

Great Ellingham Parish Council
Minutes of the Meeting of the Parish Council
held at the Recreation Centre on Wednesday 18 February 2026 at 7.30pm

Present: Cllr P Ewin (Chair), Cllr S Mellor (Vice-Chair), Cllr T Mellor, Cllr H Mellor, Cllr P Bonner, Cllr I McDonald, Cllr R Croft & Cllr A Broughton.

In attendance: Parish Clerk, Cllr Sarah Suggitt

Pursuant to Schedule 12a of the Local Government Act 1972 (as amended), the press and public be excluded from the meeting on the grounds that it involves the likely disclosure of exempt information under Paragraph 3 (information relating to the financial or business affairs of any particular person, including the authority itself) and Paragraph 5 (information subject to legal professional privilege)

1. **Chairman's Welcome** - The Chair welcomed everyone to the meeting.
2. **To receive apologies for absence** – none were received
3. **To discuss s106 Agreement** – The Chair tabled the proposed changes to the s106 Agreement relating to the Bowsfield Site on Hingham Road. The new proposed payment schedule is: £100k on signing s106 – a further £300k in 3 x £100k instalments on 20 dwelling occupied, 40 dwelling occupied and 60 dwellings, then £368k (+ indexation) less £400k already received on 80 dwellings.
Plus money diverted from footpaths (£33k @ 40%), NHS (£55k @ 40%) and library (£11.5k @ 25%) as they get triggered, (+ indexation) - £467,500 (+ indexation (£196,000 currently) to trigger points + £200,000 for village hall land = £864,000 (+ indexation to date).
Also discussed were the changes to the Head of Terms:
A deed of variation would be required to add the additional requirements for the Community Asset contribution (a minimum of £200,000 to be paid in stages aligning with the delivery of houses, to be agreed with the applicants and the Parish Council) and remove the area of land proposed for housing. It will also remove the requirements for the provision of 14 “retirement” units for the 55 and overs (as covered in planning application reference 3PL/2023/0877/VAR). Furthermore, the requirement of £33,000 for a footpath contribution will be removed and replaced with a requirement for the applicants/developers to deliver this footpath, the NHS contribution and libraries contributions will also be removed from the s106 agreement – the contributions for NHS, footpath and libraries will be used for the Community Asset, in addition to the £200,000 contribution already referenced. The footpath will be delivered by the developer, as already stated, the libraries contribution is considered better spent on the Community asset, where the village needs are greatest and the NHS contribution is not considered justified, this is further set out below. The developer has agreed this money can be spent on the Community Asset instead, this is a significant social consideration in terms of paragraph 11d and sustainability and significant weight has been attributed to this in the planning balance.
All councillors agreed to these proposals.
4. **To discuss CLEUD (LDC/2025/0001)** – Cllr Croft confirmed nothing had changed since the last report. 2 representatives from NCC attended a meeting with a Parish Council representative and 2 residents on the village. They confirmed there was no obligation on their part to consult, but there may be some irregularities to investigate.
5. **To confirm the date of the next meeting as Wednesday 18 March 2026 at the Recreation Centre commencing at 7.30pm.**

Meeting closed at 8.05pm