

SPARHAM PARISH COUNCIL

Minutes of an extra ordinary meeting of Sparham Parish Council held on Tuesday 6th October 2026, at 7.30pm in the Old School Room, Sparham.

Present: Cllr Adam Pryke (Chair)
Cllr Leona McConnell (Vice Chair)
Cllr Charles Sayer
Cllr Nigel Fielding
Cllr David Chapman
Cllr David Gerrie
Cllr David Sayer

Three members of the public (including one applicant)
Sheryl Irving (Clerk)

1. Welcome and apologies for absence.

The Chairman welcomed everyone to the meeting, there were no apologies for absence.

2. To receive any declarations of interest.

Cllr David Sayer declared an interest in item 4, as the landowner and applicant.

3. Meeting open for public participation.

In his role as applicant, Cllr David Sayer gave a brief history of the village, together with the history of the proposed site, which had been put forward in 2009 and approved by Council at that time.

He went onto say that the proposed development will have a number of benefits for the village and surrounding area, as it is hoped it will bring in younger families which will help the local schools, it will also be another diversification for the farm.

Cllr Sayer then left the meeting and Council members questioned the second applicant, the following points were raised:

- There is no infrastructure in the village and, given previous experience, this development will go ahead with no improvements.
- The farm entrance could be moved to a more central place within the development.
- The development will be self-build but to a specific design.
- The country needs to consider food security and the loss of agricultural land is not ideal.
- The application shows Well Lane as being a 30mph but is actually a 60mph and additional traffic will make the road more dangerous. Would the development help the case for a 30mph speed limit?

- Drainage, both surface water and sewage is already an issue in the village and will need to be dealt with carefully, with no run-off into the River Wensum – the proposal will include either a self-contained system or join the existing nearby Anglian Water plant.
- The development will have no street lighting, in line with the Council's dark skies policy.
- Given the current government push for housing, the development is likely to be approved so it needs to work for the benefit of the village.
- The applicant confirmed that, rather than a community levy for the benefit of Breckland, he would be willing to include a community benefit for Sparham, such as the re-build of the village green wall, or play equipment for the green.
- Mitigation measures, such as hedge screening can be included in the detailed plans.

4. Planning application: PL/2026/1247/PIP – land off Well Lane - application for permission in principle for seven dwellings with associated access.

Council agreed that, if the development does not negatively impact residents, to submit a 'support in principle' response to the application, setting out the following points:

- The self builds must be a consistent design and in keeping with the existing farm cottage at the end of Well Lane to ensure the character of the village is maintained, with a maximum of seven dwellings built to high-eco standards.
- Drainage, both surface water and sewage need to be considered carefully. There are ongoing issues with both in the village. Road drainage needs to be improved as flooding is a problem. There is no mains drainage and problems have occurred with sewage management over the years. The scheme must include a joint, robust and consistent solution for all properties with no discharge into the nearby River Wensum.
- Water pressure – on many occasions this year the water pressure in the village has been either very low, or no water at all, the system needs to be upgraded to support a growing population.
- Electricity supply – an assessment of the supply into the village needs to be carried out to ensure it can supply the additional dwellings.
- The additional vehicles, likely to be at least two per property as well as deliveries etc, will make the road much more dangerous. Well Lane should be reduced to a 30mph speed limit and A1067 reduced from 50mph to 40mph, this will help to slow traffic on both roads. Accidents occur on a regular basis, with many near misses and fatal accidents.
- Visibility mitigation should be included for adjoining properties with a sympathetic placement of the new dwellings. Further consultation is required in respect of moving the existing farm track alongside the proposed development.
- The Council's Dark Skies policy to be included.
- Concerns regarding the loss of agricultural land.
- Village benefits – a contribution that in some way will help fund amenities or other local benefits.

5. To note the next meeting of the Parish Council will be held on Tuesday 10th November 2026 at 7.30pm in the Old School Room.

The date of the next meeting was noted and the Chairman then closed the meeting at 9.00pm.

Signed:

Date:

DRAFT