

**Minutes of Cranworth Parish Council Meeting held on 12<sup>th</sup> August 2025 at 7:30 pm at the Jubilee Hall, Cranworth, Norfolk.**

**Present:** Cllrs R Brown, C Brown, C Eglington, J Eglington, G Ireland, L Stiles, and N Reynolds

**In attendance:** District Councillor Lynda Turner, the clerk, and 3 members of the public.

**1. Apologies**

- None

**2. Declaration(s) of Interests**

- Cllr. C and J Eglington for Planning Application PL/2025/1035/PAQ

**3. Adjournment for Public Participation**

- Nothing raised

**4. Minutes of Parish Council meeting from July 7<sup>th</sup>, 2025**

- Minutes of the Parish Council meeting held on July 7<sup>th</sup>, 2025 had previously been circulated. The minutes were proposed as accepted by Cllr. R Brown. Seconded by Cllr. L Stiles and agreed unanimously. The minutes were signed as a true record by Chairman C Brown.

**5. Matters arising from the last minutes (not elsewhere on the agenda)**

- Nothing raised

**6. Planning**

- Applications received:

REFERENCE:	PL/2025/0904/FMAJ
PROPOSAL:	Construction and operation of a Solar Farm and Battery Energy Storage System, together with related infrastructure, access, drainage, landscaping and other associated works.
APPLICANT:	Harry Ramsey (Savills)
LOCATION:	Land at Park Farm, Birds Corner, Shipdham, IP25 7NQ

The Chair from Shipdham Parish Council gave a brief run down on what Shipdham has done so far in correspondence with Regner8 including visiting finalised sites to experience noise and activity. They are getting as much information as possible, making it available to the public and canvassing when possible. Online surveys showed majority supporting the solar farms, but it must be noted that only around 100 surveys were completed. In-person consultations leaned more towards the majority of the public being against the solar farms. She gave an introduction to Mr. Mark Aitken and the work he has been doing in aiding Parish Councils with their response to Solar Farm applications.

Mr. Aitken's focus is aiding Parish Councils in writing their own plans to put to these companies to make it more of a collaborative experience. He takes all the technical information and puts it in terms that the public can understand so they can feel they have an actual say in. It is vital to build a relationship with these companies and help them

understand the communities they want to build in so they can cater to the communities' needs as much as possible. DC L Turner said that at the end of the day, it is better to be focusing on what to do under the assumption that the planning applications will be approved rather than focusing on simply objecting.

What benefit will surrounding Parishes receive? Regener8 do have a community fund to give back to the community. There will be two funds depending on approval. Community Funds are not part of the contractual planning.

### **There are two outcomes to all these planning applications:**

**Gate 1:** Possibility of being plugged into the National Grid, no date given and majority of funding has to be self-raised.

**Gate 2:** Preferred sites – In April 2026, these sites will be given a definite date to plug in to the National Grid.

Much is unknown to the companies themselves, so they are not particularly focusing on community at the moment, which is why it is imperative for local input to happen now.

Finalised building will most likely not be until 2033-34 but building will be extensive with numbers estimated to be around 15 to 40 trucks per day coming in and out of surrounding Parishes. This will directly affect the public now.

Cllr. L Stiles said the one issue she has is the traffic concern. The projected traffic has been heavily underestimated and doesn't take into account current traffic that comes through the parishes already. She feels that Regener8 have not been entirely forthcoming with their information.

All local communities can do is advise that these large companies speak with one another to coordinate traffic. The companies have been given alternatives but quite often, transport questions can not be truly answered due to the nature of the plans being in flux. Enforcing traffic can be done by Breckland and Norfolk County Council, enacting Traffic Stop Orders if necessary. Due to the large nature of these companies, issues will be able to be dealt with quickly and effectively, but there will be issues on this large scale plan. Therefore, there needs to be a plan in place for any and everything that could go wrong. Small progress has been made in ensuring that allocated roads are agreed upon by both the Solar Farm company and Local Communities.

There was a discussion over the grading of the land and losing good farm land but the issue isn't with the farm land not being good, it is with there being a lack of farmers wanting to work the land. It is becoming financially unviable. There are many outcomes to how this land could wind up being used such as housing estates, wind farms, solar farms or industrial estates.

There was a discussion over the fire risk of these batteries and the anti-fire technology built into system. There is more risk of fire from the surrounding land during dry weather than from the batteries themselves. Any responses from the Parish Council can put in a plan to allocate water supplies for these sites.

Noise from completed sites will be very low. The concern is noise during building but responses can include provision for this. These sites will not be manned.

## What are the next few steps for Cranworth Parish Council?

Local villages need to have plans going forward for 20 years or so with specific goals on how they want their village to grow and present. Look at the plan and see who is closest to being affected by the plans. Look at the routes and specify which routes are unacceptable and how better routes can be used such a time limitations. Look at the green spaces and decide what green spaces to be put in. Finally, ensure that any plans that do end up going through, go through with the best mitigation for communities.

By September, Cranworth will be informed if The Airfield proposal will be Gate 1 or Gate 2. Nothing will actually happen up until that point. However, it is likely that High Grove, Drovers and Rengener8 will be granted Gate 2.

What Cranworth can do until then is make themselves well informed with Regener8's plans, think to the future and keep close communications with surrounding communities. Shipdham are happy to share information on their plans going forward and will maintain communication with Cranworth.

REFERENCE PROPOSAL	PL/2025/1008/HOU Installation of an electric car charger mounted to a timber post (planned to be 1.2m high x 200mm x 200mm)
APPLICANT LOCATION Cranworth	Mr. Matt Hugo Chase Farm Church Lane, Southburgh,

The Parish Council supports this application

REFERENCE PROPOSAL	PL/2025/1035/PAQ Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), (building operations reasonably necessary for the conversion) The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class Q - Proposed conversion of agricultural building to 1No one bedroom dwelling.
APPLICANT LOCATION	Mr. and Mrs. Eglington (S S Eglington & Son Ltd) Shepherds Barn, Estate Yard , Shipdham, IP25 7SA

Cllr. C and J Eglington left the room due to their predeclared interest. After a discussion including the fact that the Local Plan is desiring more dwellings, the Parish Council have no valid planning reason to object.

REFERENCE PROPOSAL	PL/2025/1080/FMIN Change of use of existing residential dwelling (Class C3) to mixed-use office space (Class E) and residential flat, including internal alterations,
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APPLICANT  
LOCATION

and formalisation of 14 parking spaces on existing hardstanding, in association with the operations of PACT Animal Sanctuary.  
Mr. Mimmo Di Giacomo (PACT)  
Pact at River Farm Woodrising Road,  
Woodrising, Cranworth, Thetford, Norfolk, NR9 4PH

This application does not affect the building footprint but could increase the traffic of the location. There are currently already 14 parking spaces so it's just a formalisation of them. The Parish Council supports this application.

**7. Future agenda items**

- Nothing at the time

**8. Dates of future meetings: September 1<sup>st</sup>, November 3<sup>rd</sup> 2025 at 7:30 pm**

Meeting closed at: 21:11