

**Minutes of the Meeting of Tunstead and Sco-Ruston Parish Council held at the Horse & Groom,
Tunstead on Tuesday 20th January 2026 at 7:30pm.**

Present: Chris Oakes, Chairman
Rob Hetherington
Robert Cole
Gilly Foulds
Julie North
Tim Place
Jimmy Miller, Clerk

Also present: Two members of the public and Nigel Dixon

1 Public Forum –10 minutes for comments from members of the public
A brief discussion ensued regarding superfast broadband in the Parish.

2 Report from Nigel Dixon, NNDC
Nigel said that he wouldn't say anything here as he'd be talking on other agenda items.

3 Report from Norfolk Constabulary
No report was received from Matt Pritty.

4 To receive and approve apologies for absence
Apologies were received from Cllrs Coston and Powell. The apologies were approved.

5 Declarations of interest for items and applications for dispensations
None.

6 To approve minutes of the meeting of 18th November 2025
Cllr Cole proposed that TPC approve the minutes; seconded by Cllr Hetherington; unanimous decision in favour of the motion. The minutes were duly initialled and dated by Cllr Oakes.

7 To approve the minutes of the extraordinary meeting of 9th December 2025
Cllr Hetherington proposed that TPC approve the minutes; seconded by Cllr North; unanimous decision in favour of the motion. The minutes were duly initialled and dated by Cllr Oakes.

8 To receive and note the Clerk's report
A brief discussion took place regarding grass cutting at the old churchyard.

9 Planning
a) Applications received
PO/25/1313

Field At The Corner Of Market St & Crowgate St, Tunstead, NR12 8QZ
Outline application for residential development of land for up to 15 dwellings with all matters reserved

Nigel Dixon said that Anglian Water had said that this development would cause an unacceptable risk of flooding to existing customers and the environment and that they object to this development.

Cllr Hetherington said that one of most significant changes comes regarding surface water drainage; Anglian Water have a substantive objection because there is no strategy to deal with the foul water and that the existing network is already being worked at capacity. Therefore extra houses will lead to foul water problem. A second local objection is from a local flood authority regarding surface water discharge

and drainage rates.

Cllr Oakes proposed that TPC object to this planning application based on foul drainage issues, surface water drainage issues, prematurity since Tunstead's Neighbourhood Plan is at an advanced stage and would included preferred sites for development within the Parish, and breaches of the NPPF. On top of this, Cllr Place added that TPC would want contributions to amenities in the village; Cllr North seconded; majority support for the proposal with Cllr Place abstaining.

b) Applications received since 15th January 2026

None.

(c) Planning decisions

PU/25/2493

Sco Ruston Hall, Church Street, Sco Ruston, Norwich, Norfolk, NR12 8EY
Change of use agricultural building to offices (Class E) for the farm use only.
NNDC: prior approval given

(d) Planning Decisions received since 15th January 2026

None.

10 Correspondence – To consider and respond to the following correspondence:

Correspondence list was noted.

11 Finance

- a) To note Bank Reconciliations
- b) To note Accounts

After looking at the accounts and bank reconciliation, and comparing the financial position to the budget, Cllr Hetherington proposed approving the bank recs and accounts; Cllr Foulds seconded; unanimous decision in favour. The accounts and bank recs were duly initialled and dated by Cllr Oakes.

- c) To approve items for payment:

Payee	Item	Amount
J. Miller	Salary for December 2025	£321.60
J. Miller	Salary for January 2026	£257.28
J. Miller	Home office December 2025	£13.00
J. Miller	Home office January 2026	£13.00
J. Miller	Mileage (meeting January 2026)	£15.30

Cllr Foulds proposed paying the items; Cllr North seconded; unanimous decision in favour.

- d) To approve payment of invoices received since 15th January 2026
There was an invoice from CC Planning for £240; Cllr Foulds proposed approving the payment; Cllr Cole seconded; unanimous decision in favour

12 Designation of Tunstead as a small growth village

Decision regarding judicial review, and possible appeal to the Planning Inspectorate.

Cllrs Oakes and Hetherington along with Nigel Dixon went to a meeting with NNDC. Cllr Hetherington said that the officers of NNDC said they won't change any classifications of services within the Parish even

though they had not done full assessments of those services. NNDC informed the cllrs that they didn't use red, amber and green when assessing services, only red and green. Consequently, they didn't use the process that they previously had said that they would use. Cllr Hetherington said that NNDC said that, if there was a building in place which was designated as providing a particular service, but that the building was closed and there was no service provided, NNDC would still rate it as green.

Cllr Hetherington said that NNDC said that the Neighbourhood Plan was the way forward to influence any development in Tunstead. He said that the figure of 42 houses for Tunstead in the Local Plan was indicative but they said it could be more. NNDC said that affordable housing isn't included in the figure of 42.

Cllr Hetherington said that TPC could potentially accept some development closer to the centre of Tunstead but not in the countryside around the main settlement area.

Cllr Hetherington proposed that TPC should not take NNDC to a judicial review which could potentially cost £30,000 and this was agreed unanimously. He said that instead TPC should go to the Planning Inspectorate to complain about NNDC failing to follow their own process which had been agreed previously.

13 Neighbourhood Plan

To agree amendments to parts of the Plan regarding housing growth

The amendments to the Plan had been circulated previous to the meeting.

Cllr Hetherington proposed that the changes were accepted; seconded by Cllr Foulds; unanimous decision in favour.

14 Village Hall and Recreation Ground

The Clerk informed everyone that he now has access for the charity to the Charity Commission website.

Cllr Hetherington said that the forms have arrived from bank to change the signatories. He said that Cllrs Foulds, Hetherington, and Oakes will be the signatories.

15 Flooding and drainage

Cllr Foulds said that a pipe has been put across Rose Farm Barn from the sump hole through to the ditch; she said that the drainage in the Parish appears to be largely in good shape apart from one pipe outlet which needed clearing.

16 Combined charities

Cllr Foulds said that a letter has again be sent to the person encroaching on Combined Charities land.

17 Agenda items for meeting in February 2026

Clerk's annual review

Meeting closed at 9:23pm.

Date of next Parish Council meeting: 17th February 2026