Minutes of the Salhouse Parish Council extraordinary meeting
held on Monday 5 October 2026 at 7.00pm
in the Jubilee Hall, Lower Street, Salhouse

Present: Robert Cooper (Chair), Wendy Browne, Julie Redburn, Ben Hazell and Gary Browne.

In Attendance: Sarah Martin, Parish Clerk **Members of Public:** 9

For the benefit of the public, all votes taken were by a show of hands and/or a verbal response from each individual Councillor.

1. **To receive and accept apologies for absence**
Apologies received and accepted from Stephen Jeffery and Andrew Peachment (both personal).

2. **To receive Declarations of Interest in items on the agenda and applications for dispensations** – None.

3. **To approve the minutes of the Parish Council meeting of 14 September 2026**
The minutes were proposed to be approved by Cllr. Redburn and seconded by Cllr. W. Browne - all AGREED and signed by the Chair.

4. **Public Participation**
Apologies received from District Councillor Martin Murrell.
The Chair advised that the planning application for the proposed extension to Salhouse Primary School had been granted planning permission following consideration at a Norfolk County Council (NCC) committee meeting on Friday 25 September 2026.
County Councillor Ed Matthews provided an update on the committee hearing and explained that, as the ward member for the area, he had been unable to vote on the application. He clarified that the voting outcome had been misconstrued, with three members voting in favour and eight abstaining. Legal advice had subsequently been sought by NCC, which confirmed that the application had been carried.
Members of the public raised a number of concerns regarding the application and the existing traffic and parking issues around Topcliffe and Cheyney Avenue. These included inconsiderate parking, vehicles travelling at inappropriate speeds and the existing volume of traffic. Concern was expressed that these issues could be exacerbated by the proposed school expansion, with an anticipated increase in vehicular movements.
Questions were raised regarding the school's proposed mitigation measures and the assessments undertaken in relation to the impact of the development.
A member of the public acknowledged the need for development but questioned whether the school's catchment area had been extended, noting that some of the new housing developments were not located within Salhouse.
Questions were also raised as to why additional school capacity was not being provided at Rackheath Primary School, given the location of the new housing developments.
Concern was expressed regarding the potential environmental impact of increased traffic and the associated risk to pedestrians and children. It was also suggested that the location of Salhouse Primary School within a residential area presented challenges for further expansion.

Concerns were raised regarding parking on the white lines outside the school and vehicles blocking residents' driveways. It was reported that traffic conditions had deteriorated over the past three to five years and that, combined with inconsiderate parking, this increased the risk to children and other pedestrians. Concern was also expressed that the current parking and traffic conditions could impede access for emergency vehicles.

A question was raised as to whether Cheyney Avenue could be considered for a permit parking scheme during certain times of the day. The recent sale of Blofield Primary School was also raised for discussion.

It was noted that the impact of the development and the associated traffic issues would require continued discussion between the school and local residents.

A question was also raised as to whether the decisionmakers involved in the planning process had been invited to visit the school during its busiest periods in order to observe the traffic and parking conditions firsthand.

A member of the public advised that they had attended the NCC committee hearing and had spoken at the meeting in their capacity as a local resident.

A letter was provided to the Parish Council outlining seven areas for further discussion. A copy of a separate letter addressed to Councillor Bick, Leader of the Reform Group at NCC, was also provided. The member of the public explained that the letter raised concerns regarding the way in which the planning application had been handled.

A member of the public asked whether a silent protest could be held at Norfolk County Council.

5. Planning:

i) To update on NCC planning committee attendance re: FUL/2026/0019 - Salhouse C of E Primary School, Cheyney Avenue, Salhouse, Norwich, NR13 6RJ - Proposed standalone building to provide 2no. classrooms, with associated parking expansion, air source heat pumps, relocation of fencing/gate within the site to create new secure line, new sustainable drainage features, alterations to the hard and soft landscaping and associated works.

Cllr. W. Browne gave a verbal report on the Planning Committee hearing, which she attended with Cllr. Redburn on 25 September 2026 at County Hall. Cllr. W. Browne was permitted to address the Committee and read a statement reiterating the Parish Council's objection to the planning application.

The Parish Council expressed its disappointment with the decision of the Planning Committee to approve the application. It was noted that, although the Parish Council is not able to challenge the planning decision, it can write to the relevant parties seeking clarification and raising factual points and concerns regarding the decision-making process.

It was noted that **17 objections had been submitted by residents of Salhouse** in relation to the application.

ii) To consider and agree letter to be sent to stakeholders regarding planning application FUL/2026/0019 - Salhouse C of E Primary School

It was **AGREED** to write to Norfolk County Council expressing the Parish Council's disappointment regarding the planning committee hearing, in particular the decision by eight committee members to abstain from voting.

The letter will seek clarification and further information on a number of matters relating to the proposal, including:

- The existing traffic and parking issues in the vicinity of the school.
- The anticipated increase in traffic movements associated with the proposal, including up to 120 additional daily pupil movements, together with staff and visitor traffic.
- The availability and adequacy of public transport provision in Salhouse.
- Whether consideration had been given to the presence of Fledglings Nursery on the school site.
- The current pupil numbers at the school and the assertion that the school is currently undersubscribed.
- The number of children currently attending the school who reside within Salhouse.
- The reference made during the committee hearing to 235 houses in Salhouse, and clarification of where these properties are located, given that approximately 23 new houses have been built in Salhouse over the last 10 years.
- Whether the wider developments at Rackheath, including two proposed new primary schools, a secondary school and a leisure centre, had been taken into consideration.
- The Parish Council's concern that the proposal may represent a short-term solution to a longer-term issue.
- The stated project cost of approximately £2.5 million.
- Whether the Highways and Education departments were fully aware that the school is located within a cul-de-sac.
- The Parish Council's concerns regarding the voting process at the committee hearing, including the number of abstentions.

A parishioner also raised concerns regarding potential maladministration in relation to the planning committee hearing.

It was noted that the views and concerns raised had also been reported in an article published by the *Eastern Daily Press (EDP)*.

iii) To consider and agree distribution list for letter

It was AGREED that the letter be sent to Jerome Mayhew MP, Nigel Farage, Rupert Lowe, Councillor Bick (Leader of Norfolk County Council), the Head of Planning at NCC, members of the Planning Committee, the relevant Planning Officer, the County Councillor representative, the Editor and Reporter of the Eastern Daily Press (EDP), District Councillors, the Executive Director of Children's Services, and neighbouring/local Parish Councils.

It was further AGREED that a copy of the Parish Council's original objection and the statement read on behalf of the Parish Council at the planning committee hearing be included with the correspondence.

6. Any items for the Parish Council meeting on Monday 12 October 2026

Response if received, and to be posted on PC website.

Meeting closed: 20:00