

Re: 26/00877/OM Outline application with some matters reserved for proposed residential development at Applegate Nurseries Chalk Road Walpole St Peter



Planning Policy: <https://walpole-pc.gov.uk/documents/>

If a response is not received within the required timeframe and there is a difference of opinion between the Officer recommendation and that of the Parish Council, then the right for the application to be heard by the Planning Committee could be lost.

Walpole Parish Council has the following options for their decision-making process as set out below;

- **Parish Council Meetings.** Members of the public can attend the meeting and give their comments. A vote of the parish councillors will decide on the comments made to the planning portal.
- **Walpole Parish Council have given delegated authority to the Clerk to make decisions on planning applications in consultation with all parish councillors via email or telephone when an application comment date falls between meetings. NOTE THE DATE OF THE APPLICATION WAS 9.6.26 WITH COMMENTS BY 30.6.26 THEREFORE THIS DELEGATED AUTHORITY WAS USED. THE CLERK RECEIVED NO COMMENTS FROM MEMBERS OF THE PUBLIC BETWEEN THESE DATES.**

Members of the public are encouraged to make any comments directly on the planning portal but can also send comments to the Clerk. If a large contentious application is received and the comment date cannot be changed, an extraordinary meeting can be arranged, if requested.

The Planning Portal can be found at: <http://online.west-norfolk.gov.uk/online-applications/>

https://www.west-norfolk.gov.uk/downloads/download/15/public_access_user_guide

COMMENTS BY PARISH COUNCILLORS: 5 responses, 4 in favour, 1 against.

1. I know the site wasn't put in the Neighbourhood plan for building on BUT what other uses could the site be use for?

Visibility from the site is a lot better than trying to get out of Bustards Lane opposite.

It has a good combination of houses, detached, semi detached and a block of terrace .
WITH NO CHANGES ONCE PERMISSION HAS BEEN GRANTED.

Wouldn't want to see any extensions to site on other land later on.

We could ask about reducing the number if and when the actual planning application is made.

I feel that I have to SUPPORT this planning application .

2.

Dear All.

I'm supporting this application. The points above are valid. The supporting documentation is a heavy read but the applicant has outlined his position with the existing business on this land and has thought about how best to work this development into the existing structure and concerns of the village. As this is outline, it will take on board the Neighbourhood plan and the important issue of house size requirements.

The reasons for support are: The development will complement the existing new build character already existing along Chalk Road. It will utilize what could be in the future redundant Horticultural land. Environmentally the standards will be high in this 'green' world. The impact will be at an acceptable level with it being off a main thoroughfare of the village. Although there will be an increase in vehicle movements the gain in homes of a recognisable size as per the Neighbourhood Development Plan would be a plus for the village.

3. You can see clearly that some of the greenhouses are coming down for existing permission to build houses.

In looking ahead if not passed for planning could we be looking at a unusable/ derelict site overgrown etc.

I feel that I have to SUPPORT this planning application .

4. I can see no valid reason to reject this application.

I have concerns over the access but as it creates a crossroads maybe a mini roundabout would be appropriate.

5. I seem to remember that the original application was for 5 houses and we had concerns back then about traffic on that bend. **However, the application was passed.** I don't feel that this new application is in keeping with our Neighbourhood Plan and so I feel I have to object.

There are always the infrastructure concerns over Doctors, dentists and hospitals and transport.

This is an outline application and further comments and discussions will be held once the full application is available.