



**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 715pm ON TUESDAY 6 FEBRUARY 2024.**

1. Record of attendance and apologies

65/24 In attendance: Cllrs Vawer, McElvogue and Titmus.

Apologies: Cllr Hewson

Clerk – C.Stevens

2. Declaration of interest in items on the agenda

66/24 Cllr McElvogue declared a personal interest in agenda item 14 – Business Plan activity and agenda item 15 – Highways and Traffic.

3. Confirmation of Minutes

67/24 The minutes of the Planning Committee meeting of 28 November 2023 were confirmed as being a true record of the business conducted.

4. Public questions (max 15 minutes)

68/24 No questions from the public.

5. Matters arising

69/24 No matters arising.

6. Planning applications

70/24 1. Out of meeting.

- a. WA/11/23/PL Resolved: Confirmed objection submitted 15 December 2023.
- b. WA/105/23/HH Resolved: Confirmed no comment.
- c. WA/114/23/PIP Resolved: Confirmed objection submitted 13 January 2024.
- d. WA/126/23/TC Resolved: Confirmed no objection submitted 22 January 2024.
- e. WA/119/23/L Resolved: Confirmed support submitted 1 February 2024.
- f. WA/118/23/HH Resolved: Confirmed support submitted 1 February 2024.
- g. WA/109/23/PL Resolved: Confirmed no objection submitted 1 February 2024.

2. In meeting

- a. WA/124/23/S73 Land East of Tye Lane Walberton. Variation of conditions 26 and 29 imposed under WA/44/17/OUT (which was the subject of a Section 106 agreement) relating to rewording of conditions concerning time triggers concerning as built drawings and updated management manual for SuDS system. Resolved: No comment.
- b. WA/4/24/T The Bungalow Church Lane Walberton BN18 0FH. 1 No. Lime tree (T1) pollard back to previous pollard points. Resolved: No comment, leave to tree officer.
- c. WA/117/23/TC 2 Parsons Walk Walberton BN18 0PA. 1 No. Silver Birch (T1) crown reduction to a height of 10m, spread of 6m and crown lift to 4m from ground level. This tree is in the Walberton village conservation area. Resolved: No comment, leave to tree officer.
- d. WA/123/23/PL Lower Farm Yapton Lane Walberton BN18 0AS. The construction of 5 hectares of glasshouses, a service area and a reservoir on agricultural land to grow long season strawberries. This application is in CIL Zone 3 (Zero Rated) as other development. Resolved: Support, Cllr Vawer to draft response with reasoning.

- e. WA/108/23/A Land west of Tye Lane 1 Tye Lane, Walberton Arundel, West Sussex, BN18 0PS. Installation of 1x standing fascia sign to front of site. Resolved: Object – not in keeping with the area and against the setting of the conservation area.
- f. WA/6/24/T 4 Goodacres Arundel Road Fontwell BN18 0SF. 1 No. Monterey Pine (T1) crown reduction to leave a radial spread of 10m on the West and South aspects. Resolved: No comment, leave to tree officer.
- g. WA/10/24/HH Brailsford Walberton Green Walberton BN18 0AT. Single storey rear extensions, entrance porch, replacement garage and external alterations (This application may affect the character and appearance of the Walberton Green Conservation Area). Resolved: No objection.

7. Planning decisions

71/24 All planning decisions as per the agenda were noted.

8. Appeals

72/24 None.

9. Compliance/Enforcement

73/24 Outcome from Arun Compliance was noted, along with Cllr McAuliffe's response to the outcome.

Resolved: Send complaint about non consultation with Walberton Parish Council and reiterate disappointment with outcome.

10. Neighbourhood Plan

74/24 Resolved: To begin a review of the Neighbourhood Plan. Clerk is to liaise with previous external advisor to start the process.

11. Rights of Way

75/24 Nothing to report.

12. Arun District Council

76/24 Cllr Vawer will attend Arun Planning Committee meeting on 14 February 2024 to speak in relation to application WA/35/23/OUT Land East of Wandleys Lane Fontwell. Outline Planning Application for up to 95 no. residential dwellings (including 30% affordable), with all matters reserved apart from access. This application is a Departure from the Development Plan.

13. Neighbouring Parish Applications and updates

77/24 BN/11/22/OUT Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham. Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement. Resolved: Submit comment of objection, in a similar vein as Bognor, Barnham & Eastergate and Bognor Regis Town Council. Infrastructure must be in place before any consideration of development.

14. Business Plan activity

78/24 Resolved: To add Neighbourhood Plan update and Bus Shelters.

15. Highways and Traffic

- 79/24** a. A27 / A29 Arundel Bypass – A29 seemingly not going ahead. Developers are supposed to complete this before any further housing development. A27 – Clerk to chase, again, letter from solicitor to specify WPC are to be consulted on any development in the plan for A27 bypass. Confirmed to get surveys completed in date, in advance.
- b. Traffic Calming Working Group – meeting with the traffic calming group to be set up to get data on to the community laptop. Suggested to restart speed watch.
- c. Double yellow lines – agreed to decide exactly where to apply for double yellow lines, then gather support.
- d. Local cycling and walking infrastructure plan – Project Manager contacted Trevor Bence, but no response, has been given several other names to help get plans in place. Stakeholder consultation is being conducted. 2 main points along existing cycle path need safety measures as soon as possible. Looking at connectivity between Walberton, Fontwell and Binsted.

- 16. Fontwell Meadows**
80/24 Play areas now open, spelling mistake on the signs which will be remade correctly. 4 new bins will be added to Arun collections. Confirmed there are 42 allotments, some are double depth with no direct access, options were discussed.
- 17. Avisford Grange working group**
81/24 No report.
- 18. HELAA**
82/24 No change on HELAA maps. No contact regarding consultation.
- 19. Community Infrastructure Levy trajectory**
83/24 No new CIL funding currently.
- 20. BEWAG (Barnham, Eastergate & Westergate Advisor Group)**
84/24 Large planning application to object to, see minute 77/24.
- 21. South Downs National Park**
85/24 December 2023 and January 2024 Newsletters were noted. Also noted was the correspondence regarding the new Interim CEO.
- 22. Campaign for the Protection of Rural England (CPRE)**
86/24 CPRE's January 2024 Newsletter was noted.
- 23. Correspondence**
87/24 4 items of correspondence were discussed. Responses will be made.
- 24. Quotes and payments**
88/24 2 quotes for green space maintenance were presented.
Resolved: To accept both quotes.
The Clerk presented a list of 3 payments for retrospective authorisation.
Resolved: To approve the payments retrospectively as per the list.
- 25. Any other business**
89/24 Confirmation that a policy needs to be drawn up to state requirements for out of meeting planning application responses to be made. Agreed that 3 of the same responses would suffice as it is then in line with being quorate in meeting.
- 26. Date of next meeting**
90/24 The date of the next meeting was confirmed as 7.15pm Tuesday 26 March 2024.

There being no other business the meeting closed at 9.15pm.

Signed.....

Chair

Date.....