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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 28 JUNE 2022.**

**302/22 Record of attendance and apologies**

In attendance: Cllrs Vawer (Chair), Ratcliffe and McElvogue.

A Peppler – Clerk.

Apologies: Cllrs Hewson and Titmus.

Absent: Cllr Wicks.

**303/22 Election of vice chairman**

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

Resolved: Cllr McElvogue be appointed as Vice Chairman.

**304/22 Declaration of interest in items on the agenda**

None.

**305/22 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 17 May 2022 were confirmed as being a true record of the business conducted.

**306/22 Public questions (max 15 minutes)**

One member of the public was present. No questions were asked.

**307/22 Updates of actions agreed at last meeting**

The Clerk updated the meeting on the one item agreed at the last meeting.

**308/22 Planning applications**

1. Out of meeting

1. WA/46/22/HH. Snetterton, West Walberton Lane, Walberton. Proposed detached garage / store. Comment by 18 June 2022.

Resolved: Confirmed no objection.

2. WA/48/22/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 25 June 2022.

Resolved: Confirmed no objection.

3. WA/50/22/PL. Oak Bank, Wandleys Lane, Walberton. 1 No 4 bed dwelling with detached garage and associated parking (resubmission following WA/8/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling. Comment by 25 June 2022.

Resolved: Confirmed objection on the grounds of our previous objection as the points raised there remain uncorrected.

4. WA/58/22/CLE. Lazy W, Yapton Lane, Walberton. Lawful development certificate for the existing use of the land for the processing of logs and the erection of 2 No buildings used in connection with that activity. Comment by 25 June 2022.

Resolved: Confirmed no objection.

5. WA/59/22/CLE. Lazy W, Yapton Lane, Walberton. Lawful development certificate for the existing change of use of land and siting of a porta building all in connection with activities associated with Yapton Free Church. Comment by 25 June 2022.

Resolved: Confirmed no objection but have concerns regarding potential noise.

2. In meeting

1. WA/42/22/PL. Morelands, Arundel Road, Fontwell. Demolition of existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings. Comment by 30 June 2022.

Resolved: Objection awaiting full information as per WSCC’s objection.

2. WA/51/22/PL. Land at London Road, Fontwell, Walberton. Repairs and alterations to the Slindon Estate Gateway including replacement of existing post & wire fence/gates with new black metal Estate fence, new pedestrian crossover to link either side of Bridleway (incl re-alignment of Bridleway to match official route), replacement of existing road sign and localised repair of bridleway surface. This application is a dual parish application with Slindon Parish Council and is a cross boundary application with the South Downs National Park Authority. Comment by 30 June 2022.

Resolved: Support: improves bridleways.

3. WA/63/22/HH. 18 Barrack Row, The Street, Walberton. Single storey rear extension. This application affects the setting of listed buildings and affects the character and appearance of the Walberton Green Conservation Area. Comment by 7 July 2022.

Resolved: No objection.

4. WA/64/22/L. 18 Barrack Row, The Street, Walberton. Listed building consent for a single storey rear extension. Comment by 14 July 2022.

Resolved: No objection.

**309/22 Planning decisions**

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

**310/22 Appeals**

1. PiNS Reference: APP/C3810/W/22/3291254. Original Reference: WA/32/21/PL. Land at West Walberton Lane. Walberton. Comments required by 24 June 2022. Representation submitted.
2. PiNS reference: APP/C3810/W/21/3278130. Original reference WA/68/20/OUT. Land west of Tye Lane, Walberton. Notification of Informal Hearing at 10.00am on 12 July 2022.

**311/22 Enforcement**

ENF/148/22. Lanes End, West Walberton Lane. Walberton. Alleged unauthorised work to protected trees. Confirmation from ADC Planning that this case has now been formally registered with WPC listed as a 'complainant' was noted.

The meeting agreed that a letter should be drafted to the developer enquiring as to the current situation as they said that they would be working with WPC.

**312/22 Arun District Council**

Cllr Vawer reported that developers continue to push due to reduced land supply. He had no further update.

**313/22 Neighbouring Parish Applications and updates**

BN/68/22/PL. Land adjacent to Wayside, Eastergate Lane, Eastergate. Erection of 4 x 4-bedroom houses. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Resolved: To support Barnham & Eastergate PC’s objection. Cllr Vawer will prepare a draft for submission.

**314/22 Business Plan activity**

No new projects for Business Plan activity suggested.

**315/22 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

Cllr Ratcliffe reported that there is a meeting with National Highways tomorrow on how they propose to manage the further one-month consultation on the A27. The formal dates of the consultation have yet to be published. He had nothing to report on the A29.

2. Traffic Calming Working Group

The Clerk updated that the delivery of the Speed Limit Reminder device is now expected w/c 4 July 2022.

**316/22** **Fontwell Meadows**

Cllr Vawer reported that he has a Teams meeting on 30 June 2022 with Paul Ebbs from Dandara to catch up on a number of issues.

**317/22 Avisford Grange working group**

Cllr Ratcliffe had nothing to report.

**318/22 HELAA**

Cllr Ratcliffe reported there were no changes.

**319/22** **Community Infrastructure Levy trajectory**

It was noted that the Annual Reporting Requirements 2021-22 were submitted on 19 May 2022.

**320/22** **BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer reported there had been no meetings.

**321/22 South Downs National Park**

1. The May and June newsletters were noted.

2. The review of South Downs Local Plan and invitation to contribute were noted.

**322/22 Campaign for the Protection of Rural England (CPRE)**

The Clerk had nothing to report.

**323/22 Arun District Council parish briefings**

1.There were no updates on ADC’s Planning service.

2. It was noted that ADC Planning Committee is seeking views on a proposed Updated Planning Compliance Strategy (2nd attachment). Comments by no later than 8th July.

**324/22** **Correspondence**

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

An email regarding a potential ‘land grab’ at Barnfield Cottages, Fontwell, was noted. Cllr Vawer will follow up.

**325/22 Quotes and payments**

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

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

**326/22 Any other business**

Cllr Vawer will follow up on the potential ‘land grad’ in Fontwell.

**327/22 Date of next meeting**

The date of the next meeting will be decided out of meeting and will be dependant of members’ availability.

There being no other business the meeting closed at 8.23pm.

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

Chair