

Docking Parish Council Emergency Meeting Minutes

Location: The Pavilion, Docking Playing Field

Date: Wednesday 29 April 2026

Time: 18:30

Present: Chair | Cllr David Wroth (DW), Cllr Nicola Durrant (ND), Cllr Kevin Crompton (KC), Cllr Angela Archdale (AA), Cllr Josie Flower (JF), Cllr Clive Hill (CH), Cllr David Harrison (DH), Cllr Kate Kilby (KK), Cllr Melanie Lewis (MLe), Cllr Mark Latter (MLa)

Minutes | Clerk Annalisa Dovey

Members of the public: 15

1. Welcome: The Chair opened the meeting at 18:30

1.1. The Chair welcomed those present and confirmed that the meeting would consider Planning Application 25/01538/FM – Erection of 21 dwellings together with means of access, parking, landscaping, drainage and associated infrastructure at Land to the East of 20 Fakenham Road, Docking, Norfolk.

2. Apologies: Apologies were received from Cllr Sandra Howard and accepted by the Council.

3. Public Participation (Planning Application 25/01538/FM): The Chair closed the meeting to receive public comments. Public comments were as follows:

3.1. Pavement provision was considered inadequate, with limited provision on one side of the road, difficult crossing conditions at peak times, and concerns regarding high vehicle speeds.

3.2. Concerns were raised regarding works traffic and construction impacts. #

3.3. Concerns were raised regarding impacts on property values and disruption to local businesses.

3.4. Concerns were raised regarding the impact of ongoing development on village identity, character and cohesion.

3.5. Concerns were raised regarding cumulative development within the village and whether further growth is sustainable.

3.6. Concerns were raised regarding water supply capacity in relation to additional housing, with reference to localised pressure issues.

3.7. It was noted that water companies are statutorily and contractually obliged to provide water and sewerage services.

3.8. It was noted that Anglian Water had previously withdrawn an objection relating to earlier proposals.

3.9. A local housing needs survey was referenced as evidence of identified demand within Docking.

3.10. Anglian Water's position was noted, including reference to rolling average capacity assessment and operational responsibility for water pressure, with

concern that additional development may increase pressure on existing systems.

- 3.11.** Concerns were raised regarding school capacity, with reference to closures and lack of available places in surrounding settlements.
- 3.12.** Concerns were raised regarding GP and healthcare capacity, including waiting lists and limited appointment availability.
- 3.13.** Lack of public transport provision within the village was highlighted.
- 3.14.** Concerns were raised that the village is not a sustainable location for further development due to infrastructure constraints.
- 3.15.** Reference was made to outcomes of other local developments where anticipated local occupancy had not occurred.
- 3.16.** Anecdotal concerns were raised regarding potential future occupiers and antisocial behaviour.

ACTION: refer relevant matters to Standards Officer & Freebridgeregarding occupant behaviour

- 4.** The Chair reopened the meeting for Council consideration of the application:
Planning Application 25/01538/FM:
- 5. Planning Application 25/01538/FM:** Council confirmed its concerns relating to the planning application as follows:
 - 5.1. Water supply pressure and capacity.
 - 5.2. Sewerage capacity.
 - 5.3. Loss of village identity and cohesion.
 - 5.4. Adequacy of consultation and engagement.
 - 5.5. Sustainability of the site location.
 - 5.6. Transport limitations and reliance on private vehicles.
 - 5.7. Healthcare capacity and accessibility of services.
 - 5.8. Education capacity constraints.
 - 5.9. Presence of empty properties within existing housing stock.
 - 5.10. Concerns regarding housing condition standards, including heating provision.
 - 5.11. Proposed footpath provision (Woodgate Way) and limited benefit to existing residents.
 - 5.12. Consistency of statements regarding local allocation and consultation timing.
 - 5.13. Site suitability concerns including pavement condition, traffic speeds (up to 70mph), distance from services, and pedestrian safety routes.
 - 5.14. School parking capacity and associated safety concerns.
 - 5.15. Cumulative impact of multiple developments within the village.
 - 5.16. Housing needs survey methodology and independence.
 - 5.17. Approximately 140 dwellings have been delivered in the village over the past five years.

6. Council resolved to object to Planning Application 25/01538/FM.

Carried Unanim

7. Closure: The meeting closed.

ACTION: Clerk to write objection to Planning Application 25/01538/FM including policy concerns, other concerns and requests.

ACTION: Clerk to draft letter to raise occupier behaviour with Borough Standards Officer and Freebridge

ACTION: Clerk to draft letter to raise Freebridge concerns letter for approval at next meeting to be sent to with Freebridge MP, County Cllr and Borough Cllr.