

Topcroft Parish Council

To Members of the Council

You are hereby summoned by the Clerk to attend the next

ANNUAL PARISH COUNCIL MEETING

Topcroft's Sports Pavilion

Monday 18th May 2026

To be held after the Annual Parish Meeting starting at 7.30 pm

PUBLIC FORUM

A. Public Forum – for Members of the Public

Members of the public are very welcome to attend the meeting and raise issues.

B. To Receive Reports from the District and County Councillors

All reports are published on [TPC's Website](#)

AGENDA

1. To Appoint a Chair
2. To Appoint a Vice Chair
3. To Approve Apologies for Absence
4. Declaration of Interests and Consider Requests for Dispensation
5. To Approve the Minutes and Decisions from the Meeting held on 16th March 2026
6. Finance
 - a) To Approve the End of Year Accounts 2025-26
 - b) To Approve the Internal Auditor's Report for 2025-26
 - c) To Approve the Annual Audit Return Sections 1 & 2
 - d) To Consider a Certificate of Exemption from a Limited Assurance Review
 - e) To Appoint the Internal Auditor for 2026-27
 - f) To Receive the Financial & Budget Reports and Approve the Income & Expenditure
 - g) To Consider a Grit Bin Quotations
 - h) To Consider Insurance Quotations
 - i) Village Sign's Fencing Chains - update
7. Planning Applications and Decisions (*circulated as received*)

To review the listed Planning Applications and any additional Applications received after the Agenda is published.

Applications

 - a) **2026/0586** - [Link](#)
Location: Hill Farm Rectory Road Topcroft Norfolk NR35 2BT
Proposal: Installation of a ground source heat pump which requires changes to be made to the layout of existing single storey extension. Replacement of existing concrete pantile roof covering with clay pantiles. Removal of exterior door located in the kitchen.
Application Type: Listed Building Consent
[TPC Decision: Neutral](#) - Status: Pending

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b) 2025/0449 - [Link](#)

Proposal: Notification for a prior approval for change of use, partial demolition and cladding of existing agricultural buildings to create 3 no dwelling houses

Location: Low Farm Snakes Lane Topcroft Norfolk NR35 2BU

Application Type: Prior Notification - Agricultural to Residential

TPC Decision: [Approved with comments](#) - Status: Pending

Decisions

c) 2026/0355 - [Link](#)

Location: Low Farm Boarding Kennels Snakes Lane Topcroft Norfolk NR35 2BH

Proposal: Proposed portal framed building over existing kennel block and alterations to building A. Demolition to buildings C and E

Application Type: Full Planning Permission

TPC Decision: [Neutral](#) - Status: Approval with Conditions

d) 2026/0019 - [Link](#)

Location: Longwood House Denton Road Topcroft Norfolk NR35 2BA

Proposal: Erection of steel framed agricultural building

Received: Tue 06 Jan 2026 | Validated: Tue 06 Jan 2026 | Status: Unknown

TPC Decision: [Neutral](#)

Status: SNC determines that the proposal does not comply with the regulations and cannot be considered as permitted Development.

8. Village Issues

- a) Highways - Drains/Potholes/Gullies Issues
- b) Footpaths
- c) Litter Picking

9. To Note Correspondence Received

- a) Parish Footpath Audit
- b) East Pye Solar Farm – *update*
 - To Consider Registering an objection to East Pye Solar - [Link](#)

10. AOB (*For discussion only – the Council cannot make decisions on non-agenda items*)

- a) Website Statistics
- b) Hedge Planting - *update*
- c) Church Road Water Leak - *update*

11. To Receive Items for the next Agenda

12. To Note the Next Meeting Dates

- Monday 20th July 2026 - 7.30 pm
- Monday 21st September 2026 - 7.30 pm
- Monday 16th November 2026 - 7.30 pm

S. G. Chapman

Sally Chapman

Clerk to Topcroft Parish Council

Date: 13th May 2026