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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 2 MAY 2023.**

**1. Record of attendance and apologies**

**179/23** In attendance: Cllrs Vawer (Chair), Ratcliffe, Hewson, McElvogue, and Titmus.

A Peppler – Clerk.

Apologies: None.

Absent: Cllr Smyth.

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

**180/23** Cllr Titmus declared a personal interest in agenda item 14 – Fontwell Meadows.

**3. Confirmation of Minutes**

**181/23** The minutes of the Planning Committee meeting of 14 March 2023 were confirmed as being a true record of the business conducted.

**182/23** The Chairman permitted agenda item 13.4 be dealt with at this point in the meeting as representatives were present.

13.4 - Consider a draft letter in support of the Eastergate Lane Road Safety TRO application.

The Clerk recapped the issue from the minutes of the last meeting. The TRO proposal was discussed with the representatives, focusing on the likely impact of 30mph and 20mph speed limits and their likely success in the application process. Cllr Vawer thanked the representatives for attending and participation.

Resolved: To support an application for a 30mph speed limit along Eastergate Lane with appropriate traffic calming measures. Cllr Vawer to draft a letter of support.

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

**183/23** No members of the public were present.

**5. Matters arising from previous minutes**

**184/23** As per agenda.

**6. Planning applications**

**185/23** 1. Out of meeting

1. WA/14/23/PL. Lanes End, West Walberton Lane, Walberton. Demolition of existing dwelling and outbuildings and construction of 6 No dwellings, access and associated works. Comments by 29 April 2023.

Resolved: Confirmed objection – submitted.

2. WA/15/23/PD. Flintcroft, The Street, Walberton. Prior approval under Schedule 2 Part 3 Class MA for the change of use of former doctors’ surgery to 2 residential dwellings. Comments by 29 April 2023.

Resolved: Confirmed no objection.

3. WA/16/23/HH. Green Hedges, Avisford Park Road, Walberton. Single storey side extension following the demolition of existing detached side garage. Comments by 29 April 2023.

Resolved: Confirmed no objection.

2. In meeting

1. WA/22/23/T. Rose House, 5 Holly Tree Grove, Walberton. 1 No. Yew Tree (T1) - reduce overhanging branches by 1.5 meters. Current lateral branch length 6m, finished branch length 4m. Comments by 30 May 2023.

Resolved: No objection.

2. WA/25/23/PL.Tokar, Yapton Lane, Walberton. Erection of a marquee for a temporary period of 3 years for use an alternative venue for Yapton Free Church during April - September inclusively. This application is a Departure from the Development Plan and is in CIL zone 3 (Zero Rated) as other development. Comments by 26 May 2023.

Resolved: Objection. Clarification to be sough regarding the temporary nature of the structure. Cllr Vawer to draft.

3. WA/27/23/PL. Morelands, Arundel Road, Fontwell. 4 No. residential dwellings with associated car-parking and access. This application is in CIL Zone 2 and is CIL Liable as new dwellings. (Re-submission of WA/107/22/PL). Comments by 26 May 2023.

Resolved: Objection. Concern expressed regarding the lack of parking provision and the width of the access road for emergency and utility vehicles. Cllr Vawer to draft.

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

**186/23** The three decisions made by ADC planning as per the agenda were noted.

**8. Appeals**

**187/23** The two appeals as per the agenda were noted, and that they are both on-going.

**9. Compliance / Enforcement**

**188/23** The Compliance and Enforcement matters as per the agenda were noted, and that they are both on-going.

**10. Arun District Council**

**189/23** The Planning committee meeting of 19 April 2023 was noted. Application WA/125/22/PL – Spindlewood, Yapton Lane, Walberton as being decided. Application WA/6/23/PL - Land West of Tye Lane, Walberton, has yet to be decided.

**11. Neighbouring Parish Applications and updates**

**190/23** AL/57/23/PL. Sussex Recovery Co, Fontwell Avenue, Eastergate. Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

It was noted that Aldingbourne PC and Barnham & Eastergate PC were looking to object on issues of drainage, sewerage and ground contamination.

Resolved: Objection. Cllr Vawer to draft.

**12. Business Plan activity**

**191/23** No new projects considered.

**13. Highways and Traffic**

**192/23** 1. A27 / A29 Arundel Bypass

Cllr Ratcliffe had little to report on the A27. Construction of the A29 realignment is moving forward.

The minutes of ERF meeting of 28 February 2023 were noted.

Cllr McElvogue reported that the A27 has been deferred to the next round of funding and that, while this might take two years, WPC needs to develop a strategy for the future and recommended that WPC seeks to become a Statutory Consultee. This will be explored with the solicitors in a call on 9 May (to be confirmed).

An email and invoice from Norton Rose Fulbright regarding an update on their fees for their legal services relating to the A27 was discussed:

Resolved: To settle the invoice.

2. Traffic Calming Working Group

1. The Speed Limit Reminder has been relocated to West Walberton Lane. Data download will be collected at the next move.

2. The Clerk reported that he has received a good response in support of a 20mph TRO application for The Street.

3. WSCC’s Highways, Transport and Planning Newsletter - March 2023, and update on exceptional highway demand was noted.

4. Dealt with at minute 182/23.

**14. Fontwell Meadows**

**193/23** Cllr Vawer referred to his circulated email regarding the setup of committees for the community building and allotments. The next meeting is on 8 June 2023.

**15. Avisford Grange working group**

**194/23** Cllr Ratcliffe had nothing to report.

**16. HELAA**

**195/23** Cllr Ratcliffe reported no change.

**17. Community Infrastructure Levy trajectory**

**196/23** No report.

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

**197/23** Cllr Vawer reported there have been no further meetings.

**19. South Downs National Park**

**198/23** The South Downs National Park: Parish Workshops Presentations, were noted.

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

**199/23** The Clerk reported that he has paid WPC’s annual subscription.

**21. Arun District Council parish briefings**

**200/23** Cllr Ratcliffe reported that he expects there to be another briefing later in the year.

**22. Correspondence**

**201/23** Correspondence from residents and Smith Simmons & Partners on Lane End planning application WA/14/23/PL were noted and discussed.

Resolved: Cllr Vawer to draft a letter to Kerrie Simmons of Smith Simmons & Partners regarding the lack of response to emails.

**23. Quotes and payments**

**202/23** The Clerk presented a draft of seven payments for authorisation.

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

**24. Agreed actions**

**203/23** A number of actions were agreed to be circulated as a separate list.

**24. Any other business**

**204/23** None.

**25. Date of next meeting**

**205/23** The proposed date of the next meeting is 7.15pm Tuesday 27 June 2023.

There being no other business the meeting closed at 8.25pm.

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

Chair