



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE
PAVILION AT 6.00 pm ON TUESDAY 9 JULY 2019.**

- 294/19 Record of attendance and apologies**
In attendance: Cllrs Vawer (Chair), Mrs Clark and Porter.
A. Pepler - clerk
Apologies; Apologies were received from Cllrs Ratcliffe and McElvogue.
Absent – Cllr Fisher.
- 295/19 Declaration of interest in items on the agenda**
Cllr Vawer declared a professional interest in planning application WA/61/19/PD.
- 296/19 Confirmation of Minutes**
The minutes of the Planning Committee meeting of 28 May 2019 were confirmed as a true record of the business transacted.
- 297/19 Public questions (max 15 minutes)**
Four members of the public were present. Two questions on items on the agenda were asked.
Question re item 12. What was the outcome of the meeting with prospective developers regarding Pigeon House Farm?
Question re item 18. What was the outcome of Welbeck's request for a meeting with the Neighbourhood Plan Group?
Cllr Mrs Clark replied that these questions would be addressed when she updates the meeting on both items.
- 298/19 Updates of actions agreed at last meeting**
The meeting was updated on actions agreed at the last meeting as per the agenda.
- 299/19 Planning applications**
1. Considered out of meeting.
1. WA/46/19/HH. 14 Barnfield Cottages, Arundel Road, Fontwell. Single storey side extension and bay window to front elevation. Comment by 4 July 2019. Resolved: Confirmed No objection.
2. WA/44/19/PL. Walberton Baptist Church, The Street, Walberton. Temporary permission (maximum 12 months) for a single storey timber framed WC & lobby extension. This application affects the character & appearance of the Walberton Village Conservation Area. Comment by 4 July 2019. Resolved: Confirmed Objection.
3. WA/49/19/HH. Southwood Lodge, West Walberton Lane, Walberton. Replacement of two flat roofs with pitched roofs and cladding to the upper elevations including juliette balcony to north elevation. Comment by 4 July 2019. Resolved: Confirmed No objection.
2. For consideration this meeting.
1. WA/6/19/CLP. Farplants Sales Ltd, Lake Lane Barnham. Lawful development certificate for a proposed Anti-Vandal Open Plan unit. Comments by 18 July 2019.
Resolved: Support - accords with Walberton Neighbourhood Plan policy CL1.

2. WA/48/19/RES. Land to the east of Fontwell Avenue, Fontwell. Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate. Comment by 18 July 2019.

Resolved: No objection.

3. WA/53/19/HH. Berberis, London Road, Fontwell. To replace overhanging tatty hedge with wooden fence and driveway gate. Comments by 18 July 2019.

Resolved: Objection on the grounds that a wooden fence to visually impactive. Hedge retention would be less visually impactive, more in keeping with the area and more environmentally friendly. The proposed gate is acceptable.

4. WA/58/19/TC. 4 Parsons Walk, Walberton. Fell 1 conifer tree, prune 1 Norway Maple by 1.5m to previous points and prune 1 Silver Birch by 2m to previous points within the Walberton Village conservation area. Comments by 2 August 2019.

Resolved: No objection.

5. WA/60/19/A. Land east of Tye Lane, Walberton (Tuppers Field). Retrospective erection of 8 flags and 3 sign boards for a temporary period during construction of up to 3 years. Comments by 18 July 2019.

Resolved: Objection on the grounds that the flags and boarding overlooking the playing field changes its character and abut on to the Village Conservation Area.

6. WA/61/19/PD. Stoney Brook Farm, Eastergate Lane, Walberton. Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 dwelling (Class C3).

Resolved: Objection. Full details to be agreed electronically.

EXTRA – NOT ON PUBLISHED AGENDA.

7. WA/57/19/PL. Black Horse Inn, Binsted Lane, Binsted. Single storey rear extension and HVAC unit. This application may affect the setting of a Listed Building. Comment by 8 August 2019.

Resolved: Support - accords with Walberton Neighbourhood Plan policy CL1.

8. WA/63/19/PL. Land south of Arundel Road, Walberton. Erection of 8 dwellings with garaging and visitor parking, with a new access from Arundel Road; provision of hard and soft landscaping and open space; foul and surface water drainage systems; and other works. This application is a departure from the Development Plan. Comments by 8 August 2019.

Resolved: No objection. Site to be potentially included in Walberton Neighbourhood Plan review.

3. Development control.

Receipt of Notification of a Development Control Committee Meeting at 2.30 pm on the 10th July 2019 relating to application WA/75/18/OUT on land to the rear of 7 The Meadows, Walberton, was noted.

300/19

Planning decisions

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

301/19

Neighbouring Parish Applications and updates

Cllr Mrs Clark reported that the two crematoria applications in Climping are still pending and that the concrete crushing plant in Burndell Road, Yapton, has been approved.

302/19

Lane's End

No report to receive.

303/19

Highways and Traffic

1. Highways Working Group

1. Cllr Mrs Clark updated the meeting on behalf of Cllr Rogers. The Highways Working group has not met yet and suggested:

* Confirmation of WPC councillors and members of the public who are to be members of the group;

*To confirm a chairperson;

*To confirm the date of the first meeting.

So far in this council himself and Cllr Mrs Clark have attended the latest meeting of the Elected Representatives' Forum and notes have been distributed. Two members of the public have continued a sustained, in depth and resourceful pursuit of all the information that is and has been available, and have written to Highways England and the chair of the ERF with various queries in the interest of fair and accurate information and suggestions as to how the WPC should proceed. These have been circulated to parish council members.

Agreed: The Clerk to invite one of those committee members not present to join the Group.

2. A letter sent to Ms Sandra Fryer, Independent Chair, Elected Representatives Forum, on 6 June 2019 was noted.

2. A27 – to receive an update.

1. Cllr Mrs Clark updated the meeting that consultation is still going ahead late August. Information distributed so far has been minimal. There should be no preconceived ideas and it should be treated as a new consultation. The Ford Road link, which is considered essential by all stakeholders, is not included in the consultation.

2. The minutes of the A27 Arundel Bypass Elected Representatives' Forum of 12 June 2019 was noted.

3. Mr Edmund Camerer Cuss's feedback and representation comments on the documents and minutes from the above was noted.

3. A proposal by West Walberton Lane Safety Project to install Village Gateway signs was considered. A discussion took place on the proposed design and costs.

Resolved: To approve the plan.

Resolved: To approve a budget of £1999 for the work.

Cllr Vawer thanked the Safety Project Team for their submission.

4. A response to WSSC refusal of 20 mph speed limit in The Street was considered. It was agreed that any response would be of no value.

Agreed: The Clerk to invite Walberton Primary School to design 'Slow down – children' signs to be put on lamp posts in the villages.

5. Cllr Mrs Clark drew attention to disabled parking issues in the village car park. She suggested that, if local organisations wish to reserve a disabled space, then they put the name at the space of the person it is reserved for.

Agreed: The Clerk to notify relevant organisations.

304/19

Town and Parish Council Proforma

Cllr Mrs Clark had previously circulated the Walberton Parish proforma as it currently stands, which is subject to change with additional sites once agreed.

305/19

Neighbourhood Plan & Review

1. Cllr Mrs Clark reported that the site criteria check list being complied with external independent help - evaluation is expected mid-August. State of Parish report final review under way for submission to ADC at the end of the week. Note a Strategic Environmental Assessment may be needed which will involve extra time and costs.

2. A meeting with prospective developers for Walberton Green field and Pigeon House Farm was noted. Cllr Mrs Clark updated that, with regards to Walberton Green, an alternative proposal was put forward which will be included in site criteria review. The prospective developers for Pigeon House Farm will come back to WPC in a year or so.

306/19

Developers liaison working group (Wates/Linden/Pegasus)

The Clerk updated the meeting on Mrs Lewis's report which was previously circulated. Linden are still in discussions with Southern Water over problems connecting to the existing sewage drains along Avisford Park Road. Local suggestions for new street names have been submitted for consideration. During discussions with WSSC about access to Tye Lane, Wates/Linden/Pegasus have stated that it is too dangerous to have vehicular access at the north-eastern point due to the 60mph speed limit. This could be an important consideration for objection to any other applications involving access via Tye Lane.

307/19

Green Infrastructure Masterplan

No report to receive.

308/19

SDNP

The South Downs National Park Authority meeting on 11 July was noted.

309/18

CPRE

No report to receive.

310/19

Conservation issues

Cllr Mrs Clark reported on a survey of flint walls in the parish and would seek the assistance of Cllrs Coe and Porter for this.

311/19

Correspondence

The correspondence from Mrs English and Mrs Wallsgrove was noted.

Dr Davis’s request for a surgery with WSCC and ADC councillors was deemed a good idea. It was agreed that the Clerk would enquire with those concerned.

The correspondence from Mr Roberts (Dandara) for a briefing meeting was noted and this had been arranged. The request from Ben Daines of Welbeck Strategic Land for a meeting with the Neighbourhood Plan Group regarding land east of Wandley’s Lane and been considered and rejected. They are too late for the NP review.

Alan Allison’s correspondence was noted. The Clerk updated that all three new Arun-councillors for the area will be working cross party in WPC’s interests. He will invite them to future Full Council meetings. The Clerk had forwarded the query regarding to Lane End references in the NP to Cllr Ratcliffe. Cllr Mrs Clark pointed out that both Fontwell Meadows and Tuppers field had Outline approvals.

The receipt of ADC’s Design Guide Supplementary Planning Document (SPD) – Parish and Town Council Consultation was noted. The Clerk had forwarded it to all councillors and the Neighbourhood Plan Group. The closing deadline is 22 July 2019. The Neighbourhood Design team will work on this with the assistance of Mrs Wallsgrove.

312/19

Quotes and payments

There are no quotes to consider.

The meeting approved the payment of eleven invoices as per a draft list prepared by the Clerk.

It was agreed that the Clerk will attach the payment list when he circulates the draft minutes.

313/19

Any other business

Cllr Mrs Clark reported that ADC has changed the parish’s Build Up Area boundary so that it now includes the whole Dandara site at Fontwell, Barnfield House, Fontwell, and Tuppers Field, Walberton.

314/19

Date of next meeting

The date of the next meeting was confirmed as 6.30pm on Tuesday 20 August 2019. The proposed date for the following meeting is 24 September 2019.

Signed
Chair

Date.....