



Draft Minutes of the Extra Ordinary Meeting of Walton Parish Council held on Thursday 23 January 2025 at 7.00pm at Walton Village Hall.

Present: Cllrs Richard Prudhoe, Mark Wake & Ed Kilby.

Apologies: Cllrs David Aspland, Edward Simpson & Stephen Sharp.

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

Guests: None.

Five members of the public were in attendance.

24.079	Apologies
i.	To receive apologies for absence
	Apologies had been received from Cllrs Aspland, Simpson and Sharp.
ii.	To approve any reasons for absence submitted for consideration
	Resolved: That the apologies and reasons for absence be accepted.
24.080	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.
	None received.
24.081	Public Open Forum
	To receive any comments or feedback from members of the public on the Planning Application 24/07396/FU
	<p>Cllr Prudhoe opened the meeting as Chairman and provided an overview of the proposed changes to the application. The site layout and internal plans of the previous and current application were shown side by side for the benefit of the public. It was explained that the size of the building has been expanded significantly with the restaurant now holding 64 covers rather than 48 and an additional 4 toilets. The plans indicates that the overall floor space has increased by 46%. The applicants, who were present at the meeting, explained that there had been a change to the red line boundary and that the building has been moved further south. There is also additional landscaping.</p> <p>Residents in the village had been consulted on the original plans with 50/50 split for and against on the basis that the application was for a farm shop and convenience store with a small adjoining café. The changes to the conditions would allow the farm shop to have a sizeable restaurant which would attract visitors from outside the vicinity. No additional parking has been provided in the new plans. The increased size of the restaurant would likely demand a more frequent waste collection. The applicant confirmed that the opening hours would be 8-6 weekdays and 10-4 at weekends.</p>
24.082	Planning Application 24/07396/FU
	To consider the PC's response to the Planning Application Variation of Condition 2 (Approved Plans) to previously approved Planning Application 22/03015/FU (Erection of farm shop and

	<p>cafe with associated car parking and landscaping) to replace the Plans listed within the amended drawings due to proposed changes to farm shop, associated parking and landscaping.</p>
	<p>The Parish Council considered the revised application in accordance with its Neighbourhood Plan on which guidelines are given on the size and scale of prospective developments. These principles have been applied when assessing other recent planning applications, some of which the Parish Council have objected because their size and dominance in what is a small village with a high density of housing.</p> <p>Whilst the Parish Council were in support of the original proposal for a small farm shop and café, with only 175 residents in Walton, the Parish Council questioned what benefits a sizeable restaurant would bring for the local community. The applicant could not give any concrete comments that showed why the new proposal was a positive benefit to the village other than an increase in CIL payment. There are known issues with drainage in the village and this revised plan will exacerbate these issues. Furthermore, the additional number of restaurant covers will bring more traffic to the site which will put increased pressure on the road network and during peak serving times this may also force parking onto the roadside.</p> <p>The Parish Council queried why the revised application had been submitted as variation or removal of a condition on an existing planning permission under Section 73 (s73) of the Town and Country Planning Act when it was so substantially different to the original application. It was proposed that the LCC Planners be asked that the revised proposal be submitted as a new application. Cllr Wake proposed that the Parish Council object to the Change of Conditions and request that a new application to submitted. This was seconded by Cllr Prudhoe. Cllr Kilby abstained.</p>
	<p>Resolved: That the Parish Council objects to the Change of Conditions and request that a new application be submitted for 24/07396/FU Variation of Condition 2.</p>
	<p>With no further business the Chairman declared the meeting closed at 20:12</p>