The Minutes of Easton Parish Council Extra Ordinary Meeting
held on Tuesday 31 March 2026 at 7:00 pm
at Village Hall, Easton

Present:	Cllr M Caton (Chair)	Cllr J Hudson (Vice)	Cllr R Chapman
	Cllr M Jobling	Cllr A Main	Cllr P McCarter
	Cllr D Lewis	Cllr M Bowman	

Also in Attendance: Sue Marsh (Clerk), District and County Councillor Margaret Dewsbury and 56 members of the public.

1. **Apologies for Absence**
   Apologies were received and accepted from Cllr D Fulcher and Cllr S Hipperson

2. **Declarations of Interest and requests for Dispensations**
   No declarations of Interest

3. **Planning Applications and Determinations:**
   To discuss planning application 2026/0402 – Demolition and erection of mixed use development comprising retail store and 5 apartments, provision for parking, landscaping. Site access and other associated works

   The Chair opened the meeting by apologising if people could not hear at the back of the room as the microphone was not working, but he would speak as loud as he could. The Chair explained that the meeting was being held for transparency so that the Parish Council could view the plans. The plans would be discussed by the council, and the floor would then be opened for public comment, the council would not make any official comment on the plans until the Parish Council meeting to be held on Tuesday 7th April 2026. The Chair also condemned some of the anonymous messages he has received and stated that if he received any more he would be reporting these to the police.

   District and County Councillor Margaret Dewsbury commented that the owners of the Rembrandt had received some nasty and hostile messages and she felt it was wrong that they are being treated this way as they purely wish to sell the property and retire, they have no input to the plans that have been submitted.

   The councillors then had a full and frank open discussion regarding the planning application

4. **To receive questions from members of the public**
   A parishioner stated that on procedure fairness and transparency they felt they had been deprived by delayed letters, by the planning portal not working for several days and asked for a 14-day extension to the closing date. The Chair confirmed that the parish council had already requested and received an extension to the 22nd April. The parishioner also had a safeguarding privacy concern regarding the external staircase, which creates a permanent elevated platform with direct line of sight into the bedrooms of vulnerable children. The design fails privacy by design standard nppf paragraph 133. The parishioner was also concerned regarding environmental risk and public safety stating that the developers own environmental report classified the site as a moderate risk due to historical fuel leakages and underground contaminates. Due to the proximity of existing homes the parishioner

would like the council to demand phase two intrusive site investigation be completed before any support is given to the application. The parishioner mentioned the overdevelopment and biodiversity of the site, the planning statement section 12, point 8 admits the developer cannot provide the mandatory 10% pf biodiversity net gain on site and must find credits elsewhere, which is breach of 2026 biodiversity gain hierarchy. The parishioner stated the proposed 8 metre wall sits only metres away from their boundary creating a 69 degree angle of obstruction which is nearly triple the maximum 25 degree limit set by building regulation standards 2022 standards. The plans only state five EV charges for a five-apartment development

Another parishioner confirmed that he is not against development, but does oppose this application. Concern was raised over the scale and size of the 8-metre-tall building which dominates every single building in the vicinity. It will be the single largest brick built building without a roof in the village and there is nothing else like it. The building does not comply with the Easton Neighbourhood Plan which was adopted in 2017 and runs until 2042 in it current format. There are thirteen apertures around the building and will overlook approximately twenty-five properties. The plans were submitted under the town centers users plan and there is also mention of Easton being an urban area, Easton is not a suburb of Norwich. The plans submitted do not have pictures of the buildings surrounding the proposed site. The plan states that every tree and bush in the area will be taken down and neighbouring hedges used to cover the biodiversity aspect required. The parishioner was disappointed with the local County Councillor and asked that the comment on the planning portal be retracted.

A parishioner commented that they had lived in Easton for twenty-six years and they very much objected to the planning application. Their back garden runs parallel with the proposed site which is only eight feet from their boundary. The height of the proposed building will cause a loss of light into their lounge, and the outside staircase will run within a few feet of the boundary wall. The staircase will be on the same level as the bedroom windows. There are also security concerns as there does not seem to be any security on either side of the building which could become a meeting area for anti-social behaviour. Does not object to a shop, does object to flats.

A parishioner who lives near the site objects to the height of the building and the staircase on the side as people using, it will be able to see straight into their garden. They feel it is the usual issue of developers not caring about the people, just care about the money. There were also concerns regarding the opening hours of the shop and delivery times.

A parishioner commented on the expansion of the village and that Persimmon had made an allocation of land for a retail outlet, why was there the need for a shop on Dereham Road.

A Parishioner was concerned about the level of noise that the proposed shop and flats would bring, the additional traffic to Dereham Road and the effect on the air quality.

A parishioner commented that no pictures from the building surrounding the proposed site had been taken, but other pictures form other areas of Easton had been used. They were concerned that the planning committee do not live in Easton and would not know that the site would overlook current buildings and cut out the light. They also mentioned that

when they had an extension built, they had to have opaque windows so they could not look into their neighbours gardens. They felt that an investment company have seen the flats as an opportunity to bullet proof their profit margins.

It was discussed that individuals who wish to make a comment on this planning application should do so via the South Norfolk planning portal

With no further business, the meeting closed at 8.21 pm.