

WALPOLE PARISH COUNCIL

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

Present – Chairman – Cllr Richard Blunt
Councillors – Cllrs Rosa Blunt, Richard Cousins, Richard Green, Maureen Patrick, James Whitaker and Pat Wiseman
Borough Councillor Tony Wright
Emma Bateman – Clerk, Janet & Peter Luck – Village Crier and Website
25 Members of the Public – Mrs K Argent, Mrs C Flint, Mr and Mrs Henderson, Mrs L Newman, Mr and Mrs Dorrington, Mrs A LaPenna, Mr and Mrs Finch, Mr F Ray, Mr D Smith, Mrs H Cockford, Mr L Watling, Mrs P Gibbons, Miss A Gibbons, Miss S Lyons, Mr S Dyer, Mr and Mrs Barrett, Mr and Mrs Foot, Mr A Bowen, Mr P Denton, Mr J Buckle, Mr A Mitchell.

01/15 Chairman's Notice and Announcement

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.

02/15 Apologies

Apologies were received and accepted from Cllr Andy Bliss and County Cllr Fred Agnew will not be attending any further parish council meetings as per email dated 11/11/14.

03/15 To suspend the meeting for a Sites Allocations and Development Management Policies (from the Local Development Framework) Consultation Public Participation with the residents from 6.30pm to 8pm.

- i. Welcome and introduction from the Chairman
Cllr Richard Blunt welcomed everyone to the meeting and explained that the meeting had an extended public participation session to give residents the opportunity to discuss their views on the proposals for specific sites for development within the parish with the parish council
- ii. Explanation of the Borough Council LDF preferred sites
Cllr Richard Blunt explained that there are two specific sites that have been identified and chosen by the Borough Council for allocation of the development of 20 houses (10 per site) one on Walnut Road (grade 2 farmland) and one on Church Road (grade 1 farmland), the planning boundaries have also changed. Cllr Whitaker has plotted all the current planning boundaries. The Borough Council will apply a ratio of 1 affordable house per 5 built.
- iii. Explanation of the response process
Response must be made to the Borough Council by 5pm on 23rd February 2015.
- iv. Questions from the floor

Gill Henderson, Church Rd – Asked that Walnut Road had been increased from 6 house to 10? Cllr Richard Blunt confirmed this was correct, the Borough Council has increased the allocation for the village from 16 houses to 20.

Gill Henderson, Church Rd question to Cllr T Wright – why has the Borough Council changed the allocation of affordable housing from 1:10 to 2:10. Cllr Wright will raise this question with the Borough Council.

Gill Henderson, Church Rd to Cllr T Wright – how much support did the Borough Councillor give to Walpole Parish Councils stance? Cllr T Wright advised that he had to vote in agreement with the BC but does fully support the concerns raised by Walpole PC. Cllr Whitaker concurred that Cllr Wright did make representations at the end of the BC council meeting in support of Walpole PC's views.

Cllr Whitaker explained that there must be a strategy for planning and parish must decide what they want so Parish Council can represent their views.

Cllr Richard Blunt stated parish council wants strategy to stay as it is as there is enough infill development to fulfil 20 new houses already.

Cllr Cousins stated that there is a great amount of affordable housing in the parish compared with other villages, some of which have better services.

Lynne Newman, Church Rd – who should be contacted about the change to the ratio of affordable housing. Cllr Richard Blunt advised that representations could be made through the LDF.

Cllr Richard Blunt stated that residents can challenge the document on the “soundness” of the proposal within it. The Parish Council would like to formulate an alternative strategy to the Borough Council’s proposed strategy for Sites Allocations and Development Management Policies in The Walpoles. The Parish Council will make a challenge and propose alternative sites. The two sites are quality agricultural land.

Cllr Patrick advised that the Parish Council also has to prove there is not sufficient infrastructure to support the development. Improvement is much needed for public transport, the school is oversubscribed.

Derek Henderson, Church Road – The Borough Council states that grade 1 agricultural land needs to be preserved and development needs to be direct to lower quality land.

Cllr Whitaker stated that the document shows planning envelope boundaries are to change and some plots with existing outline planning permission will be removed from the planning envelope.

Cllr Wright advised he will ask the Borough Council to respond to the Parish Council about this issue.

Cllr Richard Blunt advised that if the Planning Envelope was left as it was then there would be more potential sites for development.

Cllr Richard Cousins expressed concerns that 20 more houses would be an extra draw to the water and electricity mains as they are aging systems.

Cllr Richard Blunt advised that there is no guarantee for these proposed developments attracting improvements to the existing infrastructure.

Cllr Rosa Blunt asked the attendees to advise the parish council tell the parish council their suggestions.

Michael Foot, Folgate Lane – all the proposals are on agricultural land and there are non-agricultural sites that could provide potential development. Also, what is meant by “infrastructure”?

Councillors responded that the infrastructure term is used for transport – roads, pavements, public transport, water supply and sewers, electricity supply, broadband.

Cllr Richard Blunt advised that policies must be made for land bank/s to be in place so that a developer cannot pick just any site to develop and residents and parish council would have little say.

Wendy Foot, Folgate Lane – Is the objection to Walnut Road because the site is too small for 10 houses?

Cllr Richard Blunt advised that developers can put a lot of houses on a small area, and most likely leave a plot on the end of a development for infill at a later date.

Louise Watton, Marsh Road – Why can’t the development go on the non-preferred sites or even rejected sites which appear larger than the proposed sites?

Cllr Richard Blunt advised that there are only marginal reasons why the preferred sites have been chosen over other sites.

Michael Foot, Folgate Lane – why should other sites be preferred to the chosen ones?

Cllr Richard Blunt asked for the attendees to tell the council what development they want. He also advised that developers try to maximise space and do not provide sufficient off-road parking.

Wendy Foot, Folgate Lane – Sites such as Black Barn and Walnut Rd are developed on one side of the road and sites here would cause less anxiety, although there is some development on both sides of Walnut Rd.

Cllr Richard Blunt advised that pockets of small development would be preferable to streets-like development.

Anne Finch, Church Rd – moved into the village for its rural character. Development on these two sites does not indicate pavements will be constructed and the proposed developments will mean younger people with families, more parking and traffic and people will be forced to walk in the road, which could mean potential for accidents.

Steven Dyer – moved to village for ruralness and quietness and would prefer not to have dense housing development. The proposals for development are too dense.

Cllr Cousins advised that there is a great number of affordable homes in the parish.

Steven Dyer – has the Highway Agency been involved in the consultations. Cllr Whitaker advised that the response in the documents was that Walnut Rd was not acceptable as there are no pavements and Church Road was acceptable.

Cllr Cousins advised that Church Rd is not gritted in winter and services and school buses use this route.

Dale Smith, Church Rd – if the Parish Council employed a “Planning Expert” what would the PC want the proposals to be. Cllr Whitaker stated that the Parish Council wants to know what the residents want. Cllr Richard Blunt advised that the Parish Council has to make a response.

Lynn Newman – since developments at Cuttings Court, Wendals Herbs the village has reduced infrastructure – water pumps do not work and one pumping station has shut down completely as replacement is too expensive.

Mrs Baron, Wisbech Rd – how can the villages support the development without improvement to infrastructure?

Cllr Whitaker advised that the development will not happen quickly.

Cllr Whitaker asked the residents consider if they would like to accept the proposals in the document as they are, accept the principle that development has to happen and suggest alternative sites or do nothing.

Andrew Mitchell, Summer Close – Any development will have to be subject to consultation with statutory authorities and developer may have to make contribution toward making infrastructure up to standard.

Cllr Richard Blunt advised that the document is very broad and detail has not been addressed, even though a site has been proposed it may not be developed.

Andrew Mitchell, Summer Close – Developments may not be viable if huge sums of money have to be invested for utilities.

Steven Dyer – Ten houses per plot makes a big difference to the cost of infrastructure per unit.

Wendy Foot, Folgate Lane – Is the focus to accept development of smaller plots, not bigger plots with squashed in housing?

Cllr Rosa Blunt reminded the meeting that Wendals Herb site had been originally for six houses but grew to eleven houses. The Government has a density plan for houses per acre but this is based on an urban development not rural.

Andrew Mitchell, Summer Close – Any development has to go through the planning process and is subject to consultation and there is opportunity for either approval or refusal.

Cllr Richard Blunt reminded the meeting that the Parish Council is a consultee in the planning process and the Borough Council is the planning authority so all decisions are made by them.

Peter Denton, Church Rd – There is always going to be development and there will always be objections where ever it is. Sites should be found that cause the least objections.

John Buckle, Church Rd – There is a need to decide where parishioners want development as development will happen regardless.

There was a discussion about various alternative sites.

Peter Denton, Church Rd – is it possible to find sites that will not impact on anyone?

There was a discussion about how many plots will be removed from the current planning situation with the change to the planning envelope.

Suzanne Lyons, Church Rd – Can the parish council suggest alternative sites?

Cllr Richard Blunt advised that it is the best way to challenge the document by offering alternative sites for development. It was suggested that there is a site on Chalk Rd suitable for 6 plots (Brook's site).

Gill Henderson, Church Rd – there does not seem to be a lot of objection to the Walnut Road site. Cllr Richard Blunt advised that the future issue there may be the depth of the housing that may force on street parking but this site does appear to be the least objected to and is less obtrusive.

Suzanne Lyons, Church Rd – Will housing development being in keeping with existing?

Councillors advised that this is not known at present.

Steven Dyer – Could additional sites not alternatives be suggested to lessen the density?

Dale Smith, Church Road – Can the chairman ask for a show of hands who objects to Walnut Road site.

Cllr Richard Blunt asked for a show of hands who objects to Walnut Road site for 10 plots – there were two objectors, reason given were too dense, a smaller number of plots would be acceptable.

Cllr Richard Blunt asked for a show of hands who objects to Church Road site for 10 plots – 14 objectors. A second show of hand was asked for regarding any development on Church Rd site - 11 objectors showed their hands that they would prefer no development at all on Church Rd.

Cllr Richard Blunt suggested alternative sites of Chalk Rd (Brook's land), Mill Rd – Old Garage site and to keep Walnut Road preferred site.

Cllr Whitaker suggested a reduced quantity on the two preferred sites at Church Rd and Walnut Road and one other site.

Cllr Patrick stated that the infrastructure issues must be highlighted in the response.

Peter Denton, Church Rd – most of the attendees at the meeting are from Church Rd.

Suzanne Lyons, Church Rd – would prefer less dense development on Church Rd as it impacts on the whole road with extra traffic. Suggested that there could be two plots sited near to No1 Townsend Estate.

There was a general discussion about the way to proceed with a response to the Sites Allocations and Development Management Policies (from the Local Development Framework) Consultation. It was felt that help should be sought to make the response. Cllr Richard Blunt asked the residents if they would be happy for the parish council to employ professional help to a value of £1,500. The majority of the residents raised their hands in agreement.

This part of the meeting closed at 8.30pm. The Parish Council meeting re-opened at 8.35pm for the usual business of the Parish Council to be transacted.

04/15 LDF – to make arrangements for the Parish Council's response to the LDF Consultation 12th January to 23rd February 2015

1. Councillors agreed that there should be an extra ordinary parish council meeting on Thursday 22nd January to make consideration for the response to the consultation at 7pm in the Community Centre. Proposed by Cllr Green, seconded by Cllr Cousins. Agreed.
2. Councillors also agreed to contact Brown & Co in King's Lynn to employ professional help to draft the response to the consultation, proposed by Cllr Green, seconded by Cllr Cousins.
3. Councillors will discuss the comments from this meeting on 22nd January.

05/15 Minutes – to approve the minutes of the Ordinary Parish Council Meeting held on Thursday 13th December 2014. Cllr Green, seconded by Cllr Rosa Blunt, Agreed.

06/15 Declarations of Interest – to record declarations of interest from members on any item to be discussed
Cllr Partrick declared an interest in Finance 07/15 III i.

07/15 Matters Arising – to record matters dealt with arising from the last meeting
Matters arising are on the agenda.

08/15 Planning
A. Applications

15/00012/F - The Nursery, Marsh Road, Walpole St Andrew, extension to dwelling. Support.

B. Planning Breach

New house on Pyecroft Lane – the entrance drive is on Chalk Road, to be queried with planning enforcement.

07/15 Finance

- I. To consider any request for grants and donations if received
None received.
- II. To agree Parish Precept for 2015/16
Councillors all received a copy of the projected expenditure for 2015/16 and discussed the precept charge. There will be a council tax grant of £1,330. Councillors discussed and agreed a total precept of £17,800 (including the Council Tax Grant of £1,330 which will be a Precept Charge to the Parish of £16,470) proposed by Cllr Green, seconded by Cllr Cousins. Agreed.
- III. to approve payments
- | | | | | |
|------|---------------|----------------------------|--------|--------|
| i. | WPFRT | Hall Hire | 20.00 | 20.00 |
| ii. | K&M Lighting | Streetlight Maintenance | 48.31 | 57.97 |
| iii. | CGM Ltd | Grounds Maintenance | 52.00 | 62.40 |
| iv. | Mrs E Bateman | Clerks Salary and Expenses | 247.17 | 247.17 |
- IV. to record receipts
- | | | | | |
|-----|---------------|--|--------|--------|
| i. | Village Crier | | | |
| ii. | Advertising | | 108.00 | 108.00 |
- V. To view the books of Account
Cllr Whitaker looked at the books.

10/15 Correspondence – to receive items for information

1. Journal of Local Planning – will not be a quarterly publication, bulletins will be sent periodically and there will be a refund of £12.50.
2. PCSO Lee – Crime numbers 2 x theft from motor vehicles, 1 x assault.
3. Mrs E Hanslip – resignation from Parish Council. Councillors accepted the resignation.
4. Rural Housing Alliance – new guidance for affordable housing
5. Norfolk Link newsletter
6. Norfolk Constabulary - Match funding for PCSOs

11/15 To discuss the project for the Parish Partnership Scheme

Councillors discussed the suggestion of installing a Trod on Chalk Rd. It will cost a total of £14,000 and the parish council's contribution will be £7,000. Councillors agreed to go ahead with the application, proposed by Cllr Wiseman, seconded by Cllr Patrick. Residents in the locality will be consulted.

12/15 County and Borough Councillors Reports

Deferred to next meeting

13/15 To receive councillors reports of villagers' concerns

1. Councillors reported issues of dog fouling on the playing field. The Clerk will get some replacement notices as the current ones have faded.
2. The Chase – hedge needs cutting at the school by the old vehicular entrance gate.
3. Land at Walnut Road – still having rubbish dumped on it, has been reported to KLWNBC Environmental Health.

14/15 Highways - To receive reports of road and footpath faults.

1. West Drove North – big pothole by the traffic island at Walton Highway end.
2. West Drove North – big pothole by Faulkners Bridge.
3. West Drove North – can all the dips and holes be filled in similar to that on St Paul's Rd South/Walton Rd near Harps Hall Lane.
4. West Drove North – pot hole opp No20.
5. Market Lane – hedge and fencing o/s Victoria House obstructing visibility splay.

15/15 Streetlighting – to receive reports of faulty lighting columns

Street light o/s Manor House on The Chase not working – report to NCC

Streetlight 5b Springfield Rd not working – report to NCC.

Streetlight o/s 1 Chalk Rd not working – report to K&M.

16/15 To receive items for the next agenda

Dong Energy are having an exhibition on 12th February 2015 2pm to 7pm regarding the Race Bank Off Shore Wind Farm.

17/15 Date and Time of Next Meeting – Thursday 12th February 2015 at 7.00pm in the Community Centre.

Meeting closed at 9.40pm.