

# WALPOLE PARISH COUNCIL

The Minutes of the Extra Ordinary Meeting of Walpole Parish Council held at the Community Centre, Summer Close, Walpole St Andrew on Thursday 8<sup>th</sup> January 2015 at 6.30pm.

Present – Chairman – Cllr Richard Blunt  
Councillors – Cllrs Andy Bliss, Rosa Blunt, Richard Cousins, Richard Green, Maureen Patrick, James Whitaker and Pat Wiseman  
Borough Councillor Tony Wright  
Emma Bateman - Clerk, Peter and Janet Luck – Website and Village Crier

## 18/15 Announcement by Chairman of Council

In the interests of openness and transparency, councillors and members of the public are reminded that the law permits any person to film, record, photograph or use social media in order to report on the proceedings of a meeting of the Parish Council or its committees when they are open to the public. This does not extend to live verbal commentary.

Filming and photography will only be permitted from the area designated. No flash photography or additional lighting should be used without prior consent.

Anyone wishing to report on the meeting should notify the Clerk or Chairman so that they can be afforded reasonable facilities.

People under the age of 18 or other members of the public not wishing to be filmed or photographed should notify the Clerk or Chairman and should sit in the area designated for this purpose.

Improper conduct or any disruptive behaviour could result in expulsion from the meeting.

## 19/15 Apologies

Apologies were received from Mary Ralph, Brown & Co.

## 20/15 Declarations of Interest

Richard Cousins declared an interest.

## 21/15 Items of urgent business

- A. Minuteman Press – to approve payment of £54 for photocopying of flyers for parish council meeting on 8<sup>th</sup> January, payment proposed by Cllr Cousins, seconded by Cllr Bliss. Agreed.
- B. Dong Energy – Dong Energy have taken over the off shore wind farm project from Centrica and will be exercising the option agreement for works across parish council allotment land. Cllr Whitaker proposed the acknowledgement slip be signed, seconded by Cllr Wiseman. Agreed. Councillors asked the Clerk to check all the contractual details of the Option agreement.

## 22/15 Sites Allocations and Development Management Policies Pre-Submission Document Consultation from the KLWNBC LDF – to discuss the Parish Council's response to the consultation

Cllr Richard Blunt advised that he and the Clerk had met with Mary Ralph (MR) on Wednesday 21<sup>st</sup> January to look at the sites in the village. MR will be able to advise and help the Parish Council on setting out the representation to KLWNBC. The Parish Council needs to decide on whether to challenge the proposals and offer an alternative strategy. Cllr Whitaker asked if an alternative strategy is viable or should the PC just object to the whole proposal. Cllr Richard Blunt advised that MR does not know if KLWNBC will move on their decision and it is the soundness of the document proposals that need to be challenged and soundness that alternatives have been investigated.

MR advised on Wednesday that there are inconsistencies in the document and out of date information included. There is no mention of the planning envelope being reduce and taking out at least plots with outline planning permission.

Councillors discussed the Brooks site on Chalk Rd, Cllr Rosa Blunt advised the PC to consider carefully what the residents will want (majority at last meeting were from Church Rd and would prefer an alternative site).

Cllr Whitaker advised that density was a major issue and to avoid development on both sides of the road.

Cllr Rosa Blunt advised that at least 80% of village/s have building on both sides of the road. PC should state it would like to preserve as many rural views as possible.

Cllr Richard Blunt stated visual impact statements in the document are inconsistent and no justification was given for the increase from 16 houses to 20. Cllr Whitaker asked where does the PC stand – does it want that many houses or less.

Cllr Richard Blunt – parish council needs to suggest a land bank, recent development in the villages has been more than normal and need to challenge why 16 has become 20. Look at alternative sites not in agricultural production (Church Rd is grade 1 and in use & against Govt policy to build on agricultural land). Walnut Rd is grade 2.

Councillors discussed alternative sites for Church Rd and it was suggested:

### Suggestion 1

Two plots on land behind Townsend Estate

Two plots on Mill Rd at Baileys garage site

Six plots on Chalk Rd – Brooks' site

Ten plots on Walnut Rd (existing KLWNBC preferred site)

## Suggestion 2

Five plots on land behind Townsend Estate

Five plots on Church Rd (lower density proposal for an existing preferred site)

Five plots on Chalk Rd – Brooks' site

Five plots on Walnut Rd (lower density proposal for an existing preferred site)

Councillors noted residents do not want development on Church Rd.

Councillors discussed the merits of the development sites, flood risks etc and discussed sizes of plots and houses and what is considered 'affordable'. Councillors discussed building lines, depth of plots to ensure off-road parking, Councillors were adamant that there should not be any On Road Parking. Street scene should be maintained and minimal visual impact. Discussion that plot may be sold off individually, not necessarily to one developer.

Councillors discussed the area at the top of West Drove north as a potential site.

Cllr Richard Blunt summarised that the proposal is to challenge to document as per the discussion and discussion notes on infrastructure issues, propose an alternative strategy for the site allocations. Cllr Richard Blunt will meet with MR and draft a response, mentioning other viable sites such as West Drove North, leaving the building line as it is now (no changes) to preserve existing outline planning permissions and will increase overall development numbers, PC to state clearly that it would like to see deep plots with off road parking and gardens. Also, to note that there are limited employment opportunities in the villages so transport and parking are issues for inclusion. Councillors agreed that this is the way forward.

Cllr Richard Blunt asked for a vote on which suggestions for development to take forward:

Suggestion 1 – 4 votes for

Suggestion 2 – 2 votes for and 1 abstention

Suggestion 1 is carried.

Cllr Richard Blunt and the Clerk will meet with MR in the next week.

23/15 Date and Time of Next Meeting – Thursday 12<sup>th</sup> February 2015 at 7.00pm in the Community Centre.

Meeting closed at 8.25pm.