



WALBERTON PARISH COUNCIL INCLUDING FONTWELL AND BINSTED

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ
Tel: 01243 554528
email: clerk@walbertonpc.org.uk
www.arun.gov.uk/walberton

MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 6.30pm ON TUESDAY 1 AUGUST 2017.

- 344/17 Record of attendance and apologies**
In attendance: Cllrs Camerer Cuss (Chair), Strickland, Mrs Clark, Mrs Lewis and Mrs English.
- Members of the Neighbourhood Plan Steering Group were present at the invitation of the meeting:
In attendance: Mr Peter Brown, Mr Bill Pethers.
Apologies: Cllr Mrs Clark offered apologies on behalf of NPSG members Mr Bill Langridge, Mrs Ann Cannings, Mr Peter Youatt, Cllr Rogers and Mr John Kilford.
- 345/17 Declaration of interest in items on the agenda**
None.
- 346/17 Confirmation of minutes**
The minutes of the Planning |Committee meeting of 13 July were confirmed as a true record of the business transacted.
- 347/17 Public questions**
No members of the public were present.
- 348/17 Neighbourhood Plan Steering Group**
Cllr Mrs Clark reported that the public meeting held on 28 July 2017 had 150 people in attendance. The presentations on planning issues by Cllr Camerer Cuss, Mr Peter Brown and Mr Peter Youatt well received. The meeting had met its prime objective of raising local public awareness of the complexity of planning issues.
- 349/17 Councillor resignation**
The resignation of Cllr Mrs Wallsgrove, Vice Chair, was noted.
Resolved: The Clerk to send Mrs Wallsgrove a letter of thanks.
Cllr Mrs Clark proposed Cllr Mrs Lewis as committee Vice Chair. Seconded by Cllr Camerer Cuss. Cllr Mrs Lewis agreed to accept the position.
Resolved: Cllr Mrs Lewis elected unanimously as Vice Chair.
- 350/17 Update on actions agreed at last meeting**

1. Minute 305/17 – Clerk. Planning comments recorded. The Clerk confirmed that the Barnfield House (WA/23/17/OUT) call in request had been made.
2. Minute 309/17 – Cllr Strickland. Draft comment in response to Ford Parish Council's submission of their Plan Proposal. See agenda item 13.
3. Minute 313/17(1) – Clerk. Email to Highways England re A27 Bypass consultation.
4. Minute 313/17(4) – Clerk. Additional HGV prohibition sign requested from WSCC. Letter sent to Farplants.

351/17

Planning applications

Statutory notices

1.WA/36/17/HH – Bramble Cottage, West Walberton Lane. Enlargement of 1 no dormer, addition of 1 velux rooflight on the southern elevation, the addition of 2 no dormer windows on the northern elevation & replacement windows & external doors - This application affects the character and appearance of Walberton Green Conservation Area. Comment by 17 August.

Resolved: Not to comment.

2. WA/38/17/PL – Walberton House, The Street, Walberton. Change of use of a store to a single dwelling with a porch extension & one additional window to north & west elevations & to east facing roof slope (Renewal of consent WA/6/14) This application affects the character and appearance of the Walberton Village conservation area

Resolved: To support.

3.WA/44/17/OUT- Tuppens Field. Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping& community facilities to include allotments, play space &community orchard. This application is a Departure from the Development Plan & may affect the character& appearance of the Walberton Village Conservation area. Comment by 10 August. To review and approve draft comment attached, accepting minor amendments.

Resolved: To object. Draft objection comment approved with amendments as agreed.

Non-statutory notices

1. WA/46/17/TC – 11 Maple Road, Walberton. Fell 1 No. Fig tree & 1 No. Magnolia tree within Walberton Village Conservation Area. Comment by 11 August.

Resolved: Not to comment.

2.WA/47/17/PL – 3,4 &7 Sussex Business Village, Lake Lane, Barnham. Variation of conditions 1 & 3 under WA/4/00 relating to the restrictions imposed to allow further use and development. Comment by 17 August.

Resolved: Not to object.

Additional

1. EG/46/17/OUT - Land north of Spode Cottage & West of Greenings & South of Fontwell Cottages Eastergate Lane, Eastergate. Outline application with some matters reserved for up to 30 No. dwellings & two vehicular access points. This application is a Departure from the Development Plan. Comment by 17 August. Although the application is in Eastergate parish, the entrances are on Eastergate Lane and Fontwell Avenue.

Resolved: To object on the grounds below. The Clerk to copy in Gary Sleet, Eastergate clerk:

1. Insufficient evidence on several matters, including highways, environment, drainage and LVR.
2. Contrary to Eastergate and Barnham neighbourhood plans.
3. Unsatisfactory entry into and exit from A29 Fontwell Avenue.
4. Increased through-traffic using Walberton village.
5. Increased flood risk.

- 352/17** **Planning decisions**
Planning decisions relating to WA/29/17/RES – Progress Garage, Yapton Lane, Walberton, and WA/30/17/L – Manor Lodge, The Street, Walberton, were noted.
- 353/17** **Woodfield Farm, Wandleys Lane**
No update to receive.
- 354/17** **Welbeck site (Old Dairy)**
Cllr Mrs Clark reported that no application has yet been submitted and, until one is, the council is not in a position to comment.
- 355/17** **Tuppers Field**
Correspondence from Michael Eastham (ADC) regarding Sec 106 contributions and the deadline date for submission was noted. Cllr Mrs Clark gave an overview of the situation and suggestions for what contributions should be considered. She will prepare a short paper for approval by members prior to submission by the Clerk.
- 356/17** **Ford Neighbourhood Plan Consultation**
1. An update was received from Cllr Strickland.
2. A joint draft parish council and neighbourhood response was reviewed. The closing date for comments is 4 August 2017, not 2 August as previously stated.
Resolved: To agree the draft response, which will be submitted by the Clerk.
- 357/17** **Fairmead Farm – Binsted**
No update available.
- 358/17** **Neighbourhood Plan review**
Cllr Camerer Cuss reported that NP is due to be reviewed. As changes in the rules are likely to apply, he suggested that work is started as soon as possible. It might be appropriate for the Clerk to open paperwork with ADC for the area to be designated as a Statutory Body.
- 359/17** **Highways**
Cllr Camerer Cuss reported that the next JWAAC Highways & Transport Subcommittee meeting is on 17 October. The agenda shows that road featured for discussion are in the Felpham and Bognor area.
Cllr Mrs Clark reported that she had reminded people attending the public meeting on 28 July to report potholes in West Walberton Lane to WSCC, and HGV's driving through Walberton village to Op Crackdown.
- 360/17** **Fontwell cycle path**
Cllr Mrs English referred to the recent letter received from WSCC, and recommended that the council should not be seen to be opposed it.
Resolved: Not to oppose the proposed cycle path in Arundel Road, Fontwell.
- 361/17** **South Downs National Park**
No update to receive. Cllr Camerer Cuss said that he would attend the next committee meeting.
- 362/17** **Cluster Liaison Planning**
Cllr Camerer Cuss had nothing to report.
- 363/17** **Conservation issues**
No issues raised.

364/17

Barnham Trojans goal store

The Clerk updated the meeting that Barnham Trojans football club wished to replace the old Red Cross hut with a wired compound for their goal store. The council had understood that the hut was to be replaced by something similar, but the club had not submitted any proposals for consideration.

Resolved: Not to permit the erection of a wired compound as a goal store on the old Red Cross hut site nor elsewhere on the playing field. The Clerk to ask Barnham Trojans to submit a proper proposal for consideration.

365/17

Correspondence

The Clerk reported that he had received two emails relating to the Landspeed housing survey.

1. Mr Clive Butler asked for confirmation that the council supported the survey and that there was no hidden agenda to use the results to support a perceived need for further housing in the village.

2. Mr Madeley asked if the council supported the survey.

The council had consulted with ADC on the survey and supported it as the results would assist in the review of the Neighbourhood Plan. Further comment will be reserved for an agenda item at the next meeting.

366/17

Any other business

1. Cllr Mrs Clark said that the Landspeed housing survey forms will be opened for verification at 6pm before the next meeting.

2. Cllr Camerer Cuss said that Sue Leeson & client would be invited to the next meeting to present proposals for Sunny Corner.

367/17

Date of next meeting

Thursday 24 August 2017. The following meeting will be on Tuesday 12 September 2017.

Signed.....
Chair

Date.....