

Topcroft Parish Council

To Members of the Council

You are hereby summoned by the Clerk to attend the next

PARISH COUNCIL MEETING

Topcroft's Sports Pavilion

Monday 21st September 2026 - 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 County Councillor Karl Catchpole & District Councillor Martyn Hooton

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

AGENDA

1. To Approve Apologies for Absence
2. Declaration of Interests and Consider Requests for Dispensation
3. To Approve the Minutes and Decisions from the Meeting held on 20th July 2026
4. Finance
 - a) To Receive the Financial & Budget Reports and Approve the Income & Expenditure
 - b) To Note the Clerk's NALC Contract Salary Award from 1st April 2026
 - c) Norfolk County Council (NCC) Invitation to Bid for Parish Partnership Grant 2027/28
 - d) Grit Bin - update
5. Planning Applications and Decisions - *Click the application number to view.*
To review the listed Planning Applications and any additional Applications received after the Agenda is published.
 - a) The Greater Norwich Local Plan
[Call for Sites Report 2026](#) – one site in Topcroft put forward for housing

Applications

b) 2026/2368

Location: Barn South West Of Low Farm Snakes Lane Topcroft Norfolk NR35 2BH

Proposal: Erection of gym and equipment store to holiday-let

Application Type: Full Planning Permission

TPC Decision: [The Parish Council has Resolved a Neutral Decision on this application with no comments.](#) SNC Status: Pending Consideration

c) 2026/1821

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

Proposal: Discharge of Condition 3 (surface water drainage) of original planning reference 2026/0355 (Proposed portal framed building over existing kennel block and alterations to building A. Demolition to buildings C and E) dated 27.04.2026

Application Type: Approval of details reserved by condition

TPC Decision: [Approve with no conditions.](#) SNC Status: Approval with Conditions

d) 2025/0449

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

Location: Low Farm Snakes Lane Topcroft Norfolk NR35 2BU

Application Type: Prior Notification - Agricultural to Residential

TPC Decision: [Approved with Comments.](#) SNC Status: Pending Consideration

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Decisions

e) 2026/0725

Proposal: Erect a steel framed agricultural building used to temporarily store pig manure.

Location: Longwood House Denton Road Topcroft Norfolk NR35 2BA

TPC Decision: [Support without Comments](#). SNC Status: Approve with no conditions.

6. Village Issues

a) Highways - Drains/Potholes/Gullies Issues

- CityFibre Telegraph Poles – *update*

b) Footpaths

- Request for clarification of Topcroft's Footpath 3 & Footpath 5
- Group Walk of the Footpaths

c) Litter Picking

- Hempnall Parish Council Letter – *to be sent in autumn*

7. To Note Correspondence Received

a) East Pye Solar Farm – *update*

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

a) Church Road Ditch – *update*

9. To Receive Items for the next Agenda

a) Budget & Precept 2027-28

10. To Note the Next Meeting Dates

- Monday 16th November 2026 - 7.30 pm

S. G. Chapman

Sally Chapman

Clerk to Topcroft Parish Council

Date: 16th September 2026