



Chair: Nick Dyble

Clerk: Gail Robinson

MINUTES OF THE EXTRA ORDINARY PARISH COUNCIL MEETING
HELD ON TUESDAY 24TH APRIL 2026 AT 19.00 AT JEPHSON HALL

Present:

Cllr N Dyble – Chair, Cllr G Coates, Cllr R Dyble, Cllr B White, Cllr G Roberts and
Cllr T Roberts

1 member of the public

G Robinson – Clerk

1. **Welcome**

Open Session for Parishioners Questions (3 minutes allowed per
speaker, up to a maximum of 15 minutes in total)

2. **To consider apologies for absence**

It was resolved to accept the apologies from Cllr S Dolby and Cllr A Sylvester

3. **To record Councillors' declarations of interest**

There were no declarations of interest.

4. **Planning Matters –**

To consider PC consultation comments on all new planning applications & decisions
received before the meeting, as attached and any others received after the agenda
has been issued:

a. Applications

26/00330/F - Demolition of existing agricultural barns and glasshouse, replaced
with residential development comprising 3 custom-build dwellings and 2 self-build
dwellings with associated private workshops which are annexed to the self
builds at Agricultural Buildings at Cross Keys Nursery Little Holme Road
Walpole Cross Keys Norfolk – deadline 25th April 2026.

After an in-depth discussion, Cllr N Dyble proposed that the application be
objected to with the following reasons:

Parish Councillors have received several comments from parishioners objecting to
the proposal. There are 13 detailed objections from nearby residents on the

BCKLWN planning portal.

The West Norfolk Local Plan does not allocate further development in Walpole Cross Keys.

Little Holme Road is a narrow lane approximately 3 metres wide. It is in a poor state of repair and it is, in parts, subsiding into the ditches alongside it. There are no footpaths. It exits onto Sutton Road (old A17) at a blind corner. The other end of the lane joins Station Road North which is of a similar width. There are "Unsuitable for HGV" signs at each end. The lane cannot support additional traffic from the proposed site.

The planning application states that the foul sewage will be disposed of in the mains sewer.

There is no mains sewer in the Parish. Surprisingly, the WLMA comments on the planning portal also mentions the nonexistent mains sewer. The ditch beside Little Holme Road at the site entrance is already contaminated with grey water.

There is no drainage plan for surface water or sewage.

Walpole Cross Keys Neighbourhood Plan

The proposed development does not comply with the following policies in the Walpole Cross Keys Neighbourhood Plan:

Policy 1:

Proposals for new residential development in the NP area will be approved where they score positively when assessed against the following criteria:

1a:

It is adjacent or well related to the existing pattern of development and within the boundaries shown on map 1 and explained further in Table 5.1. Note that the proposal is not within the development boundary in Map1.

1c:

It comprises a form of ribbon development close to the existing building line. Note in policy 1: Small scale first-home housing is encouraged, particularly in locations where necessary amenities can be met such as within safe walking distance to a bus stop. For the purposes of this policy small scale first-time housing is defined as developments of less than five in number of 1 and 2 bedroom dwellings.

Policy 4:

Schemes must: Comprise development that respects the pattern, form and character of development in the site's context and ribbon development close to the existing building line or otherwise be in keeping with the form and character of surrounding buildings and landscape; and ensure ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area; and be supported by an up to date housing needs assessment.

Policy 6:

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to): The development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation. Rates and volumes of surface water runoff being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes.

The Neighbourhood Plan update:

The policies above are carried forward to the new proposed and updated Neighbourhood Plan (now at independent examination part of the approval process).

Policy 1:

“Proposals for new residential development in the NDP will need to meet the following criteria:

- a) it is within or adjacent to the development boundaries shown on Figure 3 and explained further in Table 1; and
- b) it takes account of the “Development Considerations” set out under Table 1 and other relevant policies in the Neighbourhood Plan; and
- c) it comprises a form of infill between existing dwellings close to the existing building line. Infill Development is the development of a relatively small gap between existing buildings.**

Policy 5:

As appropriate to their scale, nature and location development proposals should be consistent with the Walpole Cross Keys Neighbourhood Plan Design Guidance and Codes in general.

- a) Any new development, except for incidental or ancillary uses, should have due regard to Design Code 1 and respect the historic linear settlement pattern and building layouts present in the parish.
- b) Except for incidental or ancillary uses buildings should be designed to front onto streets and ensure that streets or public spaces have good levels of natural surveillance from adjacent buildings.

Policy 7:

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This includes but is not limited to:

- a) the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation.
- b) rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes.

This was seconded by Cllr T Roberts and all Councillors agreed with the objection.

5. To note date of next meetings 26th May 2026 at Jephson Village Hall

- a. Annual Parish Assembly 7.00pm
- b. Annual Parish Council Meeting 7.00pm (following APA)