

## **Minutes of the Cley Neighbourhood Plan Meeting**

**Held at 6.00pm on Wednesday 21<sup>st</sup> January 2026 in**

**The Club Room at Cley Village Hall, the Fairstead**

**Attending:** Cllr Holliday, Cllr Richard Allen, Cllr Richard Deane, Russell Williams, Simon Read, Jane Platt, Michael Frampton and Parish Clerk Gemma Harrison.

0 members of the public were present.

### **1. Welcome and to consider apologies and reasons for absence.**

1.1 Apologies were received from Mel Kemp.

1.2 Russell introduced himself and stated he was happy to help out as a volunteer; his background enables him to give advice on planning matters and a steer if needed in the right direction.

1.3 Members present introduced themselves and stated the areas they hoped the Cley Neighbourhood Plan would tackle, these are;

- Environment, Heritage, Nature and Social areas.
- Dark Skies
- Retain the character of Cley.
- Create Cley specific policies to help protect and enhance Cley when responding to new planning applications.
- Help provide clearer rules for redevelopment of existing houses, especially when larger than the original footprint.
- To preserve the culture of the village.
- Parking and Transport.

## **2. The Process**

2.1 Russell outlined the process of getting a Neighbourhood Plan drafted and adopted. It was noted that Neighbourhood Plans may be more significant now due to the proposed Local Government Reorganisation.

2.2 It was noted that Neighbourhood Plans need to be positive.

2.3 Neighbourhood Plans need to be evidence led, the policies are derived from the evidence collected and voted upon by the community, therefore engagement is key to a successful plan.

## **3. Heritage**

3.1 A discussion took place on the importance of Heritage in Cley, in particular;

- The large Medieval Port which used to exist where Newgate Green is now.
- The associated historical architecture such as Dutch Gables and the Lokes.
- Flint work
- Scale is important with smaller houses being more in character.
- Businesses are important such as the pottery, smokehouse and The George pub.
- Cley Windmill
- Flint walls which may be medieval.
- Cobblestone pavements.

3.2 A discussion took place around transport and parking; it was recognized that the Coasthopper provides a vital service to the village. Often the large buses get stuck in the village due to poor parking. Parking is an ongoing problem.

3.3 A discussion took place around conservation, in particular around plastic windows. Some believed the benefits of energy efficiency outweighed the disadvantages of having them in the conservation area. It was noted many designs are made to look just like wooden windows, yet

it was felt by some that once you start allowing plastic windows it will soon become open to everyone.

#### **4. Natural Environment**

4.1 A discussion took place around Natural Environment and what could be included in the plan. The following ideas were discussed;

- Dark Skies
- Protection of green spaces (verges and Newgate Green currently being eroded).
- Marsh Land – withdrawing permitted development from agricultural buildings was discussed.
- Noise pollution – including polices in the plan to control or restrict noise pollution.
- Water pollution – to include policies to prevent pollution of the River Glaven and to encourage biodiversity.
- Birds – to include polices to encourage more bird populations into the area and protect existing wildlife.
- Coastline and Beach – to look at policies which protect swimmers to encourage year round swimming. Policies to look at protecting and enhancing the Coastal Path.
- Connectivity – to include polices to better link up areas of the village through walking and cycle routes.
- Views – to include polices to protect views such as those to Wiveton Church.

4.2 A discussion took place on how Cley could be divided up into areas/zones which would make analyzing characteristics easier. It also suggested residents living in the different zones could be approached to help the Committee define the character of each zone.

#### **5. Social**

5.1 Possible social policies were discussed, and the following areas were noted;

- Cley's unique community spirit
- More is needed for Children in the parish (approximately 35 children).

- More family friendly cycle routes.
- Community groups such as the Café should be recognised.
- Transport, such as the Coasthopper is critical for the village, bus stops are important.
- There is a need to improve physical links between all areas of the village, it was noted that some areas engage more than others.
- Supporting businesses.
- Supporting residents who work from home.
- Retaining what we have.

## **6. Date and Time of Next Meeting**

6.1 It was agreed to meet for an hour every 3-4 weeks.

6.2 It was agreed that a project plan needs to be drafted to better understand what lies ahead, Russell agreed to give this some thought.

6.3 The date and time of the next meeting is **Wednesday 25<sup>th</sup> February 2026 at 6pm** in the Club Room at Cley Village Hall.