

CRINGLEFORD PARISH COUNCIL

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CLERK OF THE PARISH COUNCIL
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**A meeting of the Planning and Environment Committee was held on Wednesday
5 November 2025 at 8pm in The Willow Centre**

Minutes

Present:

Professor T Wang – Chairman (TW) Mr S Chapman (SC)
Mr Chalangary (JC) Mrs D Miller (DM)

In attendance

Parish Clerk – Miss S Blythe (minutes; by Zoom)

1. To receive apologies for absence

Apologies were received and accepted from Mr E Coulthard and Mr R Simmons

2. To receive declaration of interests in items on the agenda

None.

3. To speak with Humbleyard Practice re plans for Cringleford Surgery

Chris Stace attended the meeting to discuss potential changes to Cringleford Surgery. He advised that the practice has struggled to keep up with the number of new residents moving into the parish and noted that the main items that residents were concerned about were as follows:

- How easy is initial contact and communication with surgery
- What is the turnaround time for seeing a doctor or a nurse
- What is experience of appointment like
- How quickly is follow up / referrals

All of these were being actively worked on.

Now that clinical capacity had been improved, the increase to the building capacity would commence. Internal building reconfiguration would start on 10 November. Then in 26/27 an additional two clinical rooms should be added. Phase 3 if required would move administrative staff upstairs, creating more clinical rooms downstairs.

Privacy in the reception area was raised and it was recommended that screens were put at each side of the receptionist to allow patients to speak with more

confidentiality.

Parking could prove to be an issue with the forthcoming expansion. Discussion was held over potentially earmarking a piece of land in the forthcoming Neighbourhood Development Plan.

4. To receive questions or comments from the public

None present.

5. To approve the minutes of the meeting held on 1 October 2025

The minutes of the meeting were **approved**.

6. To consider any matters arising.

All actions had been completed.

7. Planning Applications

7.1 2025/3221 – 76 Newmarket Road, Erection of single-storey brick and tile side extension to existing house. No objection but query whether planning regulations allowed a WC to open directly into a kitchen.

7.2 2024/3836 - Land West Of Colney Lane, Development of 406 dwellings including affordable housing, access, car parking, new areas of open space, landscaping, infrastructure and associated works.

A discussion was held regarding the unconfirmed road between Roundhouse Gate and Cringleford Heights. It was agreed that in principle there were no objections to the design, the number of houses and the layout of the site. However, at this stage there were still concerns re the lack of link road between developments.

7.3 2025/3028 - Round House, 98 Newmarket Road, Erection of 1 dwelling and garage No objection to design of the property. Objection to the splitting of the garden for an additional property, which would contravene Policy ENV7 of the Cringleford Neighbourhood Development Plan. The site was also subject to noise and pollution.

Clerk to submit responses

7.4 To consider time-sensitive planning applications which have been received since distribution of the agenda

None.

7.5 To note and ratify planning applications responded to since the last meeting due to the deadline date

None

7.6 To note the enforcement report

Noted.

8. To receive an update on progress of the Neighbourhood Development Plan (NDP)

No update since the last meeting. The next meeting would take place on 11 November.

9. To receive an update on matters affecting new developments

9.1 Big Sky (St Giles Park).

A catch-up meeting was in the process of being organised.

9.2 Tilia Homes (Roundhouse Gate).

A catch-up meeting had been held. Queries and suggestions had been taken on board by the new Planning Officer who had agreed to investigate options.

9.3 Barratt David Wilson Homes / Crest Nicholson (Cringleford Heights)

A meeting with Developers has been held. It was expected that the latest iteration of Phase 2 would be taken to the Development Management Committee at South Norfolk Council in November. TW would attend to raise points regarding the link road.

In addition, TW noted that the purchase of Lot 1 appeared to be moving forwards. Broadland and South Norfolk Council officers had approached CPC and offered project management experience.

10. To receive and agree actions for correspondence:

10.1 Property flood resilience. The only known issue in Cringleford was Cantley Lane, which had no reported issues since Big Sky. Clerk and Chairman to complete form.

Action Clerk / TW

10.2 To consider time-sensitive correspondence which has been received since distribution of the agenda.

None.

11. To discuss the unauthorised removal of a Parish Council tree and consider actions

Following reports from neighbours that a sycamore tree in Cringleford Grove had been removed by Orchard Developments, TW had met with the developer. They had explained that a group of young people had built a den against the building site fence. They had used this as a base to break onto the site, stealing, and setting

fires in the woods. The tree had been used to help access the building site. The developer had called police and fire service out to the woods, but it had not been reported to the Parish Council at any point. Permission had not been sought by the developers to remove the tree. The police had confirmed they had two reports of incidents from the summer, and that removing the tree was criminal behaviour.

The developers had offered to replace the tree with a new one. It was felt that this was not enough and TW would discuss suitable compensation with them.

Action TW

12. To receive a draft Environment Strategy and Action Plan

The draft was still being amended. JC would speak with group members to agree a way forward and report to the next meeting.

Action JC

13. To suggest items for the next agenda

None.

14. To note items for the next newsletter

Environment strategy – call for contributions

15. To agree a summary of items to take to Council

None.

16. To agree the date of the next meeting - agreed as 3 December 2025.

Meeting closed at 22:05