

HIGH KELLING PARISH COUNCIL

Minutes of the HIGH KELLING PARISH COUNCIL MEETING on Tuesday 24th March 2026 at 7pm at High Kelling Village Hall.

Attendees: Cllr Peter Rutherford (Chairman), Cllr Susan Rutherford, Cllr Philip Fejer, Cllr Jan Kemp, Cllr Martin Parkes-Rolfe and Parish Clerk Gemma Harrison.

2 Members of the public present.

District Cllr Connor Rouse and County Cllr Eric Vardy were also present.

1. Administrative:

- a. Cllr Pearman and Cllr Henderson sent their apologies.
- b. There were no declarations of interest or requests for dispensations by councillors in any of the agenda items listed.
- c. Minutes of the Parish Council Meeting held on Tuesday 20th January and the Extraordinary Parish Council Meeting held on Tuesday 24th February were circulated prior to the meeting and PROPOSED as accurate and correct by Cllr Kemp and SECONDED by Cllr S. Rutherford and AGREED by all.
- d. Matters Arising on the Minutes (for information only and not included on the agenda).
 - None.

2. To adjourn the meeting for Public Participation and to receive external reports.

- a. No Police Report received.
- b. County Cllr Eric Vardy's Report was circulated prior to the meeting. The County Cllr reminded everyone that the Cllr budget of £12,000 is being continued into the new financial year. Also, the Community grant budget of £5000 is continuing with the best person to contact for interest in both grants being the newly elected County Cllr from May 2026. Cllr Vardy wrote to Highways to suggest they attend a site visit before submitting their highway comments for the proposed development site off Heathfield Close. It was noted that Highways are limited in their considerations as the application is a Permission in Principle as such it is likely there will not be a formal objection at this stage but an advisory of an objection at the next stage. Cllr Vardy will be standing down as County Cllr from May. Cllr S. Rutherford extended her thanks on behalf of HKPC for all Cllr Vardy

has done, stating that he has been extremely professional and objective and a great support to the Parish Council over the years. District Cllr Connor Rouse thanked Cllr Vardy for his work on the planning proposal for Land off Heathfield Close and stated that he will call in the application to be considered in front of the Development Control Committee. Cllr Rouse stated that each District Cllr has £5000 to spend in their ward from 1st April 2026.

Public participation. – maximum 15 minutes.

None – The members of the public present registered to speak on item 3a.

3. Items for decision/discussion by the Parish Council:

- a. Digital Switch over and the impact it may have on High Kelling Residents was discussed. A member of the public was invited to speak and shared their concern that no mobile phone signal was available during the recent power cuts, and with landlines being turned off in the near future, concern was raised on what would happen in an emergency. Concerns were also registered that cabinets would require battery backup for some devices to work during power cuts, finding out which cabinets have battery backups was proving difficult. Cllrs AGREED to arrange for a speaker from one of the phone companies to attend the Village Hall to give a presentation to residents on the issue. Clerk to arrange. **GH**
- b. HKPC have not received a plan for the new proposed Parish Partnership works, Clerk to chase NCC Highways and to copy in County Cllr Eric Vardy. Item to be deferred to the next meeting. **GH**
- c. Cllrs gave an update on the A148 road safety issues following the Stakeholder meeting held on Thursday 19th March. It was noted that plans have been produced on what is being proposed on this part of the A148. There is a proposal to reduce the speed limit between Bodham and High Kelling from 60 mph to 50 mph and to 50mph from Holt to High Kelling. It was noted the Bodham section has secured funding, but the Holt section has not secured enough funding to be delivered but Officers were hopeful this can still be achieved. Cllrs queried the 40-mph limit which is from the village gate to Voewood, Officers acknowledged it seemed sensible to extend the 30 mph to the village gates and agreed to look into this option. The ambition is for the speed reduction to take place within the next financial year.

It was also proposed to narrow the road near to Beech Close and the Church junction to demonstrate a more urban setting. The central hatching will be replaced with central single line. These proposals were shown as unfunded, but it was noted that there may be funding available from the S106 associated with the redevelopment of Pineheath Care Home.

It was noted that the work to make the bus stops more visible has been carried out but it was noted by Cllr P Rutherford that some further pruning is required.

Another proposal noted was to relocate the 30-mph sign for traffic coming into High Kelling.

An informal pedestrian crossing has been proposed using tactile paving although currently shown as unfunded.

Community planting was also suggested to give the road a more urban feel. The Parish Council were asked to deliver this aspect of the proposal. It was noted that there may be more funding available from NNDC and NCC in the new financial year.

It was noted that the clearing of the footway and shared use paths had taken place to maximise the full width of the paths. This work will need to be carried out regularly to maintain the full width.

The Parish Council were investigating lighting up the Parish Noticeboard, which in turn will provide some lighting for the entrance road to the Church. This was agreed by NCC Highways as long as the lights used are yellow or white.

The Speed Camera at Hillington was discussed and it was agreed to write to the Chief Constable (by name, not rank) to ask what the criteria is for a speed camera to be installed. GH

Clerk to write to NCC Highways to thank them for all their hard work on the A148 safety review. GH

- d. The village gates and signage planned for Bridge Road was discussed. Clerk to find email from Cllr S. Rutherford outlining the agreed signage and share with the Highway Engineer. GH
Clerk to ask the Highways Engineer about the second HGV sign which County Cllr Eric Vardy has paid for. Clerk to clarify what the weight limit is. GH
- e. It was noted that the work to the village bus stops has been completed and as such the noticeboards need to be put up in the bus shelters, it was

AGREED to pay Jamie Barnes to undertake the work. Clerk to arrange.

GH

- f. It was agreed that the pollinator beds will be cleared on the day of the litter pick, then from 1st April the gardener will look after the pollinator beds. It was AGREED to commence the work within the budget that has been previously set.
- g. Cllrs followed up on the Extraordinary Planning Meeting held on 24th February. The response to the planning application
Can be seen in full at Appendix A
- h. The arrangements for the HKPC Litter Pick for 29th March 2026 were confirmed. The litter pick has been advertised in the Chronicle and on the Facebook Page. The risk assessment has been completed. Volunteers to litter pick in 30 mph areas only.
- i. Cllrs and the Clerk attended Data Protection Training and as such it was AGREED to update the HKPC Data Protection Policies. Clerk to add to the next agenda. It was noted that a data audit should be completed on an annual basis.
- j. It was noted that two advertisers for the Chronicle have not paid their invoice and as such their adverts will be removed.

4. Planning

- a. To *receive and consider* any **planning applications**. None.
- b. To *receive* any update from the clerk on planning decisions received since the last meeting. *None*
- c. The Clerk was asked to write to the owner of the house being developed on Pineheath to reinstate the grass verge and to copy in the Highway Engineer. **GH**

5. Transport and Representative Feedback

Members to report on any meeting they have attended as a **Representatives** of the Parish Council as follows:

- a. High Kelling Village Hall Committee – The Quiz night was attended by 25 people and was a success.
- b. Community Speedwatch - the group are trying to recruit some new members.
- c. SNAP – Noted new priorities.

- d. Holt Area Patients Participation Group – The Group met last week. The new Head of the Norfolk and Suffolk Trust attended the meeting.

6. Finance

- a. *To receive & consider the **Accounts to be paid** to date since the last meeting:*

Cheverton Printers – Invoice 59569	£220.00
Locum Clerk Salary – February 2026	£233.12
Locum Clerk Salary – March 2026	£233.12
HMRC	£111.20
Cllr Expenses Mileage	£58.88
Cllr expenses Microsoft package	£84.99
SAM2 – moving and downloading data	£83.00

- b. *To receive and consider any further **Late Invoices** (received after publication of this agenda).*
- c. The payments (£2508.39), were circulated prior to the meeting. They were PROPOSED by Cllr P Fejer and SECONDED by Cllr J Kemp and AGREED by all.

7. CORRESPONDENCE

Clerk to report to the meeting any correspondence received.

None.

Next scheduled Full Council Meeting

Tuesday 19th May 2026 at 7pm at High Kelling Village Hall

The meeting closed at 20.27`

Appendix A

High Kelling Parish Council Comments - PP/26/0186 - Residential development comprising 9 dwellings (application for permission in principle) Location: Land Off of Heathfield Road, High Kelling.

High Kelling Parish Council strongly OBJECT to the above planning proposal on the following grounds;

Location

The development is outside of the settlement boundary as designated in the adopted NNDC Local Plan. The site is effectively land locked with no adjoining highway, the access to the site is via either Warren Road or Heathfield Close. Both roads are unadopted and maintained by the residents whose property lies adjacent to the road. The application indicates that the preferred access to the site would be via Heathfield Close, Heathfield Road and The Avenue, all unadopted roads. The proposed access is not appropriate, the unadopted roads are narrow, unable to accommodate two-way traffic and are already suffering under the current use. Residents regularly maintain the unadopted roads at significant cost to ensure they are safe and accessible. The proposed development has been studied and is thought to generate up to 58 additional vehicle movements per day. None of the unadopted roads can accommodate this increase in traffic without causing harm, disruption and inconvenience to the area.

The Avenue junction with the A148 is a well-known dangerous junction due to the camber of the road and reduced sight lines. It is a very difficult junction to negotiate, sadly in December 2024 two people were tragically killed on this stretch of road, poor visibility was cited as a contributory factor in the Coroner's Report published earlier this year.

It should also be noted that previously planning applications PO/20/0834 and APP/Y2620/A/06/2021051 were turned down on highway grounds due to the unsafe road junction on the A148.

The Parish Council have been collecting SAM2 data along the A148 which records the speeds of moving vehicles, we can confirm that speeding is an ongoing issue on the A148. The average speeds before Christmas at the 80th percentile are between 44mph and 48 mph, the road is officially designated as 30mph. The Police have now also started monitoring speeding here, particularly at nighttime.

The location of the site is not sustainable and as such creates a car dependent development. The information contained in the application is inaccurate and misleading. The Parish Council can confirm that the footway along the A148 is predominantly less than a metre wide, there is no safe off road cycle way. The bus route is not twice an hour but instead once an hour in either direction. There is no safe off road route to access the village facilities, which are situated away from the main village.

The proposal does not conform to Local Plan Policy CC9 as there is no safe or convenient access by foot or by bicycle from the site and public transport is limited. The development cannot safely access the highway network, and the existing network cannot safely accommodate traffic generated by the development.

Land Use

The proposal is for 9 dormer bungalows outside the settlement boundary; this style of dwelling is attractive for older people. This demographic is already catered for with the existing housing stock in the parish. It is younger families which are in need of affordable housing in the area with 34 households currently on the NNDC Housing List seeking accommodation in High Kelling. These households either work in the parish or have family living in the parish but can't afford to live in the parish themselves. The proposed development does not propose any affordable housing. The development does not offer any community benefit which would offset the harm it would cause.

Spatial Strategy / Amount of Development Permitted

It is noted that the number proposed dwellings are within the allocated 20 dwellings as outlined in the recently adopted Local Plan. It is noted that the proposed site lies adjacent to the settlement boundary. However, the proposal does not conform to Local Plan Policy SS1 as safe and convenient access cannot be provided.

Conclusion

The proposed development will create reliance on private vehicle use as the chosen site is not sustainable, furthermore the vehicle use will cause harm to the area as the adjoining roads do not have suitable capacity.

The development does not conform to policies SS1 and CC9 and if allowed to progress to technical detail stage would not be supported by NCC Highways due to highway safety concerns, which have already been clearly demonstrated on previous planning applications submitted from the same area. Therefore, the proposal is not viable. At a recent Parish Council Meeting over 80 residents attended to register their concerns regarding the above development. A great deal of concern was raised with regard road safety, especially with the junction on the A148 and how the site could be developed with no suitable access for HGV's or heavy machinery.

Taking the above into consideration, Cllrs request that NNDC Officers recommend refusal of the above planning proposal.

