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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 1 MARCH 2022.**

**97/22 Record of attendance and apologies**

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

A Peppler – Clerk

Apologies: Apologies were received from Cllr Wicks.

Absent: Cllr McElvogue.

One member of the public was present.

**98/22 Declaration of interest in items on the agenda**

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

Cllr Ratcliffe declared a personal interest in items 6.2.4 and 6.2.5.

**99/22 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 25 January 2022 were confirmed as being a true record of the business conducted.

**100/21 Public questions (max 15 minutes)**

None.

**101/21** **Updates of actions agreed at last meeting**

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

**102/22 Planning applications**

1. Out of meeting

1. WA/3/22/HH. Farlings, Avisford Park Road, Walberton. Erection of single storey rear extension. Comment by 24 February 2022.

Resolved: Confirmed no objection.

2. WA/5/22/PL. Morelands, Arundel Road. Fontwell. Demolition of 1 No dwelling & erection of 5 No dwellings with associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings. Comment by 24 February 2022.

Resolved: Confirmed Objection (previously submitted).

2. In meeting

1. WA/114/21/HH. 27 Oaktree Cottages, Barnham Lane, Walberton. Erection of single storey rear extension. Comment by 3 March 2022.

Resolved: No objection.

2.WA/8/22/PL. Land adjacent to Oak Bank Wandleys Lane, Walberton. 1 No. 4 bed dwelling with detached garage and associated parking. This application is in CIL Zone 3 and is CIL liable as new dwelling (resubmission of WA/93/21/PL). Comment by 24 March 2022.

Resolved: Objection. Grounds as per previous objection submission. Cllr Vawer to prepare.

3. WA/9/22/HH. Midway, Avisford Park Road, Walberton. Single story rear extension. Comment by 24 March 2022.

Resolved: No objection.

4. WA/14/22/T. The Gable House, The Street, Walberton. Crown reduction of 1 No. Silver Birch Tree (T1) to height 12m and spread 9.5m. Comment by 17 March 2022.

Resolved: No objection.

5. WA/17/22/TC. Gable House, The Street, Walberton. 1 No. Bay tree (T2) - Reduce crown to height 8m and spread 7.5m. 1 No. Magnolia tree (T3) - Reduce crown to height 3m and spread 6.5m within the Walberton village Conservation area. Comment by 18 March 2022.

Resolved: No objection.

6. WA/11/22/PO – Dandara site – Application to enter into a Deed of Variation to amend the Mortgagee Exclusion clause and definition of ‘Chargee’ in relation to the Affordable Housing Clause under WA/22/15/OUT - Modification of the S106 agreement. Comment by 10 March 2022.

Resolved: Cllr Vawer to prepare comment for submission.

**103/22 Planning decisions**

The five decisions made by ADC Planning as per the agenda were noted. The decision for item 3 was Approved conditionally.

**104/22 Enforcement**

The progress of enforcement ENF/202/20 - Alleged unauthorised mobile homes. Location: Cherry Tree Nursery Eastergate Lane Walberton, was noted. The Clerk was asked to enquire with ADC regarding progress.

**105/22 Appeals**

The details and date of appeal APP/C3.810/W/21/3278130. WA/68/20/OUT. Land west of Tye Lane, Walberton, was noted. It was agreed that WPC should apply to speak.

1**06/22** **Tree Preservation Orders**

Cllr McAuliffe reported that he has been unable to complete his survey on trees at Brookview Nursery, Eastergate Lane, Walberton, Wandleys Copse Lane and Oak Bank. He asked if this item could be referred to the General Purposes Committee for Environment. Agreed.

**107/22 Arun District Council**

Cllr Vawer commented on ADC’s insufficient 5-year housing supply. Developers are now being granted permission at appeal because of this, despite non-compliance with local plans etc. Barnham & Eastergate PC have already written to Michael Gove MP. The issues include permissions being granted but not developed. The allocation algorithm is inappropriate and based on out-of-date population data.

Resolved: Cllr to draft a letter to Michael Gove MP .

**108/22 Neighbouring Parish Applications and updates**

None.

**109/22 Business Plan activity**

No new projects were considered.

**110/22 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

1. Cllr Ratcliffe reported that he has been sent the final questions on the draft presentation in preparation for a meeting with the solicitor on Thursday. Cllr Mrs Clark reported that she and Cllr Vawer had met with the headteacher of Walberton CofE Primary School and Highways England last Monday.

2. The workshop of 12 February and public meetings of 19 February 2022 were reviewed, Both events were extremely well received and attended.

3. A27 Arundel Bypass.

The final draft in response to the A27 bypass consultation is being prepared for consideration at Full Council.

4. A29 Bypass.

Cllr Vawer reported that the application for the 1250 homes north of the railway includes the whole length of phase 2 of the A29 realignment. It will be funded by S106 agreements with nearby developments; exploring 3rd party funding possibilities to complete it sooner. The first section will potentially be completed in 2031, assuming WSCC’s Phase 1 is completed.

2. Traffic Calming Working Group

1. The Clerk reported that the 30mph roundels were scheduled to be installed this week.

2. The recent traffic survey had produced some valuable data which is currently being analysed.

3. The Clerk reported that the statutory notices had been posted at each of the three proposed speed indicator sites. The standard form of consent had been signed by WPC and WSCC. It is expected that full approved would be given around 16 March 2022. Consideration can then be given to installing the sockets and purchasing the device.

The Clerk was asked to enquire with WSCC Highways as to the new process regarding 20mph speed limits.

3. Avisford Grange / Tye Lane access.

No update to receive.

**111/22 Fontwell Meadows**

Cllr Vawer reported that the Open Space land has been transferred to WPC.

**112/22 Avisford Grange working group**

Cllr Ratcliffe had no update to give.

**113/22 HELAA**

Cllr Ratcliffe referred to his previously circulated report. There is little difference to the draft report of December 2021.

**114/22 Community Infrastructure Levy trajectory**

1. Cllr Mrs Clark reported there had been no changes.

2. No information on the Green Infrastructure Masterplan had been received for some time. To be removed as a standing agenda item at future meetings.

**115/22** **BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

1. Cllr Vawer referred to the previously circulated report of the recent meeting. The official minutes are still to follow.

2. Consider was given to planning application BN/11/22/OUT for 1250 homes.

Resolved: Cllr Vawer to prepare comment following discussions with Barnham & Eastergate PC.

**116/22** **South Downs National Park**

1. The February newsletter was noted.

2. The SDNP Town and Parish Council meeting to be held virtually at 6.30pm – 8pm on 16 March 2022 was noted. Cllrs Vawer and McAuliffe will be attending.

**117/22 Campaign for the Protection of Rural England (CPRE)**

No report to receive.

**118/22** **Arun District Council parish briefings**

Cllr Mrs Clark had no reports.

**119/22** **Correspondence**

Various correspondence relating to the A27 Arundel Bypass were noted and responded to.

Email received enquiring about allotments at Fontwell Meadows. Cllr Mrs Clark responded.

Email of complaint from Barham & Eastergate parish council to Highways England regarding the damage to hedging at Fontwell roundabout was noted.

Cllr Mrs Clark had received a letter from Andre Griffith MP regarding the recent meeting with.

Email received from a resident regarding fund raising for Ukrainians. The meeting agreed to help through social media.

**120/22 Quotes and payments**

1. A quote was considered to top and trim the trees along the footpath beside the playing field.

Resolved: To accept the quote.

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

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

**121/22 Any other business**

Cllr Titmus reported that the Fontwell noticeboard had sustained some damage resulting from the recent storms.

**122/22 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 12 April 2022.

There being non other business the meeting closed at 8.31pm.

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

Chair