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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 PAVUILION AT 7pm ON TUESDAY 25 JANUARY 2022.**

**46/22 Record of attendance and apologies**

In attendance: Cllrs Vawer (Chair), Ratcliffe, Mrs Clark, Wicks, Titmus and McElvogue.

A Peppler – Clerk.

One member of the public.

Apologies: None.

**47/22 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in agenda item 15 (Fontwell Meadows).

**48/22** **Confirmation of Minutes**

The minutes of the Planning Committee meeting of 2 November 2021 were confirmed as being a true record of the business conducted.

**49/22** **Public questions (max 15 minutes)**

None.

**50/22** **Updates of actions agreed at last meeting**

The Clerk updated the meeting on the three actions agreed at the last meeting.

**51/21 Planning applications**

1. Out of meeting

1. WA/100/21/HH. Southwood Lodge, West Walberton Lane, Walberton. Hip to gable annexe roof extension, 1 x replacement rear dormer and re-roofing. Comment by 2 December 2021.

Resolved: Confirmed no objection.

2.WA/101/21/PL. Goose Green, Hoe Lane, Walberton. Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building, and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling. Comment by 9 December 2021.

Resolved: Confirmed support.

3. WA/102/21/T. Manor Lodge, The Street, Walberton. 5 No. Mature Common LImes (G1) remove the established clipped basal suckers from the base of each tree and return annually to remove new growth from dormant buds. Comment by 2 December 2021.

Resolved: Confirmed no objection.

4.WA/104/21/HH.Woodend Cottage, Copse Lane, Walberton. Two storey side extension, two storey other side extension, single storey porch extension following demolition of existing conservatory, garage and porch. Comment by 16 December 2021.

Resolved: Confirmed no objection.

5.WA/108/21/HH. Duntroon, Avisford Park Road. Walberton. Erection of single storey side/rear extension. Comment by 23 December 2021.

Resolved: Confirmed no objection.

6.WA/109/21/T. Walberton Park, The Street, Walberton. 1 English Oak tree (T1) - crown lift to 4.5m above ground level and 13 No. Lime trees (G1) - crown lift to 5m above ground level. Comment by 23 December 2021.

Resolved: Confirmed no objection.

7. WA/110/21/HH. Midway, Avisford Park Road, Walberton. Single storey rear extension. Comment by 23 December 2021.

Resolved: Confirmed no objection.

8. WA/111/21/HH.Highdown, West Walberton Lane, Walberton. Erection of two storey front and rear extension with first floor rear balcony following demolition of existing rear conservatory. Comment by 9 January 2022.

Resolved: Confirmed no objection.

10. WA/113/21/T. 18 Hunters Mews, Walberton. 1 Ash tree (T1) - Reduce height by approx.1m leaving a minimum of 11m top height and reduce radial spread by approx. 1m leaving a minimum of 3m. Comment by 23 December 2021.

Resolved: Confirmed no objection.

11. WA/115/21/T. Oak Bank, Wandleys Lane, Walberton. Various work to 1 No. Oak tree. Comment by 16 January 2022.

Resolved: Confirmed no objection.

12. WA/117/21/T.Mulberry Barn, Eastergate Lane, Walberton. Mature English Oak (T1) - Crown lift the low southerly growth to allow 2m between the tree and roof line of Mulberry Barns and remove some of major dead wood where it is a risk to the roof and public. Noted (as submitted on behalf of WPC).

13. WA/120/21/DOC.Days, Days Lane, Aldingbourne. Approval of details reserved by condition imposed under WA/55/21/L relating to conditions 3-sample panel of flint work & 4-details of landscape works. Comment by 30 December 2021.

Resolved: Confirmed no objection.

SDNP/21/06220/FUL. Barn and Land West of Arundel Road Fontwell Walberton West Sussex Proposal: Erection of B1C workshop building and associated landscaping works. Alternative to conversion approved under SDNP/18/01044/FUL. Comment by 18 January 2022.

Resolved: Confirmed no objection.

2. In meeting

1. WA/116/21/PL.Field End House, Avisford Park Road, Walberton. Variation of condition imposed under WA/53/17/HH relating to conditions and 2 & 3. Comment by 10 February 2022.

Resolved: No objection, but to note seems to be a retrospective application as the work may already have been done.

2. WA/122/21/HH. Belvedere, London Road, Fontwell. Single storey rear extension. Comment by 10 February 2022.

Resolved: No objection.

3. WA/124/21/HH.1 The Chase, Fontwell. Erection of single storey rear extension and alterations to fenestration/openings following the demolition of existing conservatory. Comment by 3 February 2022.

Resolved: No objection.

4. WA/127/21/OUT.Land west of Tye Lane, Walberton. Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan. Comment by 10 February 2022.

Resolved: Object. The grounds are that it is not in the Neighbourhood Plan, outside the Built Up Area Boundary, and the impact of increased traffic. Cllr Vawer to prepare formal letter of objection.

5. WA/2/22/OUT. Land west of Yapton Lane, Walberton. 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. Comment by 24 February 2022.

Resolved: Object. The grounds are that it is not in the Neighbourhood Plan, outside the Built Up Area Boundary, concerns regarding the proximity to the biodiversity corridor, and the impact of increased traffic. Cllr Vawer to prepare formal letter of objection.

**52/22 Planning decisions**

The sixteen planning decisions made by ADC and the withdrawal of the Energy Recovery Facility at Ford as per the agenda were noted.

With reference to the refused application WA/37/21/PL (Cherry Tree Nursery), the Clerk was asked to enquire with ADC Planning as to what action they propose to ensure that the mobile homes are removed.

**53/22 Enforcement**

1. ENF/324/21. Land North of Morleys Croft, Binsted Lane, No evidence that there has been a breach of planning control in this case was noted.

2. ENF/470/21. Fairfield, Eastergate Lane, Walberton. ADC’s reply that they will be unable to investigate the enquiry within their normal time scales was noted.

**54/22** **Appeals**

PiNS Reference: APP/C3810/W/21/3278130. Original Reference: WA/68/20/OUT. Land west of Tye Lane, Walberton. Representations were required to be submitted by the 6 January 2022. Further documents of objection were submitted. A decision is awaited.

**55/22** **Tree Preservation Orders**

Consideration was given to applying for a TPO on trees at Brookview Nursery, Eastergate Lane, Wandleys Lane, Copse Lane and Oak Bank. Mr Steve McAuliffe agreed to assess the trees and make recommendations.

**56/22 Arun District Council**

Cllr Mrs Clark reported that there is an ADC Planning meeting this evening.

**57/22 Neighbouring Parish Applications and updates**

Cllr Vawer referred to a letter circulated by Barnham & Eastergate Parish regarding the recent overturning of a planning application refusal by PiNS. B&E have written to Michael Gove MP to challenge this decision. It was discussed at a recent ADALC meeting, and the group will be looking at a combined effort across Sussex to have the housing number issues addressed higher up in government.

**58/22 Business Plan activity**

Ongoing projects were noted. No new projects were suggested.

**59/22 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

Cllr Ratcliffe had nothing further to report on the A27 from last week’s Full Council meeting. The Highways England consultation event in the Village Hall was well attended and between 300 and 400 people turned up on Sunday for a photo shoot. He had nothing to report on the A29.

Cllr Mrs Clark expressed disappointment on behalf of the council that Andrew Griffith MP did not attend the consultation event, despite being invited and in the area. She will draft a letter to him.

2. Traffic Calming Working Group

Cllr McElvogue reported that the week’s traffic survey is being conducted. The Clerk reported that a date for the installation of the 30mph roundels is awaited.

The resolution at Full Council on the Speed Indicator Device was noted. This is being followed up by the Clerk and Cllr McElvogue.

3. Avisford Grange / Tye Lane access.

Cllr Ratcliffe will circulate an agreement reached between Highways England and the Avisford Grange Working Group.

**60/22 Fontwell Meadows**

Cllr Vawer reported that there is a site visit at 8am on Saturday 29 January. The committee has reformed, and more members have joined. A meeting will be arranged soon.

**61/22** **Avisford Grange working group**

Cllr Ratcliffe reported on experiencing difficulties contacting the site manager.

**62/22 HELAA**

Cllr Ratcliffe referred to his previously circulated comparative HELAA map, which was discussed. It is due to be discussed at ADC’s planning meeting this evening.

**63/22 Community Infrastructure Levy trajectory**

There was nothing to report on CIL trajectory or Green Infrastructure Masterplan.

**64/22** **BEWAG (Barnham, Eastergate & Westergate Advisory Group)**

1. Cllr Ratcliffe had nothing to report.

2. The meeting on 24 February 2022 was noted.

**65/22 South Downs National Park**

1. The SDNP Call for Nature sites was noted.

2. The November, December and Winter Planning newsletters were noted.

3. The SDNP Planning Committee meetings on 9 December 2021 and 20 January 2022 were noted.

4. The opportunity to consult on proposed local connection test for the Self-Build and Custom Housebuilding Register between 11 January and 8 March 2022 was noted.

**66/22 Campaign for the Protection of Rural England (CPRE)**

The Clerk had nothing not report.

**67/22 Arun District Council parish briefings**

Cllr Mrs Clark reported there had been no meetings and didn’t know when the next one would be.

**68/22 Correspondence**

The seven items of correspondence as per the agenda were noted.

**69/22 Quotes and payments**

The Clerk presented a draft payment list of two payments for authorisation.

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

**70/22** **Any other business**

**71/22 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 1 March 2022.

There being no other business the meeting closed at 8.31pm.

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

Chair