

WIGGENHALL ST GERMAN'S PARISH COUNCIL

**MINUTES OF AN EXTRA MEETING OF THE PARISH COUNCIL
HELD ON MONDAY 9th FEBRUARY 2026 at 7.30PM,
CONVENED IN THE MEMORIAL VILLAGE HALL.**

Present:

Parish Councillors: David Rust (Chair), David Johnson (Vice Chair), Scilla Ash, Paul Bridges (arrived at 3/26), David Harrison, Tony Park, Julie Massen, Ben Taylor-Wright and Robert Ward.

Parish Clerk: Mike Inder.

Borough & County Councillor: None

Apologies:

Public: 4

- 1/26 Cllr Rust welcomed those present and apologies for notified late arrival received as noted above were accepted.
- 2/26 No declarations of interest for items in the agenda.
- 3/26 The minutes from the meeting held on 26 Jan 26, were proposed as a true reflection of the meeting by Cllr Harrison, seconded by Cllr Ash and agreed.
- 4/26 Public forum: matters relating to the Planning Application 25/02010/CU were raised by 3 parties that were close neighbours to the property. Background of the property, its uses and concerns were shared with Council, dating back to 1987. This included information relating to unauthorised use as residence and business activities including breaking of cars. Council found the information was helpful in understanding some of the inconsistencies observed by cllrs regarding previous refused applications and the assertion that this was retention of current use as a workshop for business purposes.
- 5/26 **Planning.**
- a. Applications to consider: [25/02010/CU](#) Retention and continued use of existing workshops - The Workshop At 159 Fitton Road Wiggenhall St Germans Norfolk.

Cllrs debated the application on its material merits and determined that whilst there were several inconsistencies in the application and serious environmental and health and safety at work concerns regarding the rubble and debris on site, which appeared to include broken asbestos roofing sheets, and the set up of the workshop depicted. The key planning concerns were summarised as follows:

- Impact on Residential Amenity: Despite the statement that noise-generating activities are conducted within the building and measures are in place to minimize disturbance, the Parish Council has concerns about potential noise, dust, or other disturbances affecting nearby residential properties.
- Highway Safety and Access: The Parish Council raised concerns about increased traffic or potential safety issues on Fitton Road due to vehicle movements associated with the carpentry workshop, even if the application states that vehicle movements are limited. The unmade access track (grass and stones) also raised concerns over suitability for increased traffic, breaking up the shoulder of the road and creating more noise than a metalled road. The property has had HGV traffic visit historically and the route from the heart of the village near the junction with St Peter's Drove is the start of the 7.5T weight restriction, placing this location in that restricted area.
- Character of the Area: While the application claims compatibility with the rural setting, the Parish Council argues that the workshop's operations could alter the

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area's character, especially if the activity grows where the rural nature of the locality is sensitive to changes.

- Environmental Considerations: The Parish Council questions the adequacy of waste management practices, having heard testimony about broken asbestos roof panels, and raise concerns about potential environmental impacts, such as the disposal of wood offcuts and sawdust. In addition, the application states no storage of hazardous materials, which the Council believe would be implicit for any light industrial use.
- Structural condition of the buildings: unsuitable for business purposes and unlikely to withstand a flood event, causing additional hazard if used as a workshop.
- Planning History: The Parish Council references the previous planning history, including the refusal of prior applications and the dismissal of an appeal, as evidence of ongoing concerns about the site's use.
- Precedent for Future Development: The Parish Council is concerned that there are many adaptations and improvements needed for the buildings and site to meet environmental and HSE regulations to conduct the type of business described, such as the need for LEV, and granting permission for this application could set a precedent for further industrial or commercial development in the area that is residential and agricultural, potentially leading to more significant changes to the rural character.
- Lack of Community Consultation: The Parish Council feels that the community has not been adequately consulted about the business use of the site with prior engagement differing significantly from the current application.

Council voted to Object to the application as presented.

- b. Late applications to be considered: None.
- c. Decisions notified by Borough since last meeting: [25/01828/PACU3](#)|Notification for Prior Approval: Replacement of Agricultural Buildings with Five Detached Dwellings (Schedule 2, Part 3, Class Q)|Land East of 35 St Peters Road Wiggennhall St Germans Norfolk PE34 3HB **Prior Approval - Refused**

6/26 Items for the agenda for the next meeting and close meeting.

The Chair thanked those present for their contributions and closed the meeting at 7.45pm

Signature:

Chair

Date

Prepared by Mike Inder, Clerk to Wiggennhall St Germans Parish Council.

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