

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 31st March 2016 at 7.00pm.

Present – Chairman - Cllr Richard Broden
Councillors – Andy Bliss, Richard Blunt, Richard Green, David Lawty, Janet Luck, Lynne Newman and James Whitaker
Clerk - Emma Bateman
Irene Hunter – Press
Thirty-one members of the Public

70/16 To accept Apologies for Absence

Apologies were received and accepted from Cllr Linda Matthews.

71/16 Declarations of Interest in any items on the agenda and to consider any requests for dispensations.

1. Cllr Richard Blunt advised that he would give advice on planning policy for the planning applications where appropriate but will not vote.
2. Cllr Green advised that he will abstain from voting on Planning Application No16/00400/OM.

72/16 Planning Applications

16/00400/OM - Outline Major Application for Residential Development for up to 15 houses at land east of Pigeon Street, Walpole St Peter.

Cllr Broden advised there would be a period for public participation and invited speakers to declare their intention to speak. Two members of the public declared their intention to speak.

A member of the public spoke on behalf of several residents advised the meeting that there had been a petition with names objecting to the proposed planning application which had received 188 signatures in one week, this was not just from the locality but the wider parish as well. Concerns were expressed in objection to the planning application covering estate type development, change to the character of the locality, inappropriate for 2-storey dwellings in an area of predominantly bungalows, erroneous information in the planning statement, overlooking and overshadowing, scale would be unacceptable and give light and noise pollution, road safety issues, currently grade one productive agricultural use. A second member of the public added that there had been issues with road safety and raised concerns that this may set a precedent for further development on the adjoining agricultural land.

Cllr Broden then closed the public participation session and councillors discussed. Concerns were raised regarding the current productive agricultural use and development will remove this. Councillors advised that this was against National Planning Policy – the best and most versatile land will be protected from development and it should be sought to direct development to lower grade land. There were concerns that the application went against Core Strategies in the LDF. Concerns that the proposal is for an “estate type” development and the Parish Council has not supported rear-fill or estates, preferring ribbon style, road frontage development. Concerns were raised about the change to the form and character of the existing locality, flood risk and surface water drainage issues, overlooking of the existing dwellings, many of the public objections were also considered.

A vote was taken and there were 6 votes for objection and two abstentions. Vote carried to object.

16/00470/OM – Outline Application for Proposed Residential Development at land south west of No2 to No8 Springfield road and east of Wisbech Road, Walpole St Andrew. (18 dwellings)

Cllr Broden asked the meeting if anyone would like to speak from the public about this application and there was no person who wished to participate.

Councillors discussed and concerns were raised about lack of infrastructure, current grade one productive agricultural use, rear fill development “estate type” not ribbon style road frontage development, inaccuracies in the Design and Access Statement, cumulative effect on Emergency Services, road safety, flood risk and surface water drainage, extra traffic using poorly maintained roads.

A vote was taken, 7 votes to object, 1 abstention. Vote carried to object.

16/00449/O – Outline Application for Residential Development (market and affordable housing) at land between The Beeches and Homeleigh S of the lane, Market Lane, Walpole St Andrew. (7 dwellings)

Cllr Broden asked the meeting if anyone would like to speak from the public about this application and there was one person who declared an intention to speak.

The Agent spoke in favour of the application, expressing that the proposal is for mixed development, market houses and two affordable homes, acceptable infill and commented on the land bank shortage.

Councillors discussed the application, current grade one productive agricultural use, poor maintenance of roads, loss of visual amenity to existing properties and an urbanised street scene, flood risk and surface water drainage, concerns were raised about road safety and speeding, too many exits onto Market Lane, blind bend in the road and exit from Chalk Rd onto Wisbech Rd/Market Lane will become more hazardous.

A vote was taken, 7 votes to object, 1 abstention. Vote carried to object

73/16 Date and Time of Next Meeting – Annual Assembly Thursday 14th April 2016 at 7.00pm and this will be followed immediately by the Ordinary Parish Council meeting in the Community Centre, Summer Close, Walpole St Andrew, PE14 7JW.

Meeting closed at 8.30pm