

CRINGLEFORD PARISH COUNCIL

SONYA BLYTHE
CLERK OF THE PARISH COUNCIL
THE WILLOW CENTRE
1-13 WILLOWCROFT WAY
CRINGLEFORD NORWICH NR4 7JJ

Telephone 01603 250198

**A meeting of the Planning and Environment Committee was held on Wednesday
4 March 2026 at 7.30pm in The Willow Centre**

Minutes

Present:

Professor T Wang – Chairman (TW)	Mr S Chapman (SC)
Mr R Simmons (RS)	Mrs D Miller (DM)
Mr T Joy (TJ) (substitute member)	

In attendance
Parish Clerk – Miss S Blythe

Two members of public

1. To receive apologies for absence

Apologies were received and accepted from Mr Chalangary and Mr Coulthard.

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

None.

3. To receive questions or comments from the public

Two members of the public raised concerns regarding planning application 2026/0080 (agenda item 6.5).

4. To approve the minutes of the meeting held on 4 February 2026

The minutes of the meeting were **approved** and signed by the Chairman.

5. To consider any matters arising.

All actions had been completed.

6. Planning Applications

- 6.1 2024/3836- Hybrid Application for development of 386 dwellings (Full) and 20 dwelling(outline) use, Class C3 including affordable housing, access, car parking,

new areas of open space, landscaping, infrastructure and associated works, land west Of Colney Lane. **No objection** to amendment.

- 6.2 2026/0025 - Creating hip to gable dormer extension including raising height of roof and installing windows and juliette balcony, 2 Harmer Lane. **No objection** to amendment.
- 6.3 2026/0321- Variation of condition 2 to change roof design from pitched to flat of permission 2023/3025, 34 Colney Lane. Maintain initial **objection** due to the closeness to the boundary of the neighbouring property and potential damage to the tree. **No objection** to the flat room amendment.
- 6.4 2026/0163 -Change of use of commercial unit to a skin-care and aesthetics clinic (Class E(e), installation of a side window and frontage treatment, commercial unit 41 Woolhouse Way. **No objection**.
- 6.5 2026/0080, Formation of rear garden patio and planters. Installation of new willow fencing, 4 Langley Close. **Object** due to loss of privacy to the neighbours owing to the overbearing nature of the raised patio and the fence on neighbouring properties.
- 6.6 **To consider time-sensitive planning applications which have been received since distribution of the agenda**

2025/3028, Erection of 1 dwelling and garage - land south-east of 98 Newmarket Road (amendment). Previous **objection** maintained due to no material changes identified to the plans. A heritage statement had been added.

2026/0521, 5 Birch Grove - Modernisation of a derelict, part demolished dwelling. Creating new front entrance porch and side porch. Cladding to part of front and side elevation, new uPVC windows and doors throughout. Erection of car port. **No objection**.

Clerk to submit all responses.

- 6.7 **To note and ratify planning applications responded to since the last meeting due to the deadline date**

2026/0229 – no objection.

- 6.8 **To note the enforcement report**

Noted.

- 6.9 **To receive an update on the pump track**

The planning application (2025/3696) consultation period had now closed and the outcome was awaited. A £50,000 grant application to Hornsea 3 Community Fund towards the costs had been successful.

7. **To receive an update on progress of the Neighbourhood Development Plan**

(NDP)

A meeting had been held to consider the latest draft. Final queries were being amended before a final draft copy would be considered by Council and South Norfolk Council.

The consultant would be asked what would be the likely impact of the Greater Norwich Local Plan revision.

Action Clerk

8. To receive an update on matters affecting new developments

8.1 Big Sky (St Giles Park).

A query was asked regarding whether Big Sky would consider installing a hedgehog path across the development. TW to ask whether gaps could be incorporated into forthcoming fencing at the next meeting with Big Sky.

Action TW

8.2 Tilia Homes (Roundhouse Gate).

Three tents had been pitched on R1 (Colney Lane). This had been reported to developers to manage.

8.3 Barratt David Wilson Homes / Crest Nicholson (Cringleford Heights) -Play area and road naming update.

The Clerk had carried out an inspection of the three play areas – these were still not ready for handover.

A request had been made for the Parish Council to name roads on Phase 2, which had been passed on to the relevant officer.

9. To receive and agree actions for correspondence:

9.1 Environment Agency – River Yare. Forthcoming works noted.

9.2 Greater Norwich Local Plan – potential revision including request for sites noted.

9.3 Great collaboration update – update from RS noted. RS was thanked for representing Council.

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

CPRE National Planning Policy Framework – noted. Councillors could respond as individuals if they so desired.

20mph speed limit confirmation – speed limit reduction for various roads on Roundhouse Park noted.

10. To receive a draft Environment Strategy and Action Plan

The draft strategy had not moved forward since the last meeting.

11. To receive an update / agree recommendations to Council regarding Lot 1

Discussion not held as the CIL/S106 Advisory Group would make a report to Council.

12. To suggest items for the next agenda

None.

13. To note items for the next newsletter

Additional items added:
Theft of owl sculpture

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

None.

15. To agree the date of the next meeting - agreed as 1 April 2026.

Meeting closed at 20:55