

Belton with Browston Parish Council Meeting
CHAIR: DAVID MILLS VICE CHAIR: MICHAEL COX

**Minutes from the Parish Council meeting held on 2nd September 2025
At New Road Sport & Leisure Centre**

IN ATTENDANCE: D. Mills (Chair), M. Greenacre, K. Barber, N. Light, J. Minnis, S. Neal, K. Comer, J. Harrower, J. Riseborough, C. Gay, K. Ruddock (Parish Clerk) and ten members of the public.

The meeting commenced at 7.00pm

PUBLIC SECTION

- A member of the public was present at the meeting to ask if anything can be done about the fencing that has been installed around the grassed piece of land on Rosedale Gardens. Residents had not been consulted before the fencing was installed and since it has been two delivery vehicles have hit cars parked on the road, can the parish council ask NCC to review their decision?

It was agreed the parish clerk to contact the Highways Engineer about this matter.

- Members of the public were present at the meeting to voice concerns and raise objections to the Browston Hall planning applications. One member of the public stated an email had been sent to the clerk listing all the objections they had raised, the clerk confirmed she had circulated this all member prior to the meeting. The member of public stated they wanted to add an additional point concerning the reference to “the proposed installation of a mains sewer” within the application. The point being if the applications are approved, GYBC must add the condition to the application that the site must be connected to a mains sewer. Also can they be informed of the date of the Development Control meeting at GYBC when the applications will be considered.

With no further business the public section was closed and main meeting commenced at 7.14pm.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllrs Cox, Borough Cllr Carpenter, County Cllr Annison and Mr Philip Eke.

2. DECLARATIONS OF INTEREST

All Parish Councillors are Trustees of Belton Playing Field Charity.

Cllr Greenacre – Burgh Castle Parish Council and Belton Poorlands Charity.

Cllr Light – Agenda Item 6 - 06/25/0621/HH

3. MINUTES

Minutes from the meeting held on 01/07/25 had been circulated to all members prior to the meeting. To accept the minutes as a true and accurate record, proposed Cllr Riseborough, seconded Cllr Harrower. All in Favour.

4. MATTERS ARISING

There were no matters arising.

5. BOROUGH & COUNTY COUNCILLOR REPORTS

County Cllr Annison Report – Hopefully soon details should emerge of a possible safety scheme for Stepshort. This will hopefully improve footpath width at various pinch points. I am working with the Highways Engineer to bring about safety improvements at this location.

6. PLANNING

- **06/22/0110/F & 06/22/0249/LB Browston Hall, Browston Green, Browston**

Redevelopment of Browston Hall and eastern part of site to provide new leisure and hospitality facilities - indoor entertainment facility offering ten pin bowling, golf simulators, pool and snooker tables, cafe and extension for cafe storage and toilets, reception area and offices; spa and treatment facility; laundry and site storage; 50 luxury lodges with planting, roadways and parking. (Amended plans and documents and additional information received including revised drainage strategy)

- **06/22/0111/F Browston Hall, Browston Green, Browston**

Redevelopment of part of site for 32 no. holiday lodges together with associated drainage infrastructure, access, parking, landscaping and associated works. (Amended plans and documents and additional information received including revised drainage strategy)

It was agreed by all members to object to all three planning applications detailed above.

The proposals remain substantially unchanged from the earlier 2022 and 2024 applications and continue to present unacceptable risks to drainage, biodiversity, heritage assets, highways safety, and the character of the rural landscape. They are contrary to the National Planning Policy Framework (NPPF), the Great Yarmouth Local Plan, the Neighbourhood Plan, and remain unresolved in the face of multiple statutory consultee objections.

On these grounds, the Parish Council requests that the applications are refused outright. If the Local Planning Authority is minded not to refuse, then determination must be deferred until all technical, policy, and statutory conflicts are fully addressed.

Please note the comprehensive letter of objection is appended to and does form part of the minutes.

- **06/24/0319/F 1 Rosedale Gardens, Belton**

Sub-division of garden to form a residential plot and construction of detached 3 bedroom house and garage.

It was agreed by the majority to object to the application above due to the size of the plot being too small to site a new 3 bedroom dwelling. Object: 6, No Objections: 3, Abstain: 1. Carried.

- **06/25/0602/HH 2 Broom Gardens, Belton**

Single storey side and front extension

It was agreed to submit no objections subject to neighbours comments for the above application.

- **06/25/0603/VCF 23 Paddock Close, Belton**

Variation of Condition 2 (approved plans) to amend the design of pp 06/24/0882/HH (Single storey rear extension) - Proposed increase in the height of the approved flat roof (from 2450mm to 2700mm high).

It was agreed to submit no objections subject to neighbours comments for the above application.

- **06/25/0621/HH Tudor Lodge Browston Lane Browston**

Single storey rear extension

It was agreed to submit no objections subject to neighbours comments for the above application.

Comments submitted to GYBC prior to the meeting

- **06/25/0528/HH The Bungalow, Browston Lane, Browston**

Demolition of garage and rear extension, erection of two storey side extension to provide garage and accommodation above. Erection of two storey rear extension and front porch extension

It was agreed to submit no objections subject to neighbours comments for the above application.

- **06/25/0538/HH 19 Bramble Gardens, Belton**

Retrospective application for rear extension

It was agreed to submit no objections subject to neighbours comments for the above application.

Applications Approved:

06/25/0538/HH 19 Bramble Gardens Belton

Retrospective application for a rear extension

06/25/0430/TRE High House, Lound Road, Browston

Works to trees protected by Tree Preservation Order No.2 1998 - T1 & T2 (Beech) - Fell to ground level and replant

06/25/0399/HH 3 Amhurst Gardens, Belton

Single storey rear extension with flat roof and flat roof light

06/25/0295/HH 74 Fern Gardens, Belton

Removal of existing timber shed; Erection of brick single-width garage.

Applications Withdrawn:

06/25/0502/NMA Beech Farm barns, Beccles Road, Belton

Non-Material Amendment to pp 06/25/0196/F (Erection of a two-bay cart shed) - Proposal to change the siting and orientation of the cart shed.

06/25/0400/EU 19 Bramble Gardens, Belton

Application for a Certificate of Lawful Existing Use or Development - Seeking confirmation that the single storey sun room / conservatory built attached to the two-storey side extension is lawfully established.

Applications Finally Disposed Of

06/22/0944/F Garden Villas, Browston Lane, Browston

Proposed conversion of swimming pool building to 4 bed holiday let with own amenity space and parking

7. ADMINISTRATION & FINANCIAL MATTERS

August

	PAYEE/DETAIL	V.A.T	AMOUNT
DD	BT – broadband /tele	£18.88	£113.26
DD	Lloyds Bank Charges		£5.25
DD	SSE – Electric	£12.76	£268.04
DD	SSE - Gas	£8.43	£177.12
DD	Biffa Bin collection	£15.69	£94.13
DD	Microsoft 365 - June	£1.72	£10.32
DC	Morrisons – fuel for mower	£8.33	£50.01
BACS	Employment		£6674.86
BACS	Folkes – overspill car park maintenance	£1345.00	£8070.00
BACS	Nalc – website fee	£14.00	£84.00
BACS	D. Jose – refund of New Road returnable booking deposit		£25.00
BACS	K. Gipson – refund for New Road items £190.48, grass cutting £53.53	£41.12	£244.01
BACS	HMRC – vat due		£264.86
BACS	D. Skipper – refund for leaf blower & padlock	£14.95	£89.67
BACS	PKF – External Auditor	£84.00	£504.00

BACS	GY Services – removal and disposal of in built trampoline, back fill & seed hole	£84.02	£504.11
BACS	Siracusa – refund New Road deposit		£25.00
	Total	£1,633.95	£17,203.64

September

	PAYEE/DETAIL	V.A.T	AMOUNT
DD	BT – broadband /tele	£	£117.38
DD	Lloyds Bank Charges		£4.25
DD	SSE – Electric	£14.59	£306.32
DD	SSE - Gas	£6.45	£135.49
DD	Biffa Bin collection	£15.69	£94.13
DD	Microsoft 365	£1.72	£10.32
BACS	Employment		£5900.78
BACS	K. Gipson – refund New Rd items 42.41, grass cutting items 225.89	£39.89	£268.30
BACS	Ben Burgess – mower service	£171.46	£1028.79
BACS	Flameskill – Fire alarm & emergency lighting inspections	£43.60	£261.60
BACS	Flameskill – Fire extinguishers service and parts	£11.25	£67.50
	Total	£304.65	£8194.86

Income: £4226.32

Parties x7 £627

Belton Bowman £300

Craft Group £264

Stroke Group £120

Pilates £264

Up4fitness £110

Judo £418

Mini First Aid £33

Pilates Jan £242

Belton FC £248.32

Bohemian FC £1600

Allotments £150

	Council A/C
Lloyds Fixed Term Deposit	£40,000.00
Lloyds Instant Access Account	£25,000.00
Lloyds Current Account	£ 6,669.12
Total Bank Balance after payments	£71,669.12

To propose payment for the above sheets Cllr Mills, seconded Cllr Greenacre. All in Favour.

8. CONCLUSION OF EXTERNAL AUDIT

The Clerk reported the External Auditors report has now been received from Littlejohn LLP. The report states the information in sections 1 and 2 in the AGAR are in accordance with proper practices, and no other matters have come to their attention giving cause for concern that relevant legislation and regulatory practices have not been met. Therefore the 2025 external audit has now been finalised.

9. PARISH PARTNERSHIP SCHEME

It was agreed not to proceed with an a new application this year due to their being no funds available for a new project to the current time.

10. VILLAGE MAINTENANCE & HIGHWAY MATTERS

The Clerk reported she had received an email from a resident which included photos showing a number of vehicles that are continually being parked on the grass verge outside the bungalows on Berry Close and has asked if anything can be done to prevent them from being parked there in the future.

During some discussion it was agreed, as with previous complaints, to pass this matter onto the Highways Engineer for consideration. However it was noted that there are a number of roads in the village that have the same problem due to a lack of official parking spaces. It was therefore agreed to ask the Highways Engineer could they work with the Parish Council to potentially identify areas of land in the village that could be allocated for additional car parking provision.

11. NEW ROAD SPORT & LEISURE CENTRE

Mole pest control – New Road

Ace Mole Catching & Pest Control – Total removal for one job - £450

Darren Gregory - £120 for three visits (£40 per visit, however only 2 visits may be needed)

It was agreed by all members to accept the quotation from D. Gregory.

New Road - Gully

Thanks was given to Cllr Comer who provided the cover to make safe the broken gully in the New Road car park.

The Toilet block electrical faults

The Clerk reported a second quotation had been obtained to repair the hand dryer and panel heater in the toilet block which have not been reinstated as they require additional repairs.

JAW Electrical Contractors £401.20 plus vat

PNG £609.50 plus vat

It was agreed by all members to accept the quotation provided by JAW Electrical Contractors.

Floor Cleaner

It was agreed by all members to accept the quotation of £492.50 from CPS to replace the batteries.

12. VILLAGE FETE

Cllr Comer reported the Village Voice Magazine is looking to put on another fun day in August 2026 and would like to be able to use the New Road field.

As has been reported by the Chairman of the Village Voice Mr Myers, there is clearly an appetite for this event as the feedback from the last one was very positive. The field will allow us to expand the entertainment and stall facilities. We will be contacting various groups regarding car and motor cycle displays.

It was agreed by all members that the fun day could be held on the New Road field in August 2026, excluding the first weekend in August all remaining three Saturdays are all available for the event.

13. TIME & DATE OF NEXT MEETING

Tuesday 7th October, 7.00pm at New Road Sport & Leisure Centre

It was agreed for the Clerk to arrange the Council training to be held on a Tuesday evening in November.

With no further business the meeting was closed at 7.39pm.