THARSTON AND HAPTON PARISH COUNCIL

Minutes of the Meeting of the Parish Council held at
The Community Building, Holly Lane, Hapton
On Wednesday 23rd September 2026 at 7pm.

In Attendance:

Mr N Potter (chair)
Mr T Ward
MR V Blake
Mr G Bleach
Mrs J Goodall Browne Arrived 19.30pm
Mr A Arber (clerk)

1 Member of the Public plus County Councillor K Catchpole

1. **Public Participation**– County and District Council reports can also be received during this time. (10 minutes maximum).
   A parishioner asked why we were not informed of the battery storage issue at Wreningham and the clerk commented that he had received nothing on this and it was a big worry. It was in Bracon Ash, but lots planned for Hethel also and the clerk replied he had never received any information on this application
   County Councillor Karl Catchpole gave the following report.
   Lorries going through the village is still an issue and the parish partnership could help with limit of the lorries signage. The chair commented that the signage at Rattees Corner is in the wrong place and always covered with vegetation and. Could new signage be paid for by the parish partnership.
   Councillors brought up the issues of the damage the lorries have causing to the verges and banks.
   With the bypass being open has not increased the traffic but the councillors said they still use the area as a rat run.
   It was also noted that the damage caused by these lorries and the mud they take from the verge is causing the drains to be blocked.
   Morningthorpe recycling centre will close 31st October for good
   FCC site at Pulham is still in progress and lots of issues have being looked into. The potential sale of the site to FCC is a possibility moving forward after Morningthorpe closes many parishioners will make a longer journey to take their rubbish to a dump.
   East Pye Solar hearing was last week, and the county councillor spoke at that event against the planning application.
   Nothing else to report regarding our area.

THARSTON AND HAPTON PARISH COUNCIL

2. **Apologies** – To consider accepting apologies for absence.
   Jess Chaney and David Daniels sent their apologies all agreed to accept
3. **Minutes** – To approve the minutes of the last meeting held on the 22nd of July 2026
   The minutes were agreed as a true record and duly signed by the chair
   Proposed Nick Potter Seconded Vic Blake
4. **Declarations of interests** – To receive any declarations of personal or prejudicial interest from members on any item to be discussed.
   No declarations made at this meeting to be considered
5. **Planning**
   - Planning application
   - 2025/3957
     Proposal: Outline application (with all matters reserved except for vehicular access) for the
     construction of up to 103 dwellings together with new vehicular accesses, parking, public
     open space, play space, attenuation basins and enhanced landscaping
     Location: Land South of Swan Lane Tharston Norfolk
     Applicant: c/o Agent - Ceres Property
     Application Type: Outline Planning Permission
     The parish Council again state their objection to this planning application due to the lack of infrastructure with the amount of houses being built in the Long Stratton havea this is over development
   - 2026/1574
     Location: Land to The Rear of Greenmantle Fundenhall Road Hapton Norfolk
     Proposal: Change of use to camping (partly retrospective) for 10no pitches, with dedicated toilet and kitchen facilities (retrospective), designated fire pit and conversion of existing structures to create bar area (retrospective), conversion of stable to holiday let, conversion of existing C3 Use dwelling into bed and breakfast and associated works.
     Application Type: Full Planning Permission
     As most of this work has been seen to be carried out in advance and with no communication around traffic, lack of lighting, car parking, no planning permission sought the councillors agreed to object to this application
   - To discuss Planning Applications and any received after the agenda is posted
   - 2026/0585

Proposal: Removal of condition 3 and variation of condition 2 of application 1996/1360
which consented renewal of permission 07/91/1672/F for the Industrial development (Phase
4a Wellesley Road)
Location: Unit 4G - 4K Wellesley Road Tharston Norfolk NR15 2PD
Application Type: Removal/Variation of Condition (S73 / S19)
The parish council made no comment to this application

- To discuss the planned village settlement limit in Hapton
With the new settlement discussion on the VCHAP examination process recently the council have very concerned that it seems new defined settlement boundaries have been drawn only in Hapton and nothing in Tharston.

6. **Governance –** To note government pay rise for clerk 3.3% back dated to 1st April 2026 and will go up one SCP 26

It was agreed by all councillors to pay the rise and it being backdated. The handyman's salary will also rise by one SCP to SCP 11

7. **Finance –**

- To note receipts in July 2026 and August 2026

Event monies in from unused Stock	£337.86
Vat Refund	£1747.20
Newsletter Advertising x 4	£251.00
Litter Pick winning	£50.00
Shhaved Training costs	£42.50

To approve the following payments for August 2026

- To approve Payments to Parish Clerk Alan Arber for July salary and expenses £875.11
- To approve payment of the Clerks pension for July £272.08
- To approve payment to Handyman for July Salary and expenses £338.05
- To approve payment to HMRC for tax and NI £336.23
- To approve monthly payment for Wi-Fi in the cabin £55.20
- To approve payment to 02 for security cameras £79.99
- To approve payment to scribe for Accounts package £44.40
- To approve payment to Lloyds for monthly credit cards charge £3.00
- To approve payment to Unity Trust for Monthly bank Charges £7.00
- Credit Card Payments July
Security cameras cloud payment £107.31

Phone box paint	£61.15
Gromit Tool kit	£15.49
Ground Anchors	£23.48

To approve the following payments for September 2026

- To approve Payments to Parish Clerk Alan Arber for August salary and expenses £874.91
- To approve payment for Clerks pension for August £272.08
- To approve payment of Clerks Pension for September £271.98
- To approve payment to Handyman for August Salary and expenses £309.70
- To approve payment to Wensum Print for Newsletter £500.00
- To approve payment to PKF Littlejohn for external audit £252.00
- To approve payment to NPTS for Autumn Seminar £67.20
- To approve payment to SLCC for new Governance and new digital AGAR seminar in November £102.00
- To approve payment to S Moyse for music event £150.00
- To approve monthly payment for Wi-Fi in the cabin £55.20
- To approve payment to 02 for security cameras £79.99
- To approve payment to scribe for Accounts package £44.40
- To approve payment to Lloyds for monthly credit cards charge £3.00
- To approve payment to Unity Trust for Monthly bank Charges £7.00
- Credit Card Payments August Nil
- Proposed Nick Potter Seconded Tim Ward

7.1. To receive the financial position of the council

At the end July the council held a balance of £20,376.57 in its current account and after payments were deducted the balance dropped to £19,665.47 at the start of September and after today's payments have deducted the balance will stand at £16,757.59 but we have due to receive the next precept payment totalling £20,192.72 giving us a opening balance of £36,950.31 for the start of October and we have a VAT refund of £347.11 to reclaim

7.2 To receive the 6-month budget report

The clerk produced a 6-month budget v Expenditure report for all councillors and was thanked for his work on this

7.3 To receive the external audit and note any actions

The Agar had an typo error on Section 2, but this was restated, and no other issues were noted.

The clerk was thanked for his work on another good External Audit.

8. **Highways –** to receive any updates regarding highways and footpaths.
   - Highway issues
     Already Discussed
9. **To receive an update on the following current issues and to consider any necessary actions:**
   • Tree warden's Report
   No report but we have had a reply to the newsletter advert and the clerk will reply asap
   • Footpath Issues
   FP33 Style has completely collapsed and need repairing and the area is overgrown
   FP3 Hapton common overgrown
   • Maintenance and Handyman's report
   The handyman's report was in the councillors pack and the clerk as normal
   - Letter from Tharston PCC
     In July received a letter from the PCC requesting a significant sum of CIL monies for reordering the church.
     The CIL Monies spent in the parish was approved and spent correctly. Kim Carsok has held a meeting with the church around this issue.
   - Hapton Common-ownership, Footpath, Fencing and letting of common
     Questions were raised on this and the clerk has looked into this and as yet there is no owner listed on the land registry.
     It was agreed that the clerk to look at this and how we get the ownership moving forward.
10. **To receive an update on the Hapton Community Project**
    The new toilet block is completed although the hand towel holder need reinstalling asap (the clerk will get the handyman to do this asap). The tap needs looking at to get it working to help with hand washing. A sign to say the toilet is working needs doing.
    The piping for the irrigation is needed, and the costs will be around £800 for the budget. Clerk to look into getting an account asap
    Proposed Tim Ward Seconded Jenna Goodall Browne
    Compost bin 1 is now available to use and empty the toilet now
11. **To discuss the latest Pylons information**
    The clerk has received no further information on this project since the last meeting with the planning inspectorate and we await further information
12. **To note our comments to East Pye solar Development Consent Order being received.**

The recent Planning Inspectorate meeting was held at Dunston Hall on Weds/Thurs 16 and 17th September and today we received the next letter on this, but the clerk has had no time to go through it as yet.

13. To note information on Tas way energy park application

No further information is known, and the project has stalled at present

14. To discuss the Tharston Open space land and next steps

The clerk has arranged to meet MP Ben Goldsborough on Tuesday 29th September at the cabin to discuss the land and any sources of Funding and Bungay FC have agreed we can meet with them on any Wednesday or Friday evening, and they will talk us through what they did and how they funded their excellent project. We need to set a date asap.

15. To discuss Parish Projects

- Newsletter
  The Autumn one is out, and it is hoped that we will get the Christmas one done by the end of November
- Sam Machine
  Working well but we do need to download this asap
- Tharston Phone box
  The handyman is going to undertake the painting of this; Ben Willis can move the phone box and site it for us. Details of the phone box and what we have using the phone box for book exchange and noticeboard.
- Parish Councillors/Clerk training/Personal development and to receive a report on Digital AGAR Training from the clerk – Digital AGAR workshop report from Clerk
  The clerk recently attended the Digital AGAR Training in Reading, and it was excellent and he produced a report for all councillors that was in their packs.
  The clerk will be attending the excellent NPTS Autumn Seminar on 1st October before attending the VVG conference in Holland as Guest of the SLCC and then the National SLCC Conference all in October before he attends the upcoming new governance workshop in Northampton in early November.
  He has 2 modules to complete of his PIALC Governance qualification and today attended an online Budgeting workshop with Scribe to hopefully help with the upcoming budgeting process.
- New Defibrillator and Defib Training dates to be fixed.
  No date have free at present.
  Looking at Norfolk homes regarding the installation of a defib on Tharston park

- Surveyors Land and Christmas tree Order
  Nothing happened as yet and it was asked around the Xmas Tree order for the area. It was felt that it is not viable at present and could we use Community payback and the clerk will chat with them at the NPTS seminar.
- Hapton Phone Box
  Still very well used and still needs more books and it has been tidied up, and books have made the phone box look nice.
- Meeting House Field
  Nothing to report except the ivy bees have returned which is good to see
- Parish Orchard at Old Village Hall site
  Has been cut and watered
- Dog mess in the village
  Still an issue but as yet no one has been reported

17. To discuss Green Initiatives moving forward including recycling and actions on the biodiversity policy

• To receive a report from meeting with Bio-Diversity Consultant

The clerk met with the consultants on all issues and was assured of a reply asap but as, yet nothing has been forthcoming.

•18. Public Participation (10 minutes)

For any Parishioners to comment on any items that have been discussed during the meeting only

Nothing reported

19. To receive items for the next agenda.

Hapton Churchyard Grant.

Next Meeting Weds 21st October2026

Meeting finished at 20.13pm