



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-pc.gov.uk
www.walberton-pc.gov.uk

MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 6.30 pm ON TUESDAY 24 SEPTEMBER 2019.

- 429/19 Record of attendance and apologies**
In attendance:- Cllrs Ratcliffe (Chair), Mrs Clark, Vawer and Fisher.
A. Pepler – Clerk.
Apologies:- Apologies were received from Cllrs McElvogue and Porter which were accepted.
- 430/19 Declaration of interest in items on the agenda**
None.
- 431/19 Confirmation of Minutes**
The minutes of the Planning Committee meeting of 20 August 2019 were confirmed as being a true record of the business transacted.
- 432/19 Public questions (max 15 minutes)**
There were no members of the public present.
- 433/19 Updates of actions agreed at last meeting**
The meeting was updated on the actions agreed at the last meeting. No response had been received from Southern Water (minute 393/19. The meeting agreed at the Clerk should send a follow up letter.
- 434/19. Planning applications**
1. Considered out of meeting.
1. WA/76/19/PL. Walberton Place Care Home, Yapton Lane, Walberton. Retention of kitchen extract system. This application may affect the character & appearance of the Walberton Village Conservation Area. Comment by 19 September 2019. Resolved: Confirmed No_objection.
2. WA/80/19/CLE. Walberton House The Street Walberton. Lawful development certificate for existing 2 self-contained flats. Comment by 19 September 2019. Resolved: Confirmed No_objection.
2. For consideration this meeting.
1. WA/63/19/PL – Amendment to application first registered 3 July 2019. Land South of Arundel Road Walberton. Erection of 8 dwellings with garaging & open resident & visitor parking, with a new access from Arundel Road; provision of hard & soft landscaping & open space; foul & surface water drainage systems; & other works - This application is a Departure from the Development Plan. The amendment to this application dated 9th September 2019 relating to: - Substitute plans and elevations for plots 1 and 2 & proposed soft and hard landscaping. Further comment by 17 Oct 2019. Resolved: No_objection.
2. WA/77/19/T. Walberton Place, Yapton Lane, Walberton. Crown lift by 5m to 1 Mature Oak tree. Crown lift and partial Crown reduction by 1m and reduce south limb by 1m to 1 Mature Oak tree. Comment by 10 October 2019. Resolved: No objection.
3. WA/84/19/HH. Berberis, London Road, Fontwell. Installation of wooden fence and driveway gate to replace hedge. Comment by 10 October 2019. Resolved: To delay decision until 10 October depending on any amendment submitted – vegetation to be specified.

4. WA/85/19/HH. 20 Henty Close Walberton. Proposed loft conversion, new dormer and alterations to front entrance porch (The application may affect the setting of a listed building). Comment by 26 Sept 2019. Resolved: No objection.

5. WA/86/19/PL. Walberton Baptist Church, The Street, Walberton. Application for variation of condition imposed on planning reference WA/54/17/PL relating to condition No.4 - alternative surface water drainage scheme - This application may affect the character & appearance of the Walberton Village Conservation Area. Comment by 3 Oct 2019. Resolved: No objection.

6. WA/88/19/T. Old Oak, 25 Barnfield Cottages, Wandleys Lane, Walberton. Reduce crown of 1 oak tree for a 2m clearance of power & phone line & 3m clearance of house & remove 2 lowest limbs to crown lift by 8m to clear overhang from road. Comment by 26 Sept 2019. Resolved: No objection.

435/19

Planning decisions

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

436/19

Neighbouring Parish Applications and updates

Cllr Mrs Clark asked the meeting to consider planning application BN65/19/OUT – Bexstone House, Barnham Road, Eastergate. Outline application with some matters reserved for the demolition of existing dwelling & erection of 10 No. new dwellings, widening & reprofiling of site access, provision of a right turn lane with improved visibility splays, retention of significant landscaped highway buffer, parking for 30 No. cars including garages & visitor parking & potential future highway access to adjacent housing land (resubmission following EG/49/18/OUT). Resolved: Objection. It is not in the Barnham & Eastergate Neighbourhood Plan. The site sits within the proposed green infrastructure corridor. Agricultural tie refused removal EG/96/04. It conflicts with policy S HP2 and will create further coalescence between the two villages.

437/19

Highways and Traffic

1. Highways Working Group

Cllr Fisher referred to his update presented to the meeting of the Full Council on 17 September 2019. The Group had met this morning at which a number of decisions were made on taking things forward.

The invitation to attend the next meeting of JWAAC Highways & Transport Sub-Group on 22 October 2019 was noted. The meeting agreed to decline attendance on this occasion but to ask to be invited to the following one.

2. A27 consultation

The resolution of the Full Council to support the proposed A27 Arundel Bypass BEIGE route was noted. The meeting agreed Cllr Mrs Clark's suggestions to publicise and distribute materials through Neighbourhood News, social media and posters.

Cllrs Rogers and Mrs Clark will attend the Elected Representative Forum on 26 September 2019.

The format of the public meeting in the Pavilion on 3 October 2019 was agreed.

438/19

Fontwell Meadows

Cllr Mrs Clark reported that the solicitor is waiting for the draft land transfer. The solicitor requires an extract of the Recent Full Council minutes with the Council's resolution. The Clerk to arrange.

The appointment of Andrew Titmus to the Fontwell Green Committee as a non-councillor representative was noted. The Clerk was asked to send him all relevant documents.

439/19

Lane's End

Cllr Mrs Clark reported that an extension of time had been granted to 6 December 2019. It was noted that a new full elevations plan and tree survey plan have not yet been submitted.

440/19

Developers liaison working group (Wates/Linden/Pegasus)

Cllr Mrs Shackleton's appointment to the Linden Working Group was noted.

441/19

Green Infrastructure Masterplan

No report to receive.

442/19

Southdowns National Park

1. SDNP Planning Committee meeting on 12 Sept 2019 noted.

2. Receipt of SDNP Newsletter of 12 Sept 2019 noted.

3. SDNP workshops in October 2019 noted. It was agreed that attendance is not essential.

- 443/19 Campaign for Rural England**
No report to receive.
- 444/19 Conservation areas**
No report to receive.
- 445/19 Town and Parish Council Proforma**
ADC's email from Kevin Owens re delay was noted.
- 446/19 Neighbourhood Plan & Review**
Cllr Ratcliffe referred to his updated presented at the Full Council meeting on 17 September 2019. Technical help for site assessment has been applied for. A locality grant of £1725 is being applied for and Arun District Council will be approached for a further £5000.
- 447/19 Village gates proposal**
No update to receive.
- 448/19 Arun Design guide**
Response submitted noted.
- 449/19 Consultations**
1. Consultation on 'Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document Consultation 2019. Receipt of Cllr McElvogue's report noted.
2. Electric Vehicle Strategy Consultation. Ongoing with Cllr McElvogue.
- 450/19 Correspondence**
1. Receipt of letter from Gladman Developments Ltd regarding a proposal for 185 new homes and response noted.
2. Recommendation report from ADC Planning regarding WA/61/19/PD Stoney Brook Farm, Eastergate Lane, Walberton, was noted.
3. Email from Alan Allison regarding complaints referred to local government ombudsman relating to planning matters was noted.
- 451/19 Quotes and payments**
The Clerk presented a draft payment list of one invoice for authorisation.
Resolved: To authorise payment of the invoice as per the draft payment list.
- 452/19 Any other business**
Cllr Mrs Clark raised an issue with emails to councillors being sent to their 'junk' mailbox. The Clerk will investigate.
- 453/19 Date of next meeting**
To confirm the date of the next meeting as 12 November 2019. The proposed date for the following meeting is 28 January 2020.

Signed

Chair

Date