



Long Stratton Town Council

Pavilion, Manor Road, Long Stratton, NR15 2XR

Chairman: Mr Kelly Lunness, Town Clerk: Mrs Becky Buck

Email: office@longstrattontowncouncil.gov.uk

Tel: 01508 530524

MINUTES OF THE PLANNING COMMITTEE MEETING

MONDAY 14th SEPTEMBER 2026 @ 5PM AT THE TOWN COUNCIL PAVILION

In attendance: Councillors Baker, Dickerson, Lansdell and Willis.
Town Clerk Becky Buck and Administrative Assistant Molly Hallett
6 Members of the Public

Councillor Lansdell was Chairman for this meeting.

1. Consider apologies for absence

Councillor Smith gave apologies of absence which were accepted by the Council.

2. Receive disclosures of interest and dispensations

There were no disclosures of interest or dispensations received.

3. Sign previous planning minutes from meetings held on 13th July 2026

The minutes of the meeting held on 13th July 2026 were approved by the committee and signed by the chairman.

4. [SAM2 Update](#)

The Council noted the SAM2 update.

5. To discuss and decide on planning applications received by 5:30pm on 13th July 2026

This application was moved forward due to interest from attending members of the public: 2026/1319 - The Resource Centre The Street Long Stratton Norfolk NR15 2XJ Change of use from Class E(a) & Sui Generis to Class E(d) indoor sport, E(f) nursery, E(g)(i) offices, F2(a) shop & F2(b) meeting place, and associated alterations.

The meeting was suspended at 17:12 to allow members of the public to speak.

Residents neighbouring the site of this application had concerns over noise pollution being worsened, light pollution, the hours of operation and the vague use of the building.

The meeting was reconvened at 17:35.

The Council object to this application with concerns over light pollution from solar panels and added noise pollution from air source heat pumps, which may affect the neighbouring properties. There are also concerns over the vague use case for this property, and all previous comments still stand.

This application was moved forward due to interest from attending members of the public: 2026/2244 - Garage Area Francis Road Long Stratton Norfolk Change of use of former garage site to a self-storage facility including the siting of 11 storage containers, security fencing, access gates, landscaping, lighting and associated works



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The Council support this application, though have concerns over light pollution affecting the adjoining residential properties and therefore would recommend the following conditions: Mitigation for light pollution with screening and a security light system, and a maximum of only 10 storage containers, rather than 11.

A member of the public stated that the land used to be Saffron owned and asked if this was still the case, as the land should be changed to an asset of community value and the local community consulted before a change of use. It is believed that it was sold privately and this is no longer the case for this piece of land.

2026/1895 - Wild Rose Farm Ipswich Road Long Stratton Norfolk NR15 2XA

Demolition of two poultry sheds and replacement with two new sheds; construction of additional new poultry shed; new access road to serve the wider farm site, together with associated landscaping and operational development.

The Council support this application.

2026/1952 - Novara The Street Long Stratton Norfolk NR15 2AH Proposed replacement door to the rear of the dwelling.

The Council support this application.

2026/1903 - Land West Of The A140 Norwich Road Long Stratton Norfolk First Reserved Matters application for vehicular access following outline approval of 2018/0112 (The outline submission included an Environmental Statement) [The outline planning application was an EIA application, accompanied by an ES].

This application has already been approved and was noted by the Council.

2025/2083 - Crow Green Farm (Wood Lane) Off Ipswich Road Long Stratton Norfolk NR15 2UZ Change of use of agricultural land to a secure self-storage facility with storage containers.

The Council object to this application with concerns over the impact on the setting of a nearby listed building and a narrow private access road. The Council suggest this application needs to include screening if it is to go ahead.

2026/1724 - Melrose Cottage The Street Long Stratton Norfolk NR15 2AH Installation of internal insulation, behind a stud wall, on selected external walls.

The Council support this application.

2026/2226 - Land West Of The A140 Norwich Road Long Stratton Norfolk Submission of Reserved Matters pursuant to outline planning permission ref. 2024/1245: access, appearance, scale, landscaping, layout, and levels: 76 no. dwellings, public open space, and associated works, Long Stratton West - Phase 2

The Council had no comments on this application.

2025/3957 - Proposal: Outline application (with all matters reserved except for vehicular access) for the construction of up to 103 dwellings together with new
Posted by Becky Buck on 8th September 2026 vehicular accesses, parking, public open space, play space, attenuation basins and enhanced landscaping Location: Land South Of Swan Lane Tharston Norfolk Applicant: c/o Agent - Ceres Property
Permission Additional / Amended information submitted to address previous concerns including:
• Illustrative Masterplan • Landscape and Open Space Parameter • Access and Movement Parameter • Technical Note on Transport •



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Updated sHRA to reflect revised land use areas • Technical Note on FRA / Drainage (including infiltration testing results)

The Council object to this application on the same grounds as the previous objection and also note multiple objections written by Tharston residents. The Council recommend refusal on this application.

2026/2400 - Location: Long Stratton Methodist Church Manor Road Long Stratton Norfolk NR15 2XS Proposal: 2 dwellings (semi-detached) which would be provided instead of an approved detached dwelling (approved under application ref: 2024/2401) Application Type: Full Planning Permission

The Council support this application.

6. To note previously submitted planning applications [Planning Register](#)

2026/2064 - Well House The Street Long Stratton Norfolk NR15 2XQ

T1 Holly - To fell to ground level

Decision: No objections 7 August 2026

This application was noted by the Council.

2026/2107 – 8 Hotson Close Long Stratton Norfolk NR15 2PS

G1 - Group of 5 x Ash trees situated in rear garden. To repollard to previous pollard points. Height before 8m, height after 6m. All crown will be removed, leaving a totem pole. This client has just had a very dangerous Ash tree removed from his garden and would like to maintain other trees to reduce any future risk. TPO covers half of the clients garden and I think that some of the trees are outside of the TPO, however have included all in the application.

Decision: Approval with Conditions (Delegated) 12 August 2026

This application was noted by the Council.

2025/3766 - Two Hoots Hall Lane Long Stratton Norfolk NR15 2RL

Formation of vehicular footway crossing. Works to include modification of footpath and provision of dropped kerb.

Decision: Refusal Mon 07 Sep 2026

This application was noted by the Council.

2026/1399 - Land East Of The A140 Ipswich Road Long Stratton Norfolk

Approval of reserved matters for access and layout following outline approval 2018/0111

Decision: Approval with Conditions Fri 11 Sep 2026

This application was noted by the Council.

7. To discuss and decide on the [Greater Norwich Local Plan](#)

The Council had no comments on the Greater Norwich Local Plan.

8. Items for next agenda

There were no items for the next agenda.

As there was no further business to discuss, the Chairman closed the meeting at 18:46.