

**Minutes of the Extraordinary Meeting of Lessingham Parish Council held on Tuesday 24<sup>th</sup>  
February 2026 at 7.30pm at Lessingham Village Hall**

**Present:** Peter Peruzzi, Chair  
James Holden, Vice Chair  
Sue Allen  
Helen Twining  
Georgina Dunn  
Sara Burns, Parish Clerk

**Also present: 2 members of the public**

**1. Apologies for absence**

Cty Cllr Richard Price and Dst Cllr Luke Pateson sent their apologies.

**2. Declaration of Interest for items on the agenda**

Cllr Sue Allen declared an interest in the planning application and did not partake in the meeting.

**3. Public Forum**

a. Public

Both members of the public spoke regarding the planning application below.

**4. Planning**

a. New Applications

PF/25/0039 - New Barn Cart Gap Road Happisburgh Norwich Norfolk NR12 0QL - Change of use of agricultural building to a multipurpose function room, four rooms of serviced accommodation, externally accessed showering facilities and outside water sports storage. External alterations including reinstatement of roof and gables, and insertion of windows

Following a lengthy discussion, the Parish Council, whilst having no objections to this application, wish to make various comments as below.

- That the renovation is in keeping and sympathetic with the surroundings.
- Would like to see adequate toilet facilities for the number of visitors and hub users.
- They hope the issue of a small single-track road for access has been addressed, in particular during the build of this hub the deliveries made by large HGVs to the site will not block the road. Particularly if RNLI volunteers need to use this road in an emergency. Furthermore, subsequent to completion of the hub the Parish Council have concerns about increased usage on this small single-track road and the ongoing maintenance.
- The Parish Council would like to ensure that highways are provided with sufficient information regarding the visibility of the entrance/exits of the hub as this is also a concern.
- Regarding conservation, the Parish council would like to see little or no disturbance to wildlife and nature during building work and subsequent increased footfall to the area.
- A significant concern that the number of visitors may more than double once this build is complete, and therefore potentially have a detrimental impact on the environment in the surrounding area, in particular in regard to litter, wildlife, fires, illegal camping in the dunes and sea defences.
- There is a concern about the amount of holiday lets in the area increasing.

- There is no indication of opening times for this hub on the planning application.
- The Parish Council wish to see any planting around the building to be selected from native and local species.

**5. Date of next meeting: Tuesday 10<sup>th</sup> March 2026 7.30pm at Lessingham Village Hall**

Meeting Closed at 9.15pm.

**CHAIRMAN**