

ALPINGTON WITH YELVERTON PARISH COUNCIL
Minutes of the AGM and Parish Council Meeting
Monday 10th November 2025 at 7.30pm at Alpington Village Hall

Present: Jeremy McNulty (JMcN) Chairman, Ivan Green (IG), Barry Gelder (BG), Steve Hunter (SH), Hayley Jakeman (HJ), John Lain (JL) and one member of the public.
This meeting was quorate

1. Apologies of Absence

Sue Stacey Vice-Chair, The Lord John Fuller, County Councillor Kay Mason-Billig

2. Declaration of Business and Non-Pecuniary Interest

None

3. Minutes of the Parish Council Meeting held 8th September 2025

Were proposed by IG, seconded by BG and duly signed off

Actions

JMcN updated that there is a dispute over responsibility for the ditch clearance on Reeders Lane between NCC Highways and the landowner. JMcN has emailed the NCC ditch walker team for clarity.

JMcN there is no update on the repositioning of the posts and chain on the village hall carpark to enable the field to be used for overflow car parking.

4. Reports from the District & County Councillors and Parishioners' questions

KMB's latest report has been circulated to Councillors and will be published on our website.

5. Correspondence

The Garrick Field grass cutting contractor missed a cut in October, this was flagged by Yelverton F.C. Ashfords cut the field in the first week of November to rectify and apologised for the oversight.

The PC agreed to renew the grass cutting contract for 2026 with Top Garden Services at a cost of £2017.56 + vat (a 5% increase) for our existing book of work.

Thurton PC has had a feasibility study for crossing facilities on the A146 at Thurton completed by NCC Highways as requested by Kay Mason-Billig. Two proposals were identified as suitable, a widening of the existing pedestrian refuge (cost c£75k), or a signalised crossing which is their preferred option (cost c£0.5m). NCC Highways confirmed it does not have the budget for either option. Thurton PC has approached surrounding village PC's inviting them to a meeting to review the report and discuss next steps.

6. Governance, IT and GDPR

The new Assertion 10 ruling states that the PC should adopt a gov.uk email address and have an IT policy. The PC signed off the IT and GDPR policies which were circulated and these will be posted on the website and a request for gov.uk email addresses has been made.

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7. Finance

Finance: Balance of accounts, Receipts received & Payments made			
Main Account			
Date		Amount	Totals
7 Sept '25	Balance b/f	£5,885.26	
	Payments		
8 Sept	Gallagher insurance	3,141.07	
24 Sept	Keys for play area padlock	18.00	
29 Sept	Clerk salary and expenses	237.00*	
29 Sept	PAYE	20.80	
1 Oct	Ashfords	300.40	
3 Oct	Web domain renewal	19.20	
24 Oct	TOP Garden Services	302.40	
24 Oct	TOP Garden Services	302.40	
24 Oct	TOP Garden Services	201.60	
24 Oct	TOP Garden Services	201.60	
24 Oct	TOP Garden Services	315.00	
24 Oct	TOP Garden Services	201.60	
24 Oct	TOP Garden Services	258.30	
28 Oct	Clerk salary and expenses	212.20*	
28 Oct	PAYE	44.80	
9 Nov	Three Pastures contracting	174.00	
9 Nov	Ashfords	300.40	
	Total	6,520.77	
	Receipts		
15 Sept	Yelverton F.C. annual rent	554.36	
19 Sept	Precept	5,436.00	
7 Nov	VAT reclaim	474.29	
7 Nov	Village Hall hedge cutting	65.00	
	Total	6,529.65	
9 Nov '25	Balance c/f		£6,161.14
<i>NB c/f includes £200 ringfenced from King's Coronation grant towards goal nets at the village hall. £66.58 ringfenced from Clean up and Bloom grant for plants</i>			
<i>*Denotes spend over £100 that is not VAT recoverable</i>			
CBF Account			
Date		Amount	Totals
7 Sept '25	Balance b/f	£3,437.97	
	Payments		
12 September	Cemcoat for play area	3,000.00	

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		Total	3,000.00
	Receipts		
7 Nov	VAT reclaim	502.22	
		Total	502.22
9 Nov '25	Balance c/f		£940.19

CIL Account

Date		Amount	Totals
7 Sept '25	Balance b/f	£303.49	
	Payments		
25 Sept	Contribution to community shop	250.00	
	Receipts		0.00
9 Nov '25	Balance c/f		53.49

8. Planning Applications

Application Ref.	Address and Proposal	P/Council Decision	S/Norfolk Decision
2025/1043	Land behind Holly Cottage Church Meadow Lane Alpington NR14 7NF Notification for prior approval for a proposed change of use and associated building works of agricultural building to dwelling house (QA and QB)	Approved	Pending
2025/1442	Land East of Back Rd Yelverton Norfolk Construction and operation of a c15MW Solar Farm, comprising the erection of solar panels mounted on metal frames, centralised invertor housing, spares container, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, temporary construction compounds, landscaping and all ancillary grid infrastructure and associated site works	Refused	Pending
2025/1929	Land East of Nichols Road Alpington Erection of 7 residential dwellings and associated garages as part of the settlement extension (SN0529SL) included in the Village Cluster Plan	Refused	Pending
2025/2476	Land North of Mill Road Alpington Erection of 1 self-build bungalow	Refused	Pending
2025/2609	Stacey Cottage Reeders Lane Alpington Retention of change in use from agricultural land to residential garden	Approved	Approved
2025/2626	Land off Church Meadow Lane Alpington Norfolk Installation of concrete pad to be used for storage	Approved	Pending

Re 2025/1929, the previous PC Chairman reminded the PC that the existing social housing properties on Nichols Road were originally approved as an exception site. It was understood at the time as part of the discussions with SNDC that the settlement boundary would never be extended. Whilst there are references in the PC archives to meetings with SNDC Planning on this matter there is no formal written agreement from

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SNDC that the settlement boundary would never be extended beyond the social housing footprint.

It is however noted that this planning application for 7 dwellings extends beyond the new settlement boundary. The PC has therefore advised SNDC Planning that it has updated its response to this application to refuse.

9. Highways – speed camera, parking, roadworks etc

The speed camera will start recording again in December. The village and surrounding areas continue to experience multiple road closures due to the installation of faster fibre broadband.

10. Community Emergency Plan (CEP)

The CEP has been refreshed. The Clerk will hold a soft copy with Sue Stacey and Louise Taylor each holding a hard copy.

11. Reports

a) Community Shop

BG thanked the PC for their £250 contribution to the community shop and updated that it will be opening on the 30th November, the same date as the Christmas Fayre. Opening times will be published at the shop, the village noticeboards and website.

b) Tree Warden

IG updated that whilst the Woodland Trust is mapping all veteran oaks across the country it is not carrying out surveys as part of the initiative. Norfolk Trees has quoted £150+ vat to carry out a survey, the last one undertaken by them in 2021 was £120+vat. It was agreed that we would include this cost in the 2026 budget.

c) Village Hall Committee

JMcN reported from SS's notes taken at the last committee meeting. The erection of a flagpole at the village hall was acceptable when funds from the PC allowed. Cottontails have asked for permission to hang items from the new fencing and will speak to JMcN to discuss further. A 10th January quiz will be held as a fund raiser for the village hall. The Carpet Bowls team is struggling for new members resulting in reduced income and a likelihood that the club will fold once funds run out. JMcN will raise awareness of the club via various Facebook pages.

d) Village School

HJ reported that she had a meeting with the headteacher last week. The children have completed artwork of the pond and will be sharing some with HJ to enable us to have these published on the website. HJ will update the school on the date of the next PC litter pick (likely March '26) so that parents and children can take part. HJ advised the school that the 2025 CBF had been allocated and spent on improvements to the Cottontails outdoor space and new fencing around the play area. Parents have commented on uncleared dog mess. The headteacher wondered if new signage created by the children could be displayed in prominent places. These are already in situ from a previous competition and are still in good condition. We have spares and HJ will make the school aware. The problem of dangerous parking continues. The PC suggests that registration numbers of persistent offenders are printed in the weekly newsletter.

e) Play Area Monthly Inspection.

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The broken steps on the slide and the net swing handle damage reported by parishioners have been repaired. BG updated that the boundary bush hedging is getting wider and given it has thorns should be cut back. New seed will be set in the areas where necessary following some boundary changes and moving of play equipment together with a clean-up of all equipment.

f) Garrick Field Monthly Inspection

The perimeter hedge has been cut. There are a few fallen ivy laden branches which SH and JMcN will remove in addition to any low hanging branches down Church Loke. The hazel will require coppicing as soon as possible.

g) Village Pond Monthly Inspection

There are some dead trees on the island that will need to be removed when the water level permits together with some of the reeds. The overflow gully has been cleared of mud but there is still an obstruction. The entry point has been covered with chicken wire to stop any twigs etc adding to the problem. The posts around the pond have been repainted by a parishioner. It is noted that the timber should be treated in 2026 (as well as the Church Loke gate) and money will be put in the budget for this.

The meeting closed at 21:08. Next meeting to be held Monday 12th January.

Signed as true record 12/1/26

A handwritten signature in black ink, appearing to read 'J. McNaughton', is placed here.