



WALPOLE CROSS KEYS PARISH COUNCIL



Clerk: Mrs Caroline Boyden

Chair: Nick Dyble

walpolecrosskeyspc@gmail.com

07368 861696

MINUTES OF AN EXTRAORDINARY MEETING OF WALPOLE CROSS KEYS PARISH COUNCIL HELD ON THURSDAY 12TH OF AUGUST 2021 FROM 7.00PM AT JEPSON HALL

PRESENT: Cllr Nick Dyble (ND) Chair), Cllr T Roberts (TR), Cllr R Dyble (RD),
Cllr G. Coates (GC), Cllr G Roberts (GR), Cllr P Brown (PB), Cllr K Hughes (KH).

1. **Welcome** – a formal welcome was given by the Chair, Cllr N Dyble. This meeting is for the sole purpose of discussing 2 planning applications which require comments before the next Parish Council meeting in September.

2. APOLOGIES FOR ABSENCE

Cllr Hazel Dobson (HD), and Clerk, accepted and approved by the council.

3. Item: 2a: 21/01438/OM - OUTLINE SOME MATTERS RESERVED: Residential development of 19 dwellings at buildings SE of 21 Sutton Road, Walpole Cross Keys.

The document "Planning Statement Incorporating Design and Access Statement" along with a site plan was discussed at length. Focus points were:

1. Safety during the removal of asbestos building materials
2. Improvement of the drainage around the site.
3. Care of the wildlife now living on the derelict site.
4. Foot path, bus stops and pedestrian crossing.
5. Provision of the amenity area mentioned in the document.
6. Policies in the Neighbourhood Plan regarding ribbon development. No dwelling should be built behind another.

PROPOSAL: To support the application with 6 conditions (listed below).

Proposer: ND, Seconder: TR, All in favour.

The Parish Council supports the development in principle provided that the items below are implemented:

1. During the removal and disposal of the asbestos materials on site, a comprehensive monitoring scheme must be in place to ensure the safety of contractors and nearby residents.
2. The stretch of "dead end" drainage ditch to the west of the site must be linked to the IDB drain by creating a new ditch around the site. This will reinstate the original drainage scheme and solve flooding problems at nearby properties.
3. Owls and other wildlife are living on the site. A biodiversity plan must be put in place limit the impact.
4. The entrance to the site will create a cross roads with Sutton Rd and Low Rd creating a hazard for pedestrians. As mentioned in the previous application, a footpath is required from the site entrance to the bus stop on the south side of Sutton Road. Additionally, a pedestrian crossing is required to allow safe access to the north side bus stop.
5. The document mentions the provision of an "amenity area". The Parish Council would like to see detailed plans when available to allow for input and comment.
6. Even though the plan is a reserved matter at this stage, the policies within the Walpole Cross Keys Neighbourhood Plan do not allow for dwellings to be build "one behind the other". Policy 1c and policy 4.

4. Item; 2b: 21/00449/F - Completion and retention of extensions to farm shop to create walk-in freezer, kitchen extension, cafe/restaurant, outdoor play/seating area and revised associated parking layout at Samuels Family Farm Shop and Butchers, Market Lane Walpole St Andrew.

The statement from the architect to the planning officer was discussed. The addition of a covered seating area with one side open facing away from the neighbour will address noise concerns.

PROPOSAL: to support the application. The Parish Council asks if the owner of Samuels Farm shop would be willing to contribute towards the cost of implementing the speed limit along Market Lane.

Proposer: ND, Seconder: RD, All in favour.

DATE OF NEXT MEETING – Tuesday 21st September 2021 from 7.00pm at the Jepson Hall.

Meeting closed at 20:10

Page 2 of 2

Signature

Date