



WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED
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DRAFT – NOT YET CONFIRMED

MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 6.30 pm ON TUESDAY 12 NOVEMBER 2019.

- 488/19 Record of attendance and apologies**
In attendance: Cllrs Ratcliffe (Chair), Mrs Clark, Porter, Vawer, McElvogue and Fisher.
Apologies: None. All members present.
- 489/19 Declaration of interest in items on the agenda**
None.
- 490/19 Confirmation of Minutes**
The minutes of the Planning Committee meeting of 24 September 2019 were confirmed as being a true record of the business transacted.
- 491/19 Public questions (max 15 minutes)**
One member of the public was present. No questions were asked.
- 492/19 Updates of actions agreed at last meeting**
The meeting was updated on the actions agreed at the last meeting. As no response has yet been received from Southern Water to the letter sent (minute 393/19) it was further agreed that the Clerk would email the CEO.
- 493/19 85 and 85A bus route (agenda item 21)**
The Chair agreed to attend to this item at this point in the meeting as Mr Rod Hague, Chair of Oving Parish Council whose report was previously circulated, was present. Mr Hague detailed the potential costs of keeping a Saturday service running and providing one bus running services at peak times. He estimated that, if all parish and town councils on the routes were minded to raise the funds through their precepts, this would be an additional £12 pa for each household.
The meeting considered the cost, service demand, and that it would require all parishes on the route to contribute. It was agreed that in principle providing the bus service would be of benefit to some of the community. However, currently there is very little or no demand and that the potential cost to households could not be justified. The notion could be looked at in the future should the situation change and should be considered as part of Neighbourhood Plan reviews.
Cllr Ratcliffe thanked Mr Hague for coming to the meeting.
- 494/19 Planning applications**
1. Considered out of meeting.
None.
2. For consideration this meeting.
1. WA/97/19/PL. Mill Ball, Binsted Lane, Arundel. 1 replacement dwelling. Comment by 14 Nov 2019.
Resolved: No objection.

2. WA/99/19/CLP. St Marys Churchyard, Walberton. Application for a Lawful Development Certificate for a Proposed development - Concrete surface of existing path. Comment by 19 Dec 2019.

Resolved: Support.

3. WA/101/19/L. 5 Goodacres, Arundel Road, Fontwell. Listed building consent for the conversion of existing detached garage into ancillary annexe accommodation for a dependent relative. Comment by 21 Nov 2019.

Resolved: No objection on condition that the proposed accommodation is not sold in the future as a separate residence under Sec 52 or equivalent.

495/19

Planning decisions

The seven planning decisions made by ADC as per the agenda were noted.

496/19

Neighbouring Parish Applications and updates

No update to receive.

497/19

Highways and Traffic

1. Highways Working Group

Cllr Fisher updated the meeting on the chronology of A27 decisions and the current situation. Prior to the Parish meeting in the Pavilion on 3 October, Highways England issued a statement to the effect that all proposed A27 Arundel Bypass routes consulted upon were viable. Arun District Council has formally supported Magenta. Since then HWG members have undertaken public awareness maintenance and he thanked Mrs Claire Lewis and Cllr Rogers for their work on this.

At an HWG on 4 November it was agreed to send a letter to all parliamentary candidates and to decide our further actions plan. Several items were agreed, including sending a letter to all party candidates to give them information about the effects of the A27 bypass on our parish, and ask which route they would support. Current MP, Nick Herbert, Nick Herbert has announced he would not be standing for parliament in the General Election on 12 December.

Mrs Claire Lewis, who liaises with Linden Homes on the Tupper's Field development, has received a 25 page report from Ardent Consulting Engineers, commissioned by Linden, documenting the impacts and decision validity of the various proposed a27 Bypass routes. This has yet to be fully digested.

2. A27 consultation

1. Cllr Mrs Clark reported that the prospective Labour parliamentary candidate had met with Binsted residents today.

2. Cllr Mrs Clark is chasing up the Elected Representatives Forum for a full copy of the meeting minutes of 26 Sept.

3. The previously circulated proposed response to Nick Herbert was agreed. Cllr Mrs Clark will send.

4. To agree a communication to all Prospective Parliamentary Candidates – previously circulated. The Clerk to send on Monday.

5. Cllr Mrs Clark outlined the reasons why securing legal opinion should be considered.

Resolved: To approve, in principle, the securing of legal opinion as and when required.

498/19

Fontwell Meadows

1. Cllr Vawer updated the meeting that Barnham/Eastergate have had a meeting with ADC very similar WPC, with similar outcome. The site layout is currently being redesigned subsequent to the ADC meetings. The community building was discussed, and he has requested an update from Dandara on plans. The maintenance plan for the parish's land has been looked at. No initial additions to make. The source of funding for management once Dandara funds cease will be entirely for WPC. The original plans showed just 'grasscrete' for the two emergency access points; Dandara have since confirmed there will be removable bollards to deter inappropriate access.

The meeting agreed that the funding for land maintenance once Dandara funding ceases should feature in the Business Plan.

2. Cllr Vawer will put forward proposal for Terms of Reference for the Fontwell Green Working Group.

499/19

Lane's End

Arun District Council's decision is due on 6 December 2019. There is nothing for WPC to comment on at this time but the application documents should be checked prior to the Development Control meeting.

- 500/19 Developers liaison working group (Wates/Linden/Pegasus)**
Mrs Claire Lewis's report on Tupperts Field (Avisford Grange) was previously circulated. The first show house should be finished in the new year. A problem about mud on Yapton Road was brought to Linden's attention, as have reports of machinery and flashing lights left on overnight. She has spoken with the site manager about potential waste draining issues. Southern Water have still not responded to a request for specific details about how they intend to increase waste draining capacity.
- 501/19 Green Infrastructure Masterplan**
No report to receive.
- 502/19 Barnham, Eaastergate and Westergate Advisory Group**
The BEWAG meeting on 28 November 2019 was noted. Cllr Vawer will be attending. For future agendas this item will feature under Fontwell Meadows.
- 503/19 Southdowns National Park**
1. The SDNP Affordable Housing Supplementary Planning Document (SPD) Consultation was noted.
2. Cllr Ratcliffe had previously circulated his report on SDNP Parishes Workshop 23 Oct 2019'
- 504/19 Campaign for Rural England**
1. Receipt of the Arun District Group Autumn Up-date was noted.
2. Cllr Ratcliffe attended the Affordable Housing Seminar 9 November 2019 at Barnham Village Hall with Mr Peter Brown. It was mentioned that many eligible people in rural Parishes such as Walberton have not registered on the housing list, so are overlooked. Although it is a 'first come, first served' system, many eligible people from larger towns such as Bognor are reluctant to move away. As such, local people can move up the list considerably more quickly.
The meeting agreed that local residents should be encouraged through social media to apply for Affordable Housing.
- 505/19 Conservation areas**
Cllr Mrs Clark that the Neighbourhood Plan team is still chasing Martyn White with no response.
- 506/19 Town and Parish Council Proforma**
Cllr Mrs Clark reported that Kevin Owen said his report is likely to go to a meeting on 5 December 2019.
- 507/19 Neighbourhood Plan & Review**
1. Cllr Ratcliffe reported that a NP meeting was held yesterday. The Strategic Environment Assessment (SEA), Habitats (HRA) and site assessments are ongoing.
2. The successful applications for a Locality Grant of £1,725 and an Arun DC grant of £5,000 were noted. The meeting agreed in principle that the Arun DC be accepted by Full Council.
Resolved: To recommend to Full Council to sign the deed accepting Arun DC grant of £5000.
- 508/19 Village gates proposal**
1. A quote had been received from Langridge Scaffolding Ltd to install the village gates for £1850.00.
Resolved: To accept the quote.
2. The Clerk reported that the licence for the siting of the proposed village gateways in West Walberton Lane had been granted subject to WPC signature.
Resolved: Chair of Planning to sign the licence.
- 509/19 Correspondence**
Email from Alan Allision regarding a document prepared by the Woodland Trust; 'Planning for Ancient Woodland July 2019 was noted.
- 510/19 Quotes and payments**
The Clerk presented a draft payment list of four invoices for authorisation.
Resolved: To authorise payment of the invoices as per the draft payment list.

511/19

Any other business

1. Cllr Ratcliffe referred to an email from Southdowns National Park. Community grant window is open for the coming year inviting parishes to apply for funds for activities within the park. The closing date is in March next year.

512/19

Date of next meeting

To date of the next meeting was confirmed as 6.30pm 28 January 2020.

Signed
Chair

Date.....