erection of 12ft stud wall to bedroom.
RECOMMEND REFUSAL – application provides insufficient information such as plans, room location or impact on Grade 2 listed building.
- 59.2.** **202/1892** – 3 Burma Road, Old Catton NR6 7AA – AMENDMENT. Planning application would be considered at next meeting.
- 59.3.** There were no further planning matters.

60. POLICIES AND PROCEDURES

- 60.1.** It was confirmed that the following Council Policies and Procedures have been revised and that no amendments have taken place:-
- Allotment Policy.
 - Memorial Management Policy.
- 60.2.** It was confirmed that the following Council Policies and Procedures were adopted:-
- Pre-Designated Burial Areas Policy.
 - Press & Media Policy.

61. PROPERTY AND RESPONSIBILITIES

- 61.1.** It was AGREED that Councillors T Cooke and P Wilkin be appointed as Parish Council Representatives to Old Catton Cricket Club.
- 61.2.** Minutes of Sports Meeting held on 22nd September 2025 were noted.
- 61.3.** Update on Phase 1 of Recreation Ground development was received and noted.

- 61.4.** Points raised in Councillor G Crouch's email were discussed. General disappointment at recent meetings with Member of Parliament and Persimmon were noted. Clerk gave update regarding land adjacent property 243 Spixworth Road; planning issued applicant with notice to proceed or withdraw (Clerk awaiting update from BDC as deadline now passed). Clerk will chase Enforcement again regarding the storage containers.

62. CORRESPONDENCE

- 62.1.** Resident's correspondence regarding traffic safety concerns on St Faiths Road (near Garrick Green) was considered. It was AGREED that Clerk would:
- Request Highways clean signage and repaint 20mph road signage.
 - Request Highways check VAS to ensure working correctly.
 - Request Police speed checks.
 - Install SAM2 for data monitoring.
- 62.2.** Resident's correspondence regarding oak tree at The Warren was noted. Tree is located on unregistered land, the Parish Council has no responsibility to take any action.

63. NEXT MEETING

Date of Parish Council Meeting was noted as Monday 10th November 2025 at 6.30pm at the Pavilion, Recreation Ground, Church Street.

There being no further business the Chairman thanked everybody for attending and closed the meeting at 7.50pm.

Chairman, 10th November 2025