

Minutes prepared by Annalisa Dovey (Clerk) _____ Date _____

Signed as a true and accurate record (Chair) _____ Date _____

DOCKING PARISH COUNCIL

PARISH COUNCIL MEETING MINUTES

Docking Ripper Hall

Monday 2nd March 2026 | 19:00

Present: Cllr David Wroth (DW) | Chair, Cllr Kevin Crompton (KC), Cllr Sandra Howard (SH), Cllr Angela Archdale (AA), Cllr Clive Hill (CH), Cllr David Harrison (DH), Cllr Kate Kilby (KK), Cllr Nicola Durrant (ND), Cllr Mark Latter (MLa)

Clerk / RFO Annalisa Dovey | Minutes

Members of public approx. 11.

1. Welcome by the Chair 19:00
2. Present and apologies: Council resolved to accept apologies from Cllr Josie Flower and Cllr Melanie Lewis. <i>Carried unananim.</i>
3. Declarations of Interest and requests for dispensations: Council resolved to recuse DH whilst voting on any action to do with Tett Turrets, but to grant a dispensation to remain in the room to be able to provide information as required. <i>Carried Unanim.</i>
4. Public session: Chair adjourned the meeting to receive public comments. Council heard the following. a. Bonfires: An allotment holder requested that bonfires be permitted in winter but not summer, rather than a full ban, due to the convenience of burning waste. b. Toad Watch: Richard Driver (read by DH) thanked council for the signs; and reported over 1,104 toads, frogs, and newts rescued in one week (vs 956 in six weeks last year) benefiting biodiversity, with mild weather causing explosive migration c. Freebridge: Parishoner noted that the council objection to the proposed Freebridge development was excellent, and expressed concern that the council appears to be considering a revote d. Speedwatch shared the first annual report on Speedwatch data, with Docking ranking among the top 10 worst speeders in the county, often placing first to third worst. The need for SAM data was reiterated. i. PC confirmed that data is incoming, awaiting funding for the upgrade. ii. Speedwatch confirmed willingness to collect data if this does not happen.
Governance
5. Minutes of Previous Meetings: to receive and approve a. Council received the minutes of the February 2026 meeting and resolved to accept them as true and accurate, subject to an amendment to include SH as present. <i>Carried unananim,</i> <i>Chair signs</i> b. Council resolved to approve confidential minutes from February 2026 as true and accurate <i>Carried unananim</i> <i>Chair signs</i> ACTION: Clerk to add amendment to signed minutes and resend to chair for the amendment to be signed
6. Matters Arising: any updates / information relevant to the minutes

Signed as a true and accurate record (Chair) _____ Date _____

- ACTION:** Clerk to email Hill about third flickering bollard on Heartwood Development

ACTION: Clerk to liaise with DH on Zoom / address for internal audit

9. Borough Councillor Report (Cllr Sam Sandell)

- ## 10. Projects & Working Groups

- Carried unanim.*

Carried unanim



ACTION: Clerk, AA & KK to return with final design for ORG sign and costings in April

Carried unanim.

- Carried unanim*

- b. Council resolved to respond with no objection to 26/00300/F: details: HOUSEHOLDER: Removal of Existing Conservatory. Erect new Two Storey Rear Extension. Internal Alterations. at Beach Retreat Station Road

Carried unanim,

- c. Council resolved to approve payment of the standard monthly **£6.00 service charge fee to unity bank.**

Carried unanim

12. Council reconsidered the response to the proposed Freebridge site.

- a. *Chair opened the meeting to hear from Freebridge & the public.*
- b. Freebridge explained
- i. the difference between a Rural Exception Site (RES) and Borough Exception site, noting that only a RES allows local priority whilst Borough wide would have no local priority
 - ii. Freebridge further noted a local need in Docking as per survey results and Borough data.
 - iii. Freebridge confirmed the current proposal is 21 homes with 16 being a Docking RES.
 - iv. Freebridge confirmed that a RES is 'in perpetuity'.
- c. Council noted that the RES is only an option if Docking PC supports it with a sense of being blackmailed into supporting an application that is not otherwise supported
- i. Borough note that it IS possible for Docking to object to the application and still request a RES / Local lettings policy.
- d. Council heard strong and passionate concerns about the proposed Freebridge development
- i. Council confirmed its stance of opposing the development had never changed, raising concerns over Freebridge processes that had mis-identified council support
 - ii. Council raised concerns over Freebridge misrepresenting council viewpoint
 - iii. Long standing empty Freebridge houses
 - iv. Lack of inspections on covenanted houses to make sure covenants are followed
 - v. Public comments on extremely poor Freebridge maintenance, resulting in unsuitable living conditions and Freebridge selling off houses rather than maintaining them
 - vi. Insufficient space in Docking schools for more family houses – with the development largely being family homes.
 - vii. Current development plan requires 11 more houses by 2040, and this development is well over
 1. Cllr Sam Sandell confirmed a new plan is incoming that doubles the requirement
 - a. Council noted that even at double requirement 21 Freebridge plus 5 sandy lane is still an excess.
 - viii. Council noted no water pressure and insufficient sewage facilities with Anglia water requesting no more development at least until 20230
 1. Council highlighted the unacceptably negative impact on the environment
 2. Council further noted the unacceptable detrimental effect to current residents living conditions.
 - ix. Council noted concerns over roads and parking, confirming that despite highways not objecting, the real lived experience is of road and parking chaos and insufficient infrastructure with safety beings severely impacted.

- x. Council challenged the view that there is a need for housing, citing the slow selling of shared ownership houses already and long-term empty properties.
- xi. Council noted poor and inaccurate communication from Freebridge.
- e. Council resolved that despite the local lettings policy being made partially contingent on support, it could not support a development with so much local opposition and concerning impact.

No change to resolution – unanim.

ACTION: clerk to write to Anglia water to confirm opposition to the scheme

ACTION: ask in the newsletter if there is parish support.

ACTION: when the application comes back for consideration

ACTION: When the Freebridge application comes back – make sure to note exactly that the Local lettings policy is supported but not the development itself

13. Village Sign: Council resolved to proceed with developing a project spec and obtaining costings for a Village Sign restoration project headed by SH and MLe. Picture attached.

Carried unanim.

- a. Full village sign restoration project spec and costings to be considered for approval after public consultation at MAY AGM.



ACTION: Clerk to place Village Sign in Newsletter for public to feedback at May AGM.

ACTION: KK to mock up a picture of village sign proposal.

ACTION: Mle & SH to develop project spec and costings.

Finance

14. End of Month Finance report: Eo Feb 2026

- a. Council noted balances £6,799.53 General: Unity Bank £2,877.22 Savings Account £48,130.85.
Total: £57,807.60
- b. Council received and resolved to accept reconciliation of accounts Eo Feb 2026

Carried unanim

Chair signed

c. Payments Report

- i. Council resolved to ratify payments made under Delegated Authority / DD

1405	DABACS26 0219KM	£456.00	£456.00	151/6	05/12/25	9796	K & M Lighting Ltd - 6 year statutory testing
1433	DD260225 NP	£176.64	£176.64	230/1	22/02/26	IN14961614	N Power - strettlight electricity 1 Jan 2026 to 31 Jan 2026 Invoice period: 1 Jan 2026 to 31 Jan 202
1437	DD260228 UTB	£6.00	£6.00	170	01/03/26	EoFeb26	Unity Bank - service charge EoFeb26

Carried unanim

ii. Council resolved ratification of payments made that were approved for payment at last month's meeting

Carried unananim

1422	BACS2026 0205KM	£33.43	£33.43	151/3	27/01/26	9790	K & M Lighting Ltd - Street Lighting Maintenance charges from 13th of January 2026 to the 12th of February 2026.
1424	BACS2026 0205MT	£1,000.00	£1,000.00		27/01/26	Nov 25 Dec 25	Matthew Todd - November & December village and green maint.
1425	BACS2026 0205ADLR	£14.00	£14.00	178	27/01/26		Annalisa Dovey - Clay pits title plans and register
1426	BACS2026 0205ADsm arty	£5.40	£5.40	140/2	27/01/26	jan26	Annalisa Dovey - Smarty Clerk phone contract january
1427	BACS2026 0205AD		£610.39		29/01/26	EoJan26	Annalisa Dovey - Clerking Services

iii. Council resolved to approve proposed upcoming spending for March 2026:

Carried unananim

No	Payment Reference	Gross	To pay Heading	Invoice date	Invoice no.	Details
1431	BACS	£33.43	£33.43 151/3	22/02/26	9850	K & M Lighting Ltd - 9850 streetlighting contract 13th of February 2026 to the 12th of March 2026.
1432			£628.51	22/02/26	EoFeb26	Annalisa Dovey - Clerking services
1436		£111.00	£111.00 250/1	22/02/26	30777	Suffolk Association of Local Councils - CILCA training (50% split with Burnham Market PC Introduction to CILCA 1 to 1 - 4 March £22.50 Unit One 12 February £35 Unit 2a 14 April & 2b 21 April £35 Delegate: Annalisa Dovey

Chair signed all.

15. PIIP & CIL

- a. Council resolved to complete PIIP for April meeting and then to review annually at May AGM.

Carried unananim

16. Planning | Delegated Planning Decisions: None to consider.

17. Planning Applications: Council received the following planning applications and resolved to respond as indicated.

- a. **SNN Ref 5784** | Change of Residential Property Address: From 2 Grange Cottages, Sandy Lane, to Birchwood, Sandy Lane – **No objection**

Carried unananim

- b. **26/00146/F:** HOUSEHOLDER: Roof replacement to create first floor extension, front porch extension & rear extension: Orchard Bungalow Fakenham Road– **NO objection**

Carried unananim

- c. **26/00252/LB:** Application for listed building consent for replacement of front window fitted in 2007 - not original at 2 Hare House Station **No objection**

Carried unananim

18. Planning Application Borough Decisions: Council noted the following KLWNBC planning decisions

- a. 25/01780/F Docking | Householder: Retrospective: Proposed single storey detached garage | Farm View | High Street | **Application Permitted** | 11 February 2026 | Delegated Decision
- b. 25/01981/F HOUSEHOLDER: Front extension to dwelling with external facade part rendered | Windy Ridge | Fakenham Road | **Application Permitted** | 6 February 2026 | Delegated Decision

19. Allotments

a. Council received a verbal report on the allotment inspection carried out by Mle, DH & DW noting that generally all is okay, but lots of rubbish (not all from the allotments and resolved to come up with a plan to clear it all up the one time. This would also clear the bonfire pile. <i>Carried unanim</i> b. Council resolved to approve the request for a shed and water butt. <i>Carried unanim</i> c. Council heard that Cllr Chenery has supported the community fund bid for security. d. Council heard a request for an incinerator and noted the earlier public comment in fires on the allotment. Council noted the convenience of fires but sadly confirmed that fires void insurance and resolved that fires may not be permitted in any format. <i>Carried unanim</i> Action – DW / DH to work with clerk to come up with plan to do 1 big allotment clear up to be approved at the April Meeting.
20. Tree Inspections: clerk noted inspection have been done and will request more information. ACTION: Clerk to ask Dan Yeomans Tree surgeon for a more comprehensive report.
21. Walnut tree Xmas lights: Thanks to KC. DH, DW, ND for removing the lights.
22. Bus Shelter Bid: Council heard that the funds have been approved and JF & Clerk are in progress with actioning the project.
23. Ponds: council confirmed responses for the pond survey noting support for ponds in the village. ACTION: clerk to respond to pond survey as agreed.
24. Tett Turrets: council received the new plans and noted that the bollards path was still included and should not be. a. Council further noted responses to earlier enquiries re. path, trees and survey b. remain outstanding ACTION: Clerk to respond to Hill with request to correct the plans.
25. Council resolved a 20-minute extension. <i>Carried unanim</i>
26. Great British Spring Clean: a. Council resolved to approve budget to book village hall and provide teas and coffees: max £75 <i>Carried unanim</i> b. Council resolved to approve Event Risk Assessment and associated actions <i>Carried unanim</i> c. Council resolved to approve DW collecting litter in truck and leaving at Flagpole for KLWNBC collection. <i>Carried unanim.</i> d. Council confirmed hi-vis vests available, and AA is a first aider. ACTION: Clerk to confirm hall booking to 1 p.m. and arrange teas and coffees with CH. ACTION: Clerk to confirm litter location with KLWNBC Cleanup.
27. Norfolk ALC AGM: council received invite and agreed to respond later. <i>Carried unanim.</i>
28. Training report: Council confirmed councillors attended training. a. Council noted most useful aspect was sharing ideas b. Council noted speeding is a common concern c. Council noted mingling training session is an idea for next year ACTION: Clerk to update Cllr training record
29. Pension: council resolved to agree the pension rates

<i>Carried unanim. Chair signed</i>	
30. Clerk Training update:	Clerk confirmed the CILCA has been started
31. Correspondence (corres). Parishoner alerted council to frequent fly tipping.	Concerns were raised that it was a cleaner from a holiday house as this has been seen. ACTION: Clerk to email local holiday house companies to request cleaners remove litter to the appropriate bins ACTION: clerk to include caution against fly tipping in newsletter.
32. Corres. Parishoner & Highways discussion about school parking	- Noted and council agreed with comments raised. ACTION. Add proposed signs to CIL project (AA & Clerk)
33. Agenda items	ACTION Clerk to include ORG phase 2, village sign, on the AGM agenda. ACTION: Clerk to invite local groups to AGM.
34. Meeting dates	a. Council confirmed next meeting date: Monday 13 th April 2026 to avoid Easter Bank Holiday (n.b. 11 th may – AGM, check calendar) b. County Cllr M Chenery proposed inviting Jason Moore from highways to a meeting to hear public and council concerns. (cc' Cllr MC) Carried unanim ACTION: confirm next meeting date with village hall and update website – 13 th April. ACTION: double check AGM date with village hall and update website ACTION: Invite Jason Moore & Highways to a meeting with public present and cc' Michael Chenery.
35. Private session:	Consider closed the meeting to the public under relevant legislation and standing orders.
36.	Council heard an update on legal matters and agreed Clerk to send out letters as suggested at the appropriate time. Carried unanim
37.	Meeting closed 21:20

