



**Minutes of the Extra Ordinary Meeting of Walton Parish Council held on  
Wednesday 7 August 2024 at 7.00pm at Walton Village Hall.**

**Present:** Cllrs David Aspland (Chairman), Richard Prudhoe (Vice Chairman), Edward Simpson, Stephen Sharp.

**Apologies:** Cllrs Mark Wake & Ed Kilby.

**In attendance:** Deborah Marshall (Clerk to the Parish Council)

**Guests:** Ward Cllrs Penny Stables and Norma Harrington.

Sixteen members of the public were in attendance.

<b>24.031</b>	<b>Apologies</b>
<b>i.</b>	<b>To receive apologies for absence</b>
	Apologies had been received from Cllrs Kilby and Wake.
<b>ii.</b>	<b>To approve any reasons for absence submitted for consideration</b>
	<b>Resolved:</b> That the apologies and reason for absence be accepted from Cllrs Kilby and Wake.
<b>24.032</b>	<b>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-17 of the Members' Code of Conduct. Also to declare any other significant interests which the Member wishes to declare in the public interest in accordance with paragraphs 18-20 of the Members' Code of Conduct.</b>
	None.
<b>24.033</b>	<b>Public Open Forum</b>
	<b>To receive any comments or feedback from members of the public concerning Planning Application 24/03505/FU for the extension of an existing dwelling and erection of 4 new dwellings at Walnut Farm, Main Street, Walton.</b>
	A display of the plans had been prepared for the public to view. Cllr Prudhoe provided a verbal overview of the plans and the changes made by the developer since their previous application. In line with the neighbourhood plan, the application now comprises 4 dwellings. Comments from the public were as follows: <ul style="list-style-type: none"> <li>- It appears that building waste is now accumulating on the site</li> <li>- The site is now unsightly and is contaminated by the recent fires</li> <li>- The Ward Councillors were asked what action is being taken regarding the developer's recent unauthorised demolition of the historical outbuildings and how any action might be affected if the planning application was to be approved.</li> <li>- The proposed houses are large, detached properties and will be unaffordable to young families. It was asked why the developer had not proposed a broader mix of housing.</li> <li>- The positioning of the houses is too close together.</li> <li>- The proposed houses appear to be large and of equal size to the existing Walnut Farm cottage. The new properties need to be smaller in size as not to dwarf the existing cottage or overwhelm the historic landscape.</li> <li>- The location the property on plot 1 will appear to overshadow the Walnut Farm cottage.</li> <li>- It was asked why a bat and wildlife survey had not yet been carried out. The Ward Councillors assured the public this would take place in due course.</li> <li>- It was questioned why such a large expanse of empty land had been retained at the southern end of the site and whether this would be retained as green space to fulfil the</li> </ul>

	<p>Biodiversity Net Gain requirements or whether it was the developer's intention to build on this at some point in the future. It was noted that there does not seem to be any access to this area on the plans.</p> <ul style="list-style-type: none"> <li>- One resident asked whether he could request that trees be planted on this land as part of the planning conditions.</li> </ul>
<b>24.034</b>	<b>Planning Application 24/03505/FU</b>
	<b>To consider the PC's response to the Planning Application 24/03505/FU for the extension of an existing dwelling and erection of 4 new dwellings at Walnut Farm, Main Street, Walton.</b>
	<p>The Parish Council recognises that the site has now been derelict for some time, is becoming a dumping ground for waste and is now an eyesore in the centre of the village. It was agreed that site does need to be developed with housing that is appropriate. The Parish Council feels that the protection of the heritage and character of the village is of vital importance and it very much supports the comments made by the LCC Conservation Team. As it the application stands, there are still some issues that need to be addressed as follows:</p> <ul style="list-style-type: none"> <li>- The scheme does not offer a broad enough mix of housing. All the properties are large detached homes which will be unaffordable to young families.</li> <li>- The historic nature of the site has not been respected. The footprints of previous and existing buildings should be used where possible. The historic toft-and-croft plan should be observed with the sight lines to the Church retained.</li> <li>- The Walnut Farm building and its proposed raised patio is positioned too close to the proposed dwelling on plot 1. The current relationship between spaces and buildings should be respected.</li> <li>- The PC is concerned about the green space that has been retained at the southern end of the site. Clarity is required as to whether this land is to be retained as a paddock or green space to deliver the required Biodiversity Net Gain, or whether it is land the developer hopes to further develop in due course. Detail of how the green space is to be managed is important and the PC would seek a covenant that the land could not be developed in the future.</li> <li>- The Parish Council would like to insist that the existing historic boundary wall be retained in its entirety.</li> </ul> <p>Cllr Aspland proposed that the PC object to the application with the above comments, seconded by Cllr Simpson. All in favour.</p>
	<b>RESOLVED:</b> That the Parish Council object to Planning Application 24/03505/FU and the above comments be submitted to LCC Planning.
	<b>With no further business the Chairman declared the meeting closed at 19:50</b>

Signed \_\_\_\_\_ Date \_\_\_\_\_