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| Logo  Description automatically generated with low confidence | **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@walberton-pc.gov.uk  www.walberton-pc.gov.uk |

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 7pm ON TUESDAY 17 JANUARY 2023.**

**1. Record of attendance and apologies**

**28/23** In attendance: Cllrs McElvogue (Chair), Hewson and Ratcliffe.

A Peppler – Clerk.

Apologies: Apologies were received from Cllrs Vawer and Smyth.

Absent: Cllr Titmus.

**2. Declaration of interest in items on the agenda**

**29/23** None.

**3. Confirmation of Minutes**

**30/23** The minutes of the Planning Committee meeting of 15 November 2022 were confirmed as being a true record of the business conducted.

**4. Public questions (max 15 minutes)**

**31/23** No members of the public were present.

**5. Matters arising from previous minutes**

**32/23** Minute 509/22.2 Planning resolutions recorded with ADC.

**6. Planning applications**

**33/23** 1. Out of meeting

1. WA/114/22/HH. Downs House, Avisford Park Road, Walberton. Removal of existing detached garage and link extension and erection of single storey front, side and rear extension. Comment by 22 December 2022.

Resolved: Confirmed no objection.2. WA/116/22/HH. 18 Fontwell Close Fontwell. Garage Conversion with extension above, single storey rear extension, loft conversion front rear and dormers and front porch. Comments by 31 December 2022.

Resolved: Confirmed no objection.

3. WA/118/22/T. Arun House, Wandleys Lane, Eastergate. 2 No. Beech trees reduce branches overhanging boundary to leave heights 16m and spreads 2m. Comment by 31 December 2022.

Resolved: Confirmed no objection.

4. WA/120/22/PL. Land East of Fontwell Avenue, Walberton. Variation of condition imposed under WA/22/15/OUT relating to the rewording of condition 24 from 'No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 Rev A - Proposed Roundabout Improvements to 'Prior to the occupation of 251 dwellings or no later than two years following the occupation of the first dwelling (whichever is the sooner) the improvements to the A27/A29 Fontwell Roundabout shown on drawing number 1186-05 Rev A-Proposed Roundabout improvements shall be completed. Comments by 8 January 2023.

Resolved: Confirmed no objection, but that WPC remains concerned over overall sewerage capacity was recorded.

5. WA/121/22/HH. 8 Orchard Way, Fontwell. Single storey rear and front porch extension and conversion of loft to habitable use. Comments by 15 January 2023.

Resolved: Confirmed no objection.

2. In meeting

1.WA/122/22/PL. Spindlewood, Yapton Lane, Walberton. Variation of condition following grant of APP/C3810/W/21/3269025 (WA/79/20/PL) relating to Condition 2 - approved plans. Comments by 2 February 2022.

Resolved: No objection.

2. WA/123/22/HH. Choller House Farm, Barnham Lane, Walberton. External and internal alterations. Construction of single-storey side extension.(This application may affect the setting of a listed building). Comments by 2 February 2023.

3. WA/124/22/L. Choller House Farm, Barnham Lane, Walberton. Listed building consent for general conservation, repair and structural works. External and internal alterations. Construction of single-storey side extension. (This application may affect the setting of a Listed Building). Comments by 2 February 2023.

Resolved: No objection.

4. WA/126/22/RES. Land west of Tye Lane and north of Field Close & North Road, Walberton. Approval of revered matters following WA/68/20/OUT for construction of 131 No homes (30% affordable homes) and associated works. This application and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL liable as new dwellings. Comments by 2 February 2023.

Resolved: Objection. Cllr Vawer to draft.

5. AL/197/22/PL. White Mill House, Days Lane, Aldingbourne. 1 No dwelling. This application may affect the setting of a listed building, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling. Comment by 9 February 2023.

Resolved: To defer decision to Out of Meeting pending comments by Aldingbourne PC.

**7.** **Planning decisions**

**34/23** The eleven decisions made by ADC planning as per the agenda were noted.

**8. Appeals**

**35/23** 1. PiNS Reference: APP/C3810/W/22/3309365 Original Reference: WA/2/22/OUT. To note the appeal for refusal to grant Outline Planning Application With All Matters Reserved, Other Than Means Of Access, For The Construction Of Up To 48 Dwellings (30% Affordable Homes) And Dental/Doctors' Surgery (Use Class E (E)). (This Application May Affect The Setting Of A Listed Building & May Affect The Walberton Village Conservation Area). Location: Land West Of Yapton Lane Walberton APP\_NOTIFY\_661 (ODB) called-in-application. Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. The date of the inquiry of 28 February 2023 for up to 4 days was noted.

2. PiNS Reference: APP/C3810/W/22/3310331. Original reference: WA/37/21/PL. Cherry Tree Nursery, Eastergate Lane, Walberton. The appeal for refusal to grant Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 2 years was noted.

Resolved: To submit a further comment. Cllr Vawer to draft.

3. PiNS Reference: APP/C3810/W/22/3306960 Original Reference: WA/42/22/PL. Morelands, Arundel Road, Fontwell. Demolition Of Existing Dwelling And Erection Of 5 No. Residential Dwellings, Associated Car Parking And Access. (Resubmission Of Wa/5/22/Pl). This Application Is In Cil Zone 2 And Is Cil Liable As New Dwellings. Comments by 15 February 2023.

Resolved: To submit a comment. Cllr Vawer to draft.

**9. Enforcement**

**36/23** 1. ENF/148/22. Alleged Complaint: Alleged unauthorised work to protected trees Location: Lanes End West Walberton Lane Walberton. The updated summary of events and evidence submitted to ADC legal team and a response is waited with regards to next steps was noted.

2. ENF/329/22.  Land adjacent Sunny Corner. Cllr Vawer updated that ADC had requested information on the bollard currently installed. He has replied with a photo of the existing bollard and comparison to the one for which permission was granted. He has asked for an update on the other parts of the complaint (boundary fencing; residents on site prior to approval) and is awaiting a reply.

**10. Arun District Council**

**37/23** Nothing to report. There is a need to watch the government housing numbers.

**11. Neighbouring Parish Applications and updates**

**38/23** A number of new developments in Barnham were noted.

**12. Business Plan activity**

**39/23** The Clerk reported that he had recently circulated updated the activity spreadsheet. No new activities were suggested.

**13. Highways and Traffic**

**40/23** 1. Highways Working Group & A27 / A29 Arundel Bypass

1. Cllr Ratcliffe had nothing to report on the HWG.

Resolved: To remove HWG from future Planning meeting agendas.

2. Cllr Ratcliffe reported that two meetings with National Highways have been arranged regarding the A27 Arundel Bypass. The first about information for the DCO process, and the other with their Noise expert. Dates to be confirmed.

3. Cllr McElvogue referred to the proposed A29 Bypass realignment, which is on the agenda for the forthcoming BEWAG meeting.

2. Traffic Calming Working Group

1. The Clerk reported that there is a Speed Limit Reminder familiarisation meeting on 19 January 2023.

2. The response from WSCC Highways to WPC’s TRO application for double yellow lines in Arundel Road, Fontwell, was noted. It was considered inadequate and that personal views and assumptions in making the decision to refuse the application should not have been made.

Resolved: To challenge the decision. Cllr Titmus to draft.

3. WSCC Highways, Transport and Planning update was noted.

**14. Fontwell Meadows**

**41/23** Cllr Vawer reported on the issue regarding spacing between bollards on Arundel Road, which is not narrow enough to prevent vehicles passing through A call with Dandara to be confirmed.

**15. Avisford Grange working group**

**42/23** Cllr Ratcliffe reported that work is due to start on the tennis courts soon. The matter has been passed to WPC’s legal team to manage the land transfer.

**16. HELAA**

**43/23** No changes.

**17. Community Infrastructure Levy trajectory**

**44/23.** Nothing to report.

**18. BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

**45/22** Cllr Ratcliffe will be attending the meeting on 24 January 2023.

**19. South Downs National Park**

**46/23** 1. December’s newsletter, Winter Planning newsletter, Local Plan Review timetable, and January newsletter were noted.

2. The extension of time to SDNPA's 2022/23 call for projects for Community Infrastructure Levy (CIL) Funding to 3 March 2023 was noted. Consideration should be given to apply for funding for the cycle path and Yapton Lane footpath.

3. The upcoming South Downs West Sussex Parish workshop to be held on Wednesday 15 March was noted.

**20. Campaign for the Protection of Rural England (CPRE)**

**47/23** 1. The winter 2022 issue – Sussex Review at 50 – was noted.

2. To the CPRE Sussex Festival of Spring on-line talks was noted.

**21. Arun District Council parish briefings**

**48/23** No update.

**22. Correspondence**

**49/23** The one item of correspondence as per the agenda were noted. The Clerk was asked to contact Southern Water to see if they could access for pedestrians in West Walberton Lane if not working at weekends.

**23. Quotes and payments**

**50/23** The Clerk presented a draft of two payments for authorisation.

Resolved: To approve the payments as per the draft payment list.

**51/23** **Agreed actions**

A number of actions were agreed to circulated as a separate list.

**24. Any other business**

**52/23B** None.

**25. Date of next meeting**

**53/23** The date of the next meeting was confirmed as 7pm on Tuesday 28 February 2023.

There being no other business the meeting closed at 8.02pm.

Signed……………………………………………………………………….. Date…………………………………………………….

Chair