

HOLME-NEXT-THE-SEA PARISH COUNCIL

Minutes of the Meeting of the Parish Council held in the Village Hall, Kirkgate, on Tuesday 9 December 2025 at 7pm

Present: Lynn Devereux (Chair), Martin Crown, Robbie Burton, John Hulme, Wendy Norman

In Attendance: Dave Watkins (Parish Clerk), Andrew Jamieson (County Councillor) and 4 members of the public

1. **Apologies for Absence and approval of reasons:** To receive apologies and reasons for absence
Councillors Amies and Seare (personal appointments)

2. **Declarations of Interest:** To declare any personal or prejudicial interests
None

3. **Minutes of the Parish Council Meeting held on Tuesday 11 November 2025**
 - 3.1. Approval
These had been pre-circulated
It was **RESOLVED** (unanimously) that the Minutes of the Parish Council Meeting held on **Tuesday 11 November 2025** be confirmed as a true record and be signed by the Chair.

 - 3.2. Matters arising from the Minutes (non-agenda items)
October Minutes correction
(3.2) Speeding on Main Road – Clerk confirmed that a reminder has been placed in his calendar to obtain feedback from the Police’s activity
(3.2) Village flowerbeds – Clerk reported that this is a work in progress
(3.2) IT Policy – Councillor Devereux confirmed that she had received equipment details from nearly all parish councillors and arranged for them to have new email addresses installed with help from the Clerk in the New Year.
(3.2) Wash Barrage – Clerk had received a reply from James Sutcliffe (CEO Centre Port Holdings Ltd) to say, “You are quite right about the requirement to consult with regional interests, which we will be undertaking during the DCO (Development Consent Order). A DCO will require 2 years of investigations and submissions (as advised by our lawyers Clyde & Co) including consultations with all Parties that may or may not be affected by the development.
In reality Holme-Next-the-Sea is sufficiently south east of the development, which is primarily based near Wainfleet in Lincolnshire, to be too far from any impact that may or may not be created by the Centre Port development. This will of course be fully investigated during the DCO pre-construction phase.”
A meeting, to be hosted by Hunstanton Town Council, for a regional fact-finding gathering, is being held at Hunstanton Town Hall on Thursday 22nd January at 6.30pm. Parish Council can send up to two Councillors.

Signed Chair

LS Devereux

Date 13/1/26

(7.1) Beach Road ditches – Clerk reported that two potential contractors had been contacted but no reply had been received yet

(10.2) Draft Budget 2026 / 2027 – Councillor Devereux confirmed that she has met with the parishioner who has volunteered to work on a village website. Further reports on progress to follow.

4. Reports: to receive the following

4.1. County Councillor and District Councillor reports

County Councillor Andrew Jamieson reported that the government have delayed Mayoral elections for Norfolk and Suffolk until May 2028.

Plans for local government re-organisation continue and Councillor Jamieson reminded the meeting that Norfolk County Council already provide 85% of local government services in Norfolk. He feels there are significant savings that could be made from having one unitary authority for Norfolk and that dividing some current County-wide services into 2 or 3 parts would involve unnecessary costs. He shared his concern about how Second Home Council Tax payments were being re-distributed. Rather than going back to the areas where the money had been collected, it was going into a General Fund for Borough-wide expenditure. Councillor Jamieson said that if NCC became the unitary authority, this money would be directed towards dealing with homelessness, providing free school meals and helping local economies. There would also be a “Hospitality Matters” initiative and money paid direct to parishes and towns.

4.2. National Landscape Management Plan Consultation – 13 November (Councillors Devereux and Crown)

Councillor Devereux reported that the event had been a disappointment – being badly organised and poorly attended. Officer in attendance was unable to answer questions. There were no posters or flyers displayed to support the consultation. Attendance arrangements at an online consultation were similarly organised on a “waiting room” basis. Parish Council have submitted their comments on the Management Plan.

County Councillor Andrew Jamieson apologised and agreed to investigate and arrange for an officer to attend a future Parish Council meeting to present the new policies in the Plan. He felt that the Management Plan is an improvement on previous ones and hoped that developers would be attentive to the Plan.

Councillor Crown thanked Councillor Jamieson for sorting problems with the Coastal Footpath.

5. Public participation: Resolution – to adjourn the meeting for up to 15 minutes for Public Participation

Member of the public, representing neighbours of the White Horse Caravan Park, reported on a recent meeting where they agreed 5 objections to Planning Application 25/01730/F. (1) – an increase in occupation of more than 50%, to 11 months is in effect an annual residency. (2) – sole point of access /exit will be via the White Horse pub car park which will have a direct impact on neighbours. Noted that the gravel-related traffic noise issue already raised has not been fully resolved and expected increase in traffic movements will only exacerbate the situation. (3) Application does not comply with Neighbourhood Development Plan Policy 9. (4) Reject the economic benefits claimed will be generated for the village saying that those will go to Anglia Country Inns (based in Hertfordshire) and the Holkham Estate. (5) No environmental assessment has been conducted on the site. Noted

that development work has levelled the site and calls into question the expressed environmental credentials of the Holkham Estate.

Another neighbour supporting the previous comments, expressed their belief that Holme is a community based on wildlife and natural beauty which the current development is ignoring. The current proposal for extending residency and the increase in the size of the caravans is akin to having a new housing estate established in the heart of the village. Further, that original green landscaping is being replaced by hard landscaping. They reported that many villagers are already concerned about walking in an area that has no pavements and that the new development, with its expected increase in traffic, will only make this situation worse.

Furthermore, they believe the Applications is in direct opposition of the ambitions of both the Local Plan and the NDP.

They asked that the Parish Council formally object to Planning Application 25/01730/F.

Another member of the public highlighted, what they felt, the failure of successive County and Borough Councils to manage natural resources to develop economic policy. Their inability to intervene risks destroying its most valuable asset.

County Councillor Andrew Jamieson responded to say he believed a 50-year view should be taken rather than a short-term one and that the National Landscape Plan aims to balance conservation with sustainable economic development. Councillor Devereux questioned how this would be achieved when the Plan did not have any policies.

A member of the public commented on what they felt was the hypocrisy of aspirations claimed by some businesses whereby profits were prioritised over environmental concerns.

Councillor Jamieson agreed that the Borough Council had concentrated too much on King's Lynn and that the area east of Hunstanton had been neglected, claiming that a single tier authority, with larger financial resources, would address this.

Councillor Devereux's observation was that there has been a reduction in respectful tourism in recent years and the environment has suffered as a result.

6. Planning matters

6.1. Applications received subsequent to this agenda

6.1.1. – **25/01999/F** - Extensions and alterations to dwelling. Greentiles, 5 Peddars Way, PE36 6LE
Noted that this is a large 5 Bedroom bungalow which has been previously extended. Current Application seeks to make alterations to the roof, with new dormers with large windows, clad with boards. Application seeks permission for minimal changes.

Decision: Support

6.2. Applications for comment

6.2.1. – **25/01730/F** - Full application for an extended 11-month holiday season to run from 14 February in any one year to 14 January the following year. Caravan Park, The White Horse, 40 Kirkgate, PE36 6LH. Expiry date: 12 December

Previously site had permission for 64 caravans to operate between 3rd week in March to 31 October. Noted that site was granted LDE in 2011 but was never subject to scrutiny under a formal planning application or environmental assessment. It shares a northern boundary with EU Protected Sites (Redwell Marsh), southern boundary with Conservation Area and adjacent to Grade II Listed

buildings (White Horse, Cottages and Whitehall Farm). It is partly within both Flood Zone 3 and the Coastal Change Management Area. It falls within the National Landscape (AONB).

The Application is supported by a Design & Access Statement and a Business Plan which states it will deliver an additional £97k pa to the local economy and increase employment from 2-3 FTE to 4-5 FTE.

Parish Council noted that this Application has widespread policy implications but felt that a key one is new Local Plan Policy LP09 which states: "Proposals for new holiday sites or extensions to, or intensification of, existing holiday sites, will be supported where it can be demonstrated that these could deliver sustainable tourism, whereby:

- supported by a Business Plan – Parish Council noted one has been provided
- demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and conserves and enhances the historical and natural environment – Parish Council noted that limited information has been provided to support this
- a suitable and proportionate transport assessment has been undertaken, to demonstrate that the site can be safely accessed- Parish Council noted that no transport assessment exists)

The Local Plan goes on to say: "Proposals for uses adversely affecting Sites of Special Scientific Interest (SSSIs) or European Sites will be refused permission. Project level HRA will be required for proposals affecting European Sites in line with Policy LP27". Parish Council noted that no Project Level HRA has been provided in support of this Application.

Parish Council also referred to Neighbourhood Development Plan Policy HNTS 9:

"Proposals which facilitate adaptation and resilience of existing holiday accommodation sites or units to climate change, sea level rise and flooding against the background of The Shoreline Management Plan will be supported. These may include modification or replacement of existing structures on a one for one basis, on the existing site, subject to other policies in the NDP and Local Plan provided they satisfy Environment Agency (EA), Local Planning Authority, Local Lead Flood Authority and NPPF provisions with respect to flood risk." It was noted that no information is provided with this Application about adaptation and resilience and no Site Specific Flood Risk Assessment is available. NDP Policy HNTS 9 goes further to say in the absence of these Plans / Assessments, "Proposals for new holiday accommodation units or sites, or intensification or extension of existing uses incorporating static /semi-permanent/permanent structures, including associated facilities, will not be permitted".

The current work being undertaken at the site was not considered by the Parish Council to be part of the current Application which states: layout, scale and appearance will be unaffected; overall character will not change; does not propose any operational development. Current works are viewed by the Parish Council as being "operational development" and requiring a separate Application.

Having reported the works to the Borough Council as a potential planning breach, the Parish Council was advised by Enforcement that the activity is permitted development under GPDO Schedule 2, Part 5, Class B Development required by the Conditions of a Site Licence which the Parish Council has not been able to get a copy of.

Parish Council considered that if the 'improvements' are permitted then the following needs clarification:

1. Does the work need an HRA/AA and Prior Approval?
2. What provision has been made for Biodiversity Net Gain (BNG)?
3. How is flood risk going to be managed in the absence of a Site-Specific Flood Risk Assessment (SSFRA)?
4. How will the impact on the adjacent Heritage Assets be managed?
5. What provisions have been made for sewage disposal and surface water runoff?
6. Has a survey for Protected Species been conducted prior to clearance as per the White Horse Pub Ecological Survey requirements and how are they being managed?
7. How will access, car parking and traffic generation be dealt with given increased visitor numbers?
8. By allowing this development to proceed in such a sensitive location is the Borough Council meeting its statutory responsibilities with regard to the National Landscape, the Protected Sites and the Conservation Area?

Councillor Crown added that he would like to know more about lighting requirements, need for an on-site warden plus their accommodation, how many units are planned to be put on the site and what provision has been made for a statutory play area for children.

Decision: Object until such time as satisfactory information has been provided to make an informed decision and request re-consultation

6.2.2. – **25/01901/F** - Householder- Alterations to and extension of existing dwelling – Seasplurge 25 Beach Road, PE36 6LG. Expiry date: 22 December

Noted that a previous Application was refused but that the current one meets the requirements of NDP Policy HNTS17 (Extensions) and HNTS11 (residential character etc) . There are less extensive changes to design / variance from character of existing group of bungalows at this location. However, in the new Local Plan flood risk /coastal change management – related risks have been given more prominence than before and the BC will need to interpret these impacts in relation to the plans. .

Decision: Support

6.3. Other Applications for information

6.3.1. - **25/00284/TREECA** - TREES IN A CONSERVATION AREA: T1 Sycamore - remove extended growth in top of crown. T2 Scots Pine - remove - dying tree affected by summer drought. T3 Horse Chestnut tree - raise crown to give two metre clearance. Whitehall Farm, 28 Kirkgate, PE36 6LH

6.4. Comments made on Applications

None

6.5. Decisions reported

6.5.1 - **25/01300/F** - Replacement of the existing pub kitchen ventilation system. Removal of existing wall fans and roof mounted extract. New roof mounted air input and extract. The White Horse, 40 Kirkgate, PE36 6LH. Application Permitted, 18 November 2025. *Delegated Decision*
Councillor Devereux reported that a letter had been sent to Borough Councillor Tom de Winton expressing thanks to and recognising the professionalism of the Community Safety and

Neighbourhood Nuisance officer who provided a noise advice / proposed conditions regarding this Application.

6.5.2. – **25/01362/F** - Householder: Erection of single storey rear extension to provide later living accommodation within a multi-generational dwellinghouse and restoration works to garden wall. Home Farm House, 40 Westgate, PE36 6LF. Application Permitted, 26 November 2025. *Delegated Decision*

6.6. Appeals and Enforcement

6.6.1. - **Appeal Ref: APP/V2635/W/24/3357420** - Brownsea, 44 Beach Road, PE36 6LG

Councillor Devereux reported that the Appeal had been dismissed and that the Inspector had supported the Parish Council's interpretation of the design characteristics of the property and its relation to three other adjacent ones.

6.7. Local Listing of Heritage Assets

Following the outcome of the Appeal at Brownsea (see 6.6.1) the Clerk had been asked to investigate the process for listing of buildings that were considered to have a heritage value.

Non-designated heritage assets (NDHAs) are identified by local planning authorities (LPAs) and communities as having local heritage significance, but they are not formally designated under national legislation like listed buildings or scheduled monuments.

The process is varied and can occur through several mechanisms:

- **Local Heritage Lists:** One of the primary ways NDHAs are identified is through the creation of a local heritage list. The Borough Council's Heritage Conservation team have confirmed that there is no separate Local Heritage Listing maintained by the Borough Council - unlike some other local Councils such as North Norfolk. King's Lynn Civic Society maintain a local list just for King's Lynn but this has no formal input into planning decisions.
- **Local and Neighbourhood Plans:** NDHAs are often identified during the preparation of Local Plans and Neighbourhood Plans, giving local communities a direct opportunity to identify assets they value.
- **Planning Application Process:** In many cases, a building or site may be identified as an NDHA "ad hoc" when a planning application is submitted, especially if the proposed development might impact its character.
- **Conservation Area Appraisals:** Assessments of conservation areas can identify unlisted buildings that positively contribute to the area's special character, which are then treated as NDHAs.
- **Public Nominations:** Members of the public, local history societies, and community groups can nominate sites they believe have heritage value for inclusion on a local list. However, this is not an option open to Brownsea as no Local Heritage Listing is maintained.

However, it was confirmed that since Brownsea has been recognised in the Inspectors report as having heritage value, weight will now have to be given to it in any future planning Applications.

Councillor Hulme agreed to investigate further

Signed Chair

LS Devereux

Date 13/1/26

7. Local Government Reorganisation (LGR) consultation

Councillor Devereux reminded Parish Council that the Government is now consulting on alternative models for LGR to replace the 8 existing Local Authorities in Norfolk by a smaller number of Unitary Authorities. She had circulated a 10-page summary of the proposals circulated – outlining the proposals put forward for one, two and three unitaries.

Councillor Hulme asked County Councillor Andrew Jamieson what effect the single unitary option, if successful, would have on the Parish Council. In reply, he confirmed that if NCC was to become a unitary authority it would look towards the voluntary amalgamation of existing parish councils, to create Community Councils, with an option to take on additional services. Councillor Crown asked if there were plans, similar to those currently operating in North Yorkshire, to have intermediate organisations created between parishes and the County. Councillor Jamieson replied to say there were no plans to replicate this in Norfolk.

Parish Clerk to send details of next scheduled Saxon Shore Parish Forum meeting to Councillor Jamieson

Parish Council agreed that they would submit comments to the government's consultation, which runs until 11 January 2026. It was noted consultees will be divided into nominated consultees (Government has identified NALC as a statutory consultee) and non-nominated groups (such as Parish Councils). Nominated consultees' submissions will be read in full by civil servants and considered in detail. Non-nominated consultees' submissions are expected to be analysed primarily through the Government's new AI-assisted Consult tool. Three proposals have been put forward for i) a single unitary authority, ii) two authorities and iii) three authorities.

Following a vote on the three options, the results were Option i) 2 votes, Option ii) 0 votes and Option iii) 3 votes

Agreed: Parish Council to submit comments indicating a preference for the option for having three authorities for Norfolk

8. Village Matters

8.1. Village website (Councillor Devereux)

This matter had been reported under Matters Arising (3.2)

9. Parish Partnership Scheme

Clerk confirmed that Parish Council has submitted a bid for x2 SAM2 units which can handle solar power, x2 solar panels and brackets plus x2 Westconnect software packages which allow easier download of data. Net cost, if the bid is successful, will be £4204. Successful applicants will be notified in March 2026

10. Monthly Report from RFO

10.1. Report

Monthly internal financial check for October 2025 carried out by Councillor Crown 12 November 2025. Copy of bank statement showing donation made to Parochial Church Council needed to be signed. This was done at the meeting.

10.2. Draft Budget 2026 / 2027

Following comments made at the last meeting of the Parish Council the Draft Budget has been amended to show:

- 5% increase in amount set aside for legal fees

Further decisions required on:

- Village Hall – expected income from electricity meters. Anticipated contributions towards refurbishments
- Website costs – any additions required following recent discussions
- Capital expenditure – identification of future items and need to increase in anticipation of a successful Parish Partnership bid and ditch works

10.3. Payments for authorisation

PAYEE	REASON	AMOUNT	PAYMENT METHOD
Haymarket Business	Planning Resource – annual subscription	£625.00	Direct Debit
Jamie Bridges	Grass-cutting	£90.00	Bank Transfer
British Gas	Village Hall electricity (November)	£58.79	Direct Debit
Payroll	Staff salaries	£625.86	Bank Transfer
HMRC	PAYE on staff salaries	£211.42	Bank Transfer
GeoXphere Ltd	Parish Online subscription	£36.00	Bank Transfer
BT plc	Telephone and broadband (November)	£82.40	Direct Debit
Mr D.T. Watkins	Land Registry documents	£35.00	Direct Debit

Agreed unanimously

11. Correspondence

11.1. Any correspondence not otherwise on the Agenda

- Office of Environmental Protection have published a report on the implementation of laws for Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The report, *Review of implementation of laws for terrestrial and freshwater protected sites in England | Office for Environmental Protection*, concludes that “...these sites represent a golden opportunity to drive nature’s urgently needed recovery, but they are failing to deliver the outcomes needed.”

It finds that these laws are not being implemented effectively, or at the pace and scale needed. It makes 15 recommendations to Defra and Natural England across six themes: governance; resources; designation; monitoring, evaluation and reporting; land management incentives and advice; and regulatory tools and enforcement.

Parish Council was thanked thank for their input into the report and was pleased that some of its questionnaire response had been considered and quoted in the text.

Signed Chair

LS Devereux

Date 13/1/26

They'll be hosting online presentations on the details and findings of the report in late January and will be in touch closer to the time with an invite.

- Annual Register of Electors – usually published annually in December. Delayed until February pending decision on Mayoral elections. Government subsequently announced delaying elections until 2028 saying they want local government re-organisation to be completed first.

12. Date of next meeting of the Parish Council: Tuesday 13 January 2026

13. Resolution: To exclude the Press and Public for subsequent Agenda items under the Public Bodies (Admission to Meetings) Act 1960 due to the nature of the business being discussed

Unanimously agreed

Signed Chair

LS Devereux

Date 13/1/26