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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 12 APRIL 2022.**

**175/22 Record of attendance and apologies**

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

**176/22 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in items 15 and 6.2.2.

**177/22 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 1 March 2022 were confirmed as a true record of the business conducted.

**178/22 Public questions (max 15 minutes)**

There were no members of the public present.

**179/22 Updates of actions agreed at last meeting**

The Clerk updated the meeting on the on the four actions agreed at then last meeting.

**180/22 Planning applications**

1. Out of meeting

WA/15/22/PL. Walberton Park, The Street, Walberton. Removal of the existing tiles, battens and felt of the west wing roof and replace with new (like for like). This application is on CIL Zone 3 (zero rated) as other development. This application may affect the character and appearance of the Walberton Village Conservation area and affect the setting of a Listed Building. Comment by 31 March 2022.

Resolved: Confirmed no objection.

WA/16/22/L.Walberton Park, The Street, Walberton. Listed Building consent for the removal of the existing tiles, battens and felt of the west wing roof and replace with new (like for like). The roof will be rebuilt in a similar construction, utilising similar materials. New materials will be sourced to match the existing style, colour. Comment by 31 March 2022.

Resolved: Confirmed no objection.

WA/19/22/HH. 13 Oaktree Cottages, Barnham Lane, Walberton. Installation of a modular ramp to provide disabled access. Comment by 31 March 2022.

Resolved: Confirmed support.

WA/20/22/PL. Fleurie Lake Lane (former Star Plants Nursery), Lake Lane. Barnham. Variation of condition 2 imposed under WA/75/20/PL relating to approved plans. Comment by 31 March 2022.

Resolved: Confirmed support.

WA/26/22/HH. Kelsey, Eastergate Lane, Walberton. Installation of a front entrance porch and covered way, single storey rear extension, two storey pitch roof side extension, conversion of roof space to habitable use with gable end roof, detached carport and a detached summer house to rear. Comment by 7 April 2022.

Resolved: Confirmed no objection.

2. In meeting

1.WA/28/22/HH.Brooklands 6 Burch Grove Walberton. Loft conversion with hip gable roof, rear dormer window and two velux windows. Comment by 14 April 2022.

Resolved: No objection.

2. WA/22/22/DOC. Global Technologies Racing Ltd, Arundel Road, Fontwell. Approval of details reserved by condition imposed under WA/22/15/OUT relating to conditions12-surface water drainage scheme and 20 d)-details of forecourt layout, drainage and lighting. Decision by 20 April 2022.

Cllr Mrs Clark noted that this application is not in Walberton Parish. Cllr Vawer reported that he had emailed ADC Planning as some of the documents are illegible. He has spoken with Barnham & Eastergate PC who are objecting. The drainage engineer has reported that the drainage is inadequate.

Resolved: Object. Cllr Vawer to prepare draft objection.

3. WA/29/22/PL.Lower Farm, Yapton Lane, Walberton. Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. WA/62/20/PL Conditions(s) Condition #2. Comment by 30 April 2022.

Resolved: Support (Neighbourhood Plan Horticultural policy).

**181/22 Planning decisions**

The seven decisions made by ADC planning as per the agenda were noted.

**182/22 Enforcement**

The Clerk reported that he had asked ADC for an update on the following enforcement case:

1. Stoneybrook Farm, Eastergate Lane. ADC had responded to say the case has been reviewed and there is no material reason based on planning policy and any complaints received that there is an unacceptable planning harm has arisen.

2. Cherry Tree Nursery, Eastergate Lane. ADC had responded to say that the case had been referred as the case officer has left.

3. Greenway, Arundel Road. ADC had responded to say that they are currently unable to investigate alleged cases as 4 of their 5 enforcement officers have left the council. Until replacements are found, the case will remain unattended.

The lack of ADC enforcement in the above matters was discussed. Cllr Vawer agreed to draft a formal letter of complaint to the CEO and Cllr Grant Roberts expressing dissatisfaction in the enforement service provided

**183/22 Appeals**

The appeal hearing for land west of Tye Lane WA/68/20/OUT on 13 – 14 April 2022 was noted.

**184/22 Tree Preservation Orders**

This item has been referred to the General Purposes Committee.

**185/22 Arun District Council**

Cllr Vawer reported that he has completed drafting a letter to Michael Gove on ADC’s housing supply policy.

**186/22 Neighbouring Parish Applications and updates**

None.

**187/22 Business Plan activity**

No new projects were considered. Cllr Mrs recommended that the proposed cycle path from Walberton Green to Fontwell Meadows be added.

**188/22 Highways and Traffic**

                Highways Working Group & A27 / A29 Arundel Bypass

Cllr Ratcliffe reported that the HWG had met recently. There was group frustration with WPC's lawyers on the consultation. He referred to his previously circulated discussion document on the background and suggestions on how best to proceed.

The meeting considered whether to approve or reject an offer from Leigh Day Solicitors to provide infill legal advice before the DCO next stage.

Resolved: To engage Leigh Day Solicitors to correspond with National Highways and Natural England regarding the draft protected species licence application.

A discussion followed to agree a date to discuss strategy going forward. The Clerk was asked to enquire with the Village Hall for an available evening w/c 25 April.

Cllr Ratcliffe reported that he has a meeting with National Highways at 3.15pm on 25 April. He had nothing to report on the A29.

2. Traffic Calming Working Group

Cllr McElvogue reported that the recent traffic survey had produced good data for the A27. He suggested that consideration should be given to future surveys in Wandleys Lane and Yapton Road (south). The Clerk reported that the SID sockets were on order and, once installed the SID would be ordered.

3. Avisford Grange / Tye Lane access.

Cllr Mrs Clark referred to a letter received (previously circulated) from Andrew Griffith MP which says that National Highways has sought to reassure Vistry Group that access from Yapton Lane will be permanently retained as part of the DCO for the A27 Bypass, have no intensions of reopening the application for access on to Tye Lane but reserve the position to revisit the proposal should the Grey Route extinguish access on to Yapton Lane.

4. Cycle path

Cllr Mrs Clark recommended that, when discussions are entered into with WSCC about the cycle link between Walberton Green and Fontwell Meadows, the recommendation of a cycle path between Denmans Lane and Level Mare Lane, Fontwell be raised. Aldingbourne and Barnham 7 Eastergate PC’s will need to be involved.

5. Other

The WSCC Post -16 Transport Policy Statement online consultation until 20 April 2022 was noted.

**189/22 Fontwell Meadows**

1. Cllr Vawer had little report. Cllr Mrs Clark requested that a new residents’ letter be prepared for new residents in Walberton parish.

2. The WSCC formal TRO consultation: Double yellow lines, south side of Arundel Road, Fontwell, opposite the entrance to the petrol station to allow access to a new industrial unit was noted Comment by 28 April 2022.

Resolved: To support the proposal.

**190/22 Avisford Grange working group**

Cllr Ratcliffe reported that building is progressing with units being sold.

**191/22 HELAA**

Cllr Ratcliffe had nothing to report.

**192/22 Community Infrastructure Levy trajectory**

1. Cllr Mrs Clark reported that there had been no changers in the South Downs National Park nor Arun District Council.

2. The £0 amount of CIL that will be paid to WPC in the April CIL period was noted.

**193/22 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer reported that the BWAG meeting scheduled for Thursday 5 May has been cancelled. Future meeting date to be advised.

**194/22** **South Downs National Park**

The SDNPA Planning Committee meeting on the 14 April 2022 was noted.

**195/22** **Campaign for the Protection of Rural England (CPRE)**

The invite to ‘ Rewilding, the Return of the White Storks’ with Lucy Graves on 7 April 2022 was noted.

**196/22 Arun District Council parish briefings**

None.

**197/22 Aerial survey**

Cllr Ratcliffe reported that he had made some enquiries, but found it was too expensive to justify. He has tried using online satellite imaging sites.

**198/22 Correspondence**

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

An email from a resident with traffic calming, 20mph speed limit and village gates suggestions were noted.

A letter from Andrew Griffith MP regarding the Tye Lane access was noted.

**199/22 Quotes and payments**

The Clerk presented a draft payment list of eight items for authorisation.

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

**200/22 Any other business**

Cllr Clark reported that the recent Storrington district councillor election had been won by the Green Party. Work being done on properties in the village conservation areas need to be monitored. She asked the Clerk to follow up on ADC’s conservation area review. Building starts on the new Croft Surgery in Eastergate next month; due for completion in 15 months.

Cllr Vawer agreed to write to ADC regarding the quality of their planning documents.

**201/22 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 17 May 2022.

There being no other business the meeting closed at 8.52pm.

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

Chair