

TERRINGTON ST JOHN PARISH COUNCIL

Serving the villages of Terrington St John and St John's Fen End

Minutes of the Extra Ordinary Parish Council meeting

Held on Wednesday 22nd July 2026 at 7.00pm in St John's Church

1. To record the names of those present

Cllr A Bishop – Chair, Cllr J Ware and Cllr M Knights

2. To consider accepting apologies for absence

It was resolved to accept apologies from Cllr A Hoey, Cllr B Dye and Cllr J MacCallum.

3. To record declarations of personal and/or prejudicial interest from members in any item to be discussed and consider any requests for dispensations

There were no declarations of interest.

4. To consider planning matters

a) Applications

Any applications that appear on the Borough Council planning portal up to the date of the meeting that require the consultation of the Parish Council will be considered by the Councillors at their scheduled meeting, even if they are not listed on the agenda.

- 26/01112/RM - Reserved Matters Application: Construction of 3 Self Build Dwellings at Land Rear of 19 To 47 Old Church Road Terrington St John Norfolk – deadline 31st July 2026

The members of Terrington St John Parish Council resolved to object to planning application 26/01112/RM and submit the following comments:

The highway issues relating to the junction of Old Church Road and Main Road have not been adequately addressed. The Parish Council considers that access to the development would be more appropriate via Cherry Tree Drive, as Old Church Road is not suitable to accommodate additional traffic.

If the application is approved, highway improvement works at the junction of Main Road and Old Church Road should be completed before construction of the houses begins.

Parking along Old Church Road is already a significant issue, and the additional traffic generated by this development would make the situation worse. The Parish Council has received numerous complaints from parishioners about double parking along Old Church Road, which can make it impossible for larger vehicles to pass safely.

Emergency vehicle access appears to be inadequate, particularly through the gap between the houses that have already been built.

The footpaths in front of the three existing houses have not yet been constructed.

There are currently no footpaths along Old Church Road.

The Parish Council would like clarification on whether the proposed homes are still intended for relatives, as stated in the previous application. If this is no longer the case, the Parish Council questions why the dwellings need to be of such a large scale.

The Parish Council would like to see sustainable features incorporated into the development, such as solar panels on the roofs (not on the ground) and heat exchange systems.

The Borough Council has met its five-year housing land supply requirement. The 46 houses on the Church Road estate were committed prior to the adoption of the Neighbourhood Plan, and the emerging Local Plan identifies no requirement for further dwellings in Terrington St John, as referenced in the Neighbourhood Plan at section 3.3, page 9.

5. Date and time of Parish Council Meeting – Will be held on Wednesday 2nd September 2026 at 7.00pm,

Those present noted the details of the next meeting.