Minutes of the Meeting of Lessingham Parish Council held on Tuesday 6th October 2026 at 7.30pm at Lessingham Village Hall

Present: Peter Peruzzi, Chair
Helen Twining
Sue Allen
KT Brewster
Sara Burns, Parish Clerk

Also present: 14 members of the public

1. **Apologies for absence**
   Councillors James Holden, Gina Dunn and Sheridan James sent their apologies which were accepted, agreed by all. Cty Cllr Matthew Taylor also sent his apologies.

2. **Declaration of Interest for items on the agenda**
   None

3. **Planning**
   a. New Applications:

PF/26/1772
Land at Grid Reference 641339.00 328781.00 Sand Hills Eccles-on-sea Norfolk - Replace six existing static caravan pitches with cabins, for short-stay holiday use.

The planning agent in attendance, spoke on behalf of the site owner, giving an overview of the planning application submitted. Members of the public then asked questions and raised concerns.
The concerns raised are as below:

- The impact the construction of six new cabins will have on the surrounding wildlife, habitat and properties, both during construction and once construction is complete, with an increased volume of traffic due to more attractive holiday accommodation.
- The safety of the proposed fire exit routes within the flood evacuation plan due to the exit leading on to a single, unmade and sand filled track.
- An increase in traffic all year round, despite the current site operating 365 days of the year, with the proposed cabins being more appealing to visitors, the site may have an increased volume of traffic all year round opposed to currently being predominantly in the winter months.
- The proposed footprint and height of the replacement cabins, having a negative impact on the landscape views around the development site. This also leads onto concerns raised regarding privacy amongst the cabins.
- Inconsistency within the planning application causing concerns with the transparency and conflicts with the National Planning Policy Framework (NPPF)
- Boundary concerns were raised regarding the Byway Open to All Traffic 20 (BOAT20) with the two site maps in the planning application largely differing in the location of the BOAT20. It was noted, although this is not grounds for objecting the application, this is a cause for concern and would like to be looked into further.
- It was suggested a construction Management Plan (CMP) is submitted to address concerns regarding the surrounding environment, constrained access and the increase in volume of traffic during construction.

Two members of the public noted they support the application referencing the improvements made to the site would be welcomed. It was also noted their understanding of developing the site in terms of business improvements.

Following discussion and questions from members of the public, Lessingham Parish Council voted to object to planning application PF/26/1772, all agreed.

It was agreed the Clerk write a letter of objection and submit to North Norfolk District Council before the comment deadline of 10.10.2026. The letter of objection will be available on NNDC planning portal once published.

4. **Date of next meeting: Tuesday 10th November 2026 7.30pm at Lessingham Village Hall**

Meeting Closed at 8.30pm.

CHAIRMAN