

WIGGENHALL ST GERMANS PARISH COUNCIL

**MINUTES OF AN ORDINARY MEETING OF THE PARISH COUNCIL
HELD ON MONDAY 30th MARCH 2026 at 7.30PM,
CONVENED IN THE MEMORIAL VILLAGE HALL.**

Present:

Parish Councillors: David Rust (Chair), Scilla Ash, Cllr Paul Bridges, David Harrison, Julie Massen, Ben Taylor-Wright and Robert Ward.

Parish Clerk: Mike Inder.

Borough & County Councillor: B/C Cllr Brian Long.

Apologies: David Johnson (Vice Chair), Tony Park

Public: 6

- 23/26 The Chair welcomed everyone and opened the meeting. Apologies shown above were accepted.
- 24/26 There were no declarations of interest for items on the agenda.
- 25/26 County and Borough Cllr Long provided a report focusing on the Local Government Review and responded to questions on various aspects, including the benefit to the Parish of a 3 Unitary system for Norfolk, financial implications and representation, Cllr Long explained that the full benefits would take several years to be realised and there would be challenges during transition. However, he believes it is the right choice and he will be standing for re-election for the County Council in May and continue to serve as a Borough Cllr.
- 26/26 **Public forum:** 2 residents expressed their thanks for the Council's comments relating to the comments submitted for a planning application at 159 Fitton Road in Feb. They expressed concerns for a new outline application on the site, which whilst they were not against the proposal of a residential development, they were concerned about the scant detail of the outline application, specifically the Flood Assessment which they believed was insufficient. They also referred to the series of failed applications relating to development proposals on the site and were distrusting of the intent of the application and use of the property in the longer term. The Chair thanked them and stated the Council would consider their views when transacting the item later in the agenda.
- 27/26 The [minutes](#) from the extra meeting held on 9 Feb 2026 were proposed as a true reflection of the meeting by Cllr Ash, seconded by Cllr Massen and approved.
- 28/26 **Finance:**
- Payments, at Annex A, were all previously approved and proposed by Cllr Ash, seconded by Cllr Bridges and agreed as correct.
 - The accounts reconciliation was checked and countersigned by Cllr Rust.
 - The Clerk stated that new insurance quotes were being obtained for renewal at the end of the current agreement in May. So far Gallaghers (Hiscox) has quoted £1,170 (below budgeted amount and c £200 cheaper than last year).
- 29/26 **Governance**
- The Clerk having reviewed all policies, orders and regulations notified Cllrs in advance to enable a review of the documents on the website. Cllr Massen proposed to agree them enbloc, seconded by Cllr Ash and agreed.

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30/26 **Planning.**

- a. Applications to consider: 26/00185/O - OUTLINE SOME MATTERS RESERVED:
Demolition of former barn and construction of new self-build dwelling and associated
garaging at 159 Fitton Road Wigganhall St Germans KINGS LYNN Norfolk PE34 3AY.
Resolved: Object

After consideration of the application, the Parish Council **objects** on the following grounds:

Potential contamination / asbestos concerns

The Council has concerns regarding the accuracy and completeness of the submitted screening information, particularly the indication that there are **no asbestos-related concerns**. During consideration of a previous application relating to this site, testimony was provided by 2 local residents that a structure was previously demolished on the site which was believed to have had **asbestos roofing materials**, and that concerns existed as to whether its removal had been undertaken in accordance with the relevant regulations.

In addition, photographs submitted or previously available in relation to the workshop/building appear to show containers that may have contained **chemicals or other potentially hazardous substances**. On that basis, the Council considers there to be a **reasonable basis for concern regarding possible land contamination**.

The Parish Council therefore requests that the Local Planning Authority require an **independent environmental contamination assessment**, including appropriate investigation of any asbestos-related risk, to establish whether contamination exists on or within the site, and to ensure that any necessary **remediation measures** are secured before development proceeds.

Concerns regarding the submitted Flood Risk Assessment

The Council also has concerns regarding the reliability and site-specific accuracy of the submitted **Flood Risk Assessment**. In particular, the summary section appears to refer to a **“caravan showroom”**, which does not form part of the current proposal and did not form part of the most recent application. This reference appears instead to relate to a much earlier scheme from around **2020**, which was refused.

The inclusion of material apparently carried forward from a previous and materially different proposal raises concern that the Flood Risk Assessment may **not have been properly updated or tailored to the current application site and proposal**. The Council therefore considers that insufficient confidence can be placed in the submitted document in its current form and requests that it be **reviewed, updated and validated** before any determination is made.

Request for Committee determination

In the event that the Planning Officer is minded to approve the application, the Parish Council requests that the application be **referred to the Planning Committee for determination**. B Cllr Long agreed to call in the application.

- b. Late applications to be considered. None.
- c. Decisions notified by Borough since last meeting: None.
- d. [Parish Infrastructure Investment Plans](#) (PIIP) no progress.

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- 31/26 **Clerk & Cllrs new reports and updates on actions from previous meetings:**
- a. Wiggenhall Woodland Creation: an opening day event is planned with a date TBA.
 - b. The Freebridge property on corner of Mill/Lynn Rd. has undergone significant refurbishment and is due to be available to let. It was noted that a property on Legge Place has also been refurbished. A thank you email was sent on behalf of the Council to Freebridge.
 - c. Sluice Road Bridge litter bin update: A site meeting held and agreed the position; an application was submitted 3 weeks ago along with a Risk Assessment and Method Statement and is awaiting reply from MLC.
 - d. Post Office closure update: the Clerk applied for Wiggenhall St Germans to be added to the mobile PO Van route; this has been approved and started informally ahead of a weekly service at the Memorial Hall Car Park on a Thursday 10-10.30am. The widest possible publicity should be given to encourage use so that the service is sustained.
- 32/26 **Traffic, Highways and PRow matters:**
- a. SAM2 reports: Cllr Bridges circulated reports, the reports are published on the PC website. There are no significant issues Sluice Road, supporting Cllr Taylor-Wright's proposal to re-site the Sluice Road site for a more meaningful data capture. The Fitton Road data raised serious concerns regarding 14 events over 60mph and the max at 65mph, with the 85th percentile at 36.7 mph, well above the threshold for intervention to be justified. Several speed awareness and traffic calming measures were discussed and it was suggested that Cllr Bridges collates the suggestions into developed report to Council and that in the meantime the Neighbourhood Police Beat Officer is asked to monitor the speeding during identified times and days where the problem appears to be a persistent offender who is unlikely to respond to signage and passive measures to keep the community safe.
 - b. White Gates update. Phase 1, Cllr Rust stated that 'James' plans to install them next week to complete Phase 1. The Clerk is waiting for NCC notice as to whether the PPS grant has been awarded for phase 2.
- 33/26 **Surrey St Bus Shelter refurbishment update:** Cllr Rust suggested a work party after Easter.
- 34/26 **Leonard Towler Playing Field/Pavilion:**
- a. Mole activity: another round of control was completed on 6 March; however, signs are that there is new activity at both fields again, Cllrs agreed to order another round of control.
 - b. Car park resurfacing research into options in progress, nothing to report.
 - c. Car Park Extension options, Cllr Ash stated that there was no further progress to report.
 - d. LTPF shower tile repairs: on hold until the end of the football season, Cllr Rust has asked for quotes in time for the May meeting.
- 35/26 **LTPF Hire Agreement Renewal with AFC Lynn.** [Draft Hire Agreement](#), Council approved the new lease, AFC Lynn have signed it and will carry out an inventory check, they also asked that the boot cleaner be considered for replacement as it no longer fit for use.
- 36/26 **Lease of 7 Acre allotment land:** A new [draft lease](#) for use when renewing the current lease in 2026 was presented to Council and agreed, this is to satisfy an Internal Audit observations for improvement in process and documentation. Cllr Ash proposed adoption, seconded by Cllr Massen and carried. Clerk to issue to the tenant for signature.
- 37/26 **Play Park**
- a. Mole activity: similar to LTPF, it was agreed to order another round of control.

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- b. Update on the Play Park maintenance work: the [action plan](#) has been updated following work by Proludic and Cllr volunteer work parties in Feb/March, for which the Chair gave a vote of thanks.
- c. The next annual inspection booked for Dec 2026 was noted at higher cost of £193, new quotes for zip line maintenance and inspections quotes for Dec 2027 to be sought and it was agreed to schedule the zip line servicing 2-yearly initially.
- d. To consider options to reduce littering on the MH playing field/park. This was deemed not to be a lack of facilities but rather deliberate ASB by a few teenagers, so the following item will need resolution before this aspect can be properly considered.
- e. To consider reports of vandalism and ASB at the play park. There is some misuse of equipment and climbing on fences by children of a Primary School age, often under the supervision of parents, this was determined as in need of an appeal through the school and parents to ensure that the children remain safe and can enjoy the new park. The main littering, including deliberate smashing of glass bottles and vandalism of the equipment and safety matting has been observed by Cllrs as a regular group of 6-7 teenage children. Cllrs have considered approaching them to appeal for them to help keep the park safe for everyone's enjoyment, but the behaviours observed gave cause for personal safety and as such they have not be approached directly. A Cllr consulted the Beat Officer for advice and he recommended CCTV; CCTV is in place on the Hall and has been confirmed as working and able to observe ASB. Consultation with the Memorial Hall and Police to make use of that CCTV recording was agreed and it was suggested that the issue was raised for prioritisation by the Police Safer Neighbourhood Team. The next Priority Setting Meeting for Downham Market, Watlington & Terrington is on Tuesday 30 April at 7pm at the Terrington St Clement Pavilion and online via Teams. Email EOKingsLynn@norfolk.police.uk for the link.

38/26 **Proposal to relocate the SAM2 site on Sluice Road.** [Report to Council](#) provided by Cllr Taylor-Wright. Cllr Bridges proposed moving the existing site bracket and the site has been pre-approved by Highways. Cllr Taylor-Wright Seconded the proposal and it was agreed.

39/26 **Training:**

- a. **GDPR training:** Update on Cllr progress on GDPR Training. Six Cllrs are still to complete the training and an alternative source of training www.alison.com was recommended by the Clerk, with a reminder that there is no need to purchase the certificate, a screen shot of successful completion will suffice.
- b. An alternate training resource is also available through the [ICO website](#) and Cllrs who do this method were asked to self-certify completion to the Clerk.
- c. Introduction of Cllr and Clerk [Training Log](#). Cllrs can update this via the Clerk when training is completed for any suggested topics.

40/26 **Newsletter:** So far approx. 12 requests for continuation of paper copy delivered have been received.

41/26 **Correspondence requiring further consideration.**

- a. Call from a resident to complain that the Newsletter editorial that gave thanks to donors to the play park project that included Eaubrink Farm, which is her address, it was explained that it was referring to the business called Eaubrink Farms. Noted for any future reference and clarification in the next editorial.
- b. The Clerk received a call from Cozens (Streetlight maintenance contractor) who explained that recent quotes for replacement of LED units was due to obsolescence of the 2-way switch, the RFO will note to ensure the budget for 2026-27 is set to cover a reasonable number of 10 units (out of 57) per year.

42/26 **Items for the agenda for the next meeting:** Traffic Calming Options, the AGAR and the Annual Parish Meeting will precede the meeting at 7pm

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43/26 **Close Meeting.** The Chair thanked those present for their contributions and closed the meeting at pm

Signature:

Chair

Date

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

Annex A

Payments for Authorisation since last meeting.

DATE	PAYEE NAME	DETAILS	REF NO	CHEQUE NO / BACS	GROSS AMOUNT
20/01/2026	Clear Insurance Management Ltd	Additional premium LCO02114	113	BACS	90.50
15/01/2026	EE	CCTV Sim V02429434098	114	DD	14.33
30/01/2026	Amazon - M Inder acct	Litter pickers GB601R2BKD5BRI	115	BACS	9.99
30/01/2026	Amazon - M Inder acct	Litter pickers hoops GB6002UX325XLI	116	BACS	26.97
31/01/2026	Memorial Hall	Hire fees Apr 25- Mar 26	117	BACS	120.00
05/02/2026	Wave	LTPF Water 16154418	118	BACS	57.48
18/02/2026	HMRC	PAYE & Employer NIC mth 11	119	BACS	326.92
27/02/2026	Mike Inder	Salary and Allowance Feb	120	BACS	453.30
10/02/2026	Tamar Telecommunications	Virtual Phone 4336729	121	DD	7.20
11/02/2026	Cozens	Streetlight Maintenance 10238	122	BACS	120.00
11/02/2026	Scottish Power	LTPF Elect supply 613005420839	123	In Credit	42.00
20/02/2026	The Play Inspection Co Ltd	Play Park Inspection 84155	124	BACS	115.80
04/03/2026	Veolia	MH PP bin collection PEB0162631	125	DD	23.45
04/03/2026	Cozens	Streetlight Maintenance 10412	126	BACS	120.00
09/03/2026	SJA Pest Control	PF Mole Control Report no E 2630	127	BACS	180.00
09/03/2026	Hawkins Ryan Solicitor	Land Registration fees 52724	128	BACS	901.60
23/02/2026	EE	CCTV Sim V02439803838	129	DD	14.33
31/01/2026	Veolia	MH PP bin collection PEB0160861	130	DD	23.45
10/03/2026	Tamar Telecommunications	Virtual Phone 4351973	131	DD	7.20
18/03/2026	HMRC	PAYE & Employer NIC mth 12	132	BACS	326.92
30/03/2026	Mike Inder	Salary, Expenses and Allowance Mar	133	BACS	462.30
11/03/2026	BCKLWN	Newsletter Printing BC110356784	134	BACS	359.44
10/03/2026	Scottish Power	LTPF Electricity DD	135	DD	42.00
13/03/2026	Cozens	New Latern 10482	136	BACS	474.00
15/03/2026	EE	CCTV Sim V02450286290	137	DD	17.95
16/03/2026	RLS Computer Services	365 Apps for Business subs 26/27 15831	138	BACS	116.64

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