



HIGH KELLING PARISH COUNCIL

EXTRAORDINARY MEETING ON TUESDAY 24TH FEBRUARY 2026

6PM AT HIGH KELLING VILLAGE HALL

Attendees – Cllr Peter Rutherford (Chairman), Cllr Maureen Pearman (Vice-Chair), Cllr Susan Rutherford, Cllr Martin Parkes Rolfe, Cllr Jan Kemp, Cllr Philip Fejer, and Parish Clerk Gemma Harrison

80 Members of the public were present.

1. Administrative:

- a. Cllr Peter Rutherford welcomed everyone to the meeting. Apologies were received from Cllr Duncan Henderson, the apologies were accepted.
- b. There were no declarations of Interest and requests for dispensations by councillors in any of the agenda items listed.

PUBLIC PARTICIPATION **(Maximum 15 minutes)**

- A member of the public commented to say whilst they had no specific objection to the development proposal they had concerns about access. The recent Pineheath Road development has affected residents with construction churning up the grass verges and damaging the pavements. The member of the public referred to a recent accident at the T Junction at Pineheath Road and stated there were a high percentage of near misses.
- Another resident commented that there was no suitable access to the proposed site.
- Cllr Peter Rutherford stated planning had been granted in 1978 for houses but has since expired. The landowner claimed that they had started the development, and as such the case was heard at a Planning Appeal and was subsequently thrown out. At the time it was noted there was a lot of objections from residents.
- A resident stated the access to the site is terrible, again the recent development on Pineheath Road was given as an example at how unsuitable the roads are for construction traffic.
- Another resident stated how planning for just two houses had been previously objected to by NCC Highways due to the safety of the junction to the A148 from The Avenue. It was noted at the time it was considered that 2 houses would generate 18 additional vehicle movements per day.
- A resident raised concerns that if the development was given planning permission that it would set a precedent for the remaining half of the field. The resident was keen to state that whilst the proposed access was unsuitable so is the alternative access along Warren Road.
- NCC Cllr Eric Vardy suggested the Parish Council employ a planning consultant to advise on material planning matters. Should planning go ahead, it has to be

sustainable, a condition would be required to provide s106 for the village hall. Eric suggested the PC seek expert advice on the highway issue. Cllr Peter Rutherford stated s106 is usually for 10 or more houses.

- Another resident stated the field is land locked, access is only via unadopted roads and a private track. Easiest route to access the development would be via Avenue Road which is maintained by residents. The road junction to the A148 is dangerous. The damage to Avenue Road, cost £40,000 5 years ago to resurface, residents continue to maintain a bad structure. It is not suitable for additional vehicle use or construction traffic.
- A resident asked who owns the unadopted roads, Cllr Peter Rutherford stated that it was the homeowners either side of the road that owned to the centreline of the road.
- A member of the public raised concerns about pedestrian access, and stated they object to more vehicle movements.
- Another resident raised concerns about the 18 months build period and unsuitable access for construction traffic.
- A resident was concerned about drivers speeding, more vehicles meant potentially more speeding vehicles.
- A resident echoed the concern raised earlier that there could be a subsequent application for the rest of the field.
- A resident was concerned that they didn't know about the development and stated the planning notice wasn't sufficient.
- A resident was worried about the cost to the residents of Avenue Road and asked whether any future damage would be the responsibility of the residents or the developer. Cllr Peter Rutherford outlined that a schedule of works could be drawn up and the developer would be expected to contribute to repair works.
- A resident stated the Warren Barns development generates an additional 56 vehicle movements a day and the Warren Road could not cope with any more traffic.
- The road width in Heathfield Road and Avenue Road was discussed, it was noted the figures quoted in the application were not accurate. The end of Heathfield Road is much narrower than stated. Residents stated that they have been insulted by the lack of health and safety concerns in the planning application. There were suggestions that passing bays to allow two-way traffic would be required, this was put in for Warren Farm development, Marshalling would have to be a pre-condition otherwise safety is an issue. Construction lorries are slow at accelerating, and it is difficult to see oncoming traffic from the junction with the A148. The Parish Council have carried out a lot of work with regards speeding and have data showing high speeding counts this can be shared with NNDC. The information the developer has provided with regards the width of the cycle way and buses is inaccurate and misleading.
- Cllr Susan Rutherford stated that the Parish Council would be lobbying Highways to ensure the development is properly looked at.
- Residents raised concerns about drainage, and sewage capacity.
- Residents raised concerns about the lack of infrastructure, no places available at the Holt Primary School, no adopted roads, no footpaths and narrow footways.

2. Planning

a. To consider planning application

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

Cllrs OBJECT to the above planning application. The Clerk was asked to check for numbers with regards to the number allocated to High Kelling in the Local Plan and whether Pineheath Care Home was taken into consideration within this allocation. The Parish Council will be objecting due to the access concerns raised above. The Clerk will draft the objection and share it on the Parish website for residents to see.

3. To receive and approve any outstanding payments due.

None.

Next scheduled Full Council Meeting

Tuesday 24th March 7pm at High Kelling Village Hall

Meeting ended 19.25pm