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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 MAY 2022.**

**251/22 Record of attendance and apologies**

In attendance: Cllrs Vawer, Ratcliffe and Titmus.

A Peppler – Clerk.

Apologies: Cllrs McElvogue and Wicks.

**252/22 Election of chairman and vice chairman**

1. Committee Chairman

Cllr Titmus proposed Cllr Vawer who consented to stand. Seconded by Cllr Ratcliffe.

Resolved: Cllr Vawer be appointed as Committee Chairman.

Cllr Vawer chaired the meeting from this point.

2. Vice Chairman

Resolved: As only three members were present, the appointment of vice chairman to be held over to the next meeting.

**253/22 Declaration of interest in items on the agenda**

Cllr Titmus declared an interest in item 13 – Fontwell Meadows.

**254/22 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 12 April 2022 were confirmed as being a true record of the business conducted.

**255/22 Public questions (max 15 minutes)**

There were no members of the public present.

**256/22 Updates of actions agreed at last meeting**

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

**257/22 Planning applications**

1. Out of meeting

None.

2. In meeting

1. WA/35/22/HH. Midway, Avisford Park Road, Walberton. Single storey garden room extension to rear elevation. Comment by 20 May 2022.

Resolved: No objection.

2. WA/38/22/TC. The Forge Gallery, The Street, Walberton. 1 Norwegian spruce tree - Fell, remove and stump ground within the Walberton Village Conservation area. Comment by 20 May 2022.

Resolved: No objection.

3. WA/39/22/PL. Cherry Tree Nursery, Eastergate Lane, Walberton. Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 3 years (resubmission following WA/3/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 26 May 2022.

Resolved: Objection. Draft objection prepared and circulated. To be submitted when final draft agreed.

3. WA/41/22/HH. Aylings Cottage, West Walberton Lane, Walberton. Removal of existing rear projection and erection of single storey rear extension. This application affects the character and appearance of the Walberton Green Conservation Area. Comment by 4 June 2022.

Resolved: No objection.

4. WA/44/22/HH. Westing House Barnham Lane Walberton. Removal and erection of detached garage and single storey rear extension. Comment by 11 June 2022.

Resolved: No objection.

5. AL/49/22/PL. Sussex Recovery Company, 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. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings. Aldingbourne and Barnham & Eastergate PC’s intent to object.

Resolved: Object. To lend support to Aldingbourne and Barnham & Eastergate PC’s objection. Cllr Vawer to prepare.

6. AL/50/22/PL. Paddocks, Days Lane, Aldingbourne. Part change of use from C3 residential dwellinghouse to Class E ancillary office space, change of use of former garage building to Use Class F1 and the alterations to the buildings including roof extension of th e main building in order to allow increase in capacity for children of up to 10 and staff up to 6 of the specialist children's school at the Coach House (resubmission following AL/62/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 20 May 2022.

Resolved: No objection. Aldingbourne Parish Council has no objection but would like to see ecological appraisal regarding impact on bats in Slindon Woods and to encourage biodiversity increase.

**258/22 Planning decisions**

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

**259/22 Arun District Council**

Cllr Vawer reported that a reply from Michael Gove MP to the council’s letter sent to him is on the current housing supply status is awaited.

**260/22 Neighbouring Parish Applications and updates**

The two applications above in Eastergate and Aldingbourne were noted.

**261/22 Business Plan activity**

The Clerk reported that the business activity spreadsheet was recently updated. No new projects were suggested.

**263/22 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

1. A27 Arundel Bypass.

Cllr Ratcliffe reported that he and Cllr Vawer attended the Elected Representative meeting the night before. Following our earlier meeting with National Highways already reported, it was learnt that a public consultation will likely be held from 18 July for 28 days and may well be limited to 2 issues; the golf club and the Tye Lane changes, which involve maintaining a southbound only route from the old A27 to The Street. They added detail to the Walberton traffic mitigation measures previously reported and these are in the range of 5-15% increase on current vs the 42% increase prior to the mitigations. At the eastern end of The Street the increase will be "very low" but at the western end its likely to be in the 10-15% range.

Further details were given on the viaduct which will be reduced in height by 1m and one end will convert to embankment for the last 200m. The construction will be changed from deep piles to sitting on pile caps at ground level.

2. A29.

Cllr Ratcliffe had nothing to report.

2. Traffic Calming Working Group

The Clerk reported that the sockets for the Speed Limit Reminder have been installed and that the device has been ordered. Delivery is expected around 20 June 2022.

**264/22** **Fontwell Meadows**

Cllr Vawer reported that there is a need to decide on the design of the community centre/bottle store replacement. Further discussion will be had.

**265/22** **Avisford Grange working group**

Cllr Ratcliffe had nothing to report.

**266/22 HELAA**

Cllr Ratcliffe reported that there has been no activity.

**267/22** **Community Infrastructure Levy trajectory**

Nothing to report.

**268/22 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer reported that the date of the next meeting hasn’t yet been notified.

**269/22** **South Downs National Park**

1. The April newsletter was noted.

2. The Spring Planning newsletter was noted.

**270/22** **Campaign for the Protection of Rural England (CPRE)**

The invitation to join @british Flowers Rock online tour and talk with Ben Cross, Crosslands Nursey, on 10 May 2022 was noted.

**271/22** **Arun District Council parish briefings**

The update and following emails on ADC’s Planning service was noted.

**272/22** **Correspondence**

The one item of correspondence as per the agenda was noted.

**273/22 Quotes and payments**

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

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

**274/22 Any other business**

Cllr Vawer reported that the Welbeck site in Wandleys Lane is attracting the interest of building developers.

**275/22 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 28 June 2022.

There being no other business the meeting closed at 7.40pm.

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

Chair