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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 27 SEPTEMBER 2022.**

**424/22 Record of attendance and apologies**

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

A Peppler – Clerk.

Apologies: Apologies were received from Cllrs Smyth and Hewson.

Absent: Cllr Wicks.

**425/22 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in agenda items 7.2.2 – Planning application WA/85/22/DOC and 15 – Fontwell Meadows.

**426/22 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 28 June 2022 were confirmed as being a true record of the business transacted.

**427/22 Public questions (max 15 minutes)**

Four members of the public were present.

A question was asked if WPC had heard anything further from ADC regarding the enforcement ENF/148/22. Lanes End, West Walberton Lane, Walberton. Cllr Vawer replied that nothing further has been heard and that the 8 week target to receive an update was today.

A question was asked if WPC had heard from the agent at Lanes End. Cllr Vawer that nothing had and that he would follow up.

A question was asked if WPC had heard anything further from Sussex Police regarding the destruction of trees at Lanes End. Cllr Vawer replied that nothing had. The Clerk was asked to follow up.

**428/22 Updates of actions agreed at last meeting**

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

**429/22 Presentation**

Susan Leeson and Stuart Mackley, representatives of Smith Simmons & Partners, gave a short presentation regarding planning application WA/80/22/PL, Barnfield House, Arundel Road, Fontwell for ten 2- or 3-bedroom bungalows. A plan of the development was circulated to members. A number of issues were discussed, and several questions were answered. Cllr Vawer thanked them both for attending.

**430/22 Planning applications**

1. Out of meeting

1. WA/56/22/PL. Land East of Fontwell Avenue, Fontwell. Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non-residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate. Comment by 28 July 2022.

Resolved: Confirmed no objection.

2. WA/66/22/HH. Magnolia Cottage, The Street, Walberton. Repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed Building.). Comments by 11 August 2022.

Resolved: Confirmed no objection.

3. WA/67/22/HH. Magnolia Cottage, The Street, Walberton. Repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed Building.). Comments by 11 August 2022.

Resolved: Confirmed no objection.

4. WA/71/22/T. Walberton House, The Street, Walberton. 1 Maple Tree (T1) - crown reduction to leave tree 10m high and 10m in spread within the Walberton Village conservation area. Comment by 4 August 2022.

Resolved: Confirmed no objection.

5. WA/73/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 4 No 3 bedroom dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Comment by 25 August 2022. Withdrawal noted.

6. WA/80/22/PL. Barnfield House, Arundel Road, Fontwell. Demolition of 8 No existing buildings and redevelopment of garden land with 10 no. bungalows, amended access, landscaping and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings. Comments by 22 September 2022.

Resolved: Confirmed no objection.

7. WA/86/22/RES. Land west of Tye Lane Walberton. Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings. Objection submitted.

2. In meeting

1. WA/81/22/DOC. Land adjacent to Sunny Corner Copse Lane Walberton BN18 0QH. Approval of details reserved by condition imposed under ref APP/C3810/W/18/3210153 (WA/75/17/PL) relating to Condition Nos 11 - boundary treatments and bin stores and 12 - external lighting. Decision by 2 November 2022.

Resolved: To object. Cllr Vawer to draft objection.

2. WA/85/22/DOC. GTR Factory site, Land to the east of Fontwell Avenue, Fontwell. Approval of details reserved by condition imposed under ref APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition No 21 (d) - forecourt layout & drainage and position and intensity of all lighting fitments. Decision by 6 October 2022.

Resolved: To object. Cllr Vawer to draft objection.

3. WA/89/22/T. Rowan House, 7 Holly Tree Grove, Walberton. Crown reduction of 1no. Turkey Oak (T1) to reduce the height of the tree to 17m and the spread of the tree to 6m, remove any large deadwood. Comments by 29 September 2022.

 Resolved: No objection.

4. WA/93/22/T. Oak House, 6 Holly Tree Grove, Walberton. 1 x Lime Tree (T1). Crown Reduction to leave height 22m and Spread 7m and Crown Lift to 4m. Comment by 13 October 2022.

Resolved: No objection.

5. WA/94/22/PL. Land to west of Tye Lane Walberton. Variation of conditions following WA/68/20/OUT relating to Condition Nos 8 - foul drainage, 14 - surface water drainage scheme/system and 19 - decentralised and renewable or low carbon energy. Comments by 20 October 2022.

Resolved: To object. Cllr Vawer to draft objection.

6. WA/92/22/PL. Brewery Cottage, The Street, Walberton. Renovation of windows (This application may affect the character and appearance of the Walberton Village conservation area) (This application affects the setting of a Listed Building). Comments by 27 October 2022.

Resolved: No objection.

**431/22 Planning decisions**

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

**432/22 Appeals**

None.

**433/22 Enforcement**

1. The update on enforcement ENF/148/22 (Lanes End, West Walberton Lane, Walberton) was noted. The Clerk was asked to follow up in two weeks if nothing is heard from ADC by then.

2. No update has yet been received from ADC in relation to enforcement ENF/202/20 (Cherry Tree Nursery, Eastergate Lane, Walberton).

**434/22 Arun District Council**

Cllr Vawer reported that no further update had been received regarding ADC’s current Housing Supply status. There is a need to see what changes the new government makes to planning.

**435/22 Neighbouring Parish Applications and updates**

None.

**436/22 Business Plan activity**

No further projects were considered for Business Plan activity.

**437/22 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

Cllr Ratcliffe had nothing to report on behalf of the HWG. As regards the A27 and A29 the ERF was cancelled, and no new date has been set.

2. Traffic Calming Working Group

Cllr McElvogue reported that the Speed Limit Reminder device had been delivered. He is working on preparing an aide memoire. There is a need to agree a strategy for its deployment with the HWG. The Clerk was asked to update the HWG.

3. Local cycling and walking infrastructure plan.

Cllr McElvogue reported that he had downloaded two documents of interest relating to cycle path. The views of cyclists are needed, and this could be done via Survey Monkey. WPC does not have a cycle path policy. The Clerk was asked to see if any other parishes do.

4. DfT circular

The update to DfT’s circular: strategic road network and delivery of sustainable development was noted.

5. Weeding of Walberton pavements and verges.

Referred to General Purposes Committee.

**438/22 Fontwell Meadows**

1. The formation of the Community Building sub-committee was noted. Cllr Vawer reported that the plans for the community building have been discussed, with overhangs being agreed, and are expected to be with ADC Planning soon. He has a telephone meeting with Dandara tomorrow.

2. Review of draft Deed of Variation varying the s106 dated 2 December 2016 in relation to land to the east of Fontwell Avenue, Fontwell. Considered ‘out of meeting’ and approved.

Resolved: To retrospectively approve the draft Deed of Variation.

**439/22 Avisford Grange working group**

Cllr Ratcliffe reported that he is no further forward with making contact with the developers, although Cllr Vawer has spoken with a salesperson.

**440/22 HELAA**

No apparent changes.

**441/22 Community Infrastructure Levy trajectory**

1. Receipt of Sec106 payment from Dandara in relation to Fontwell Meadows was noted.

2. Referred by General Purposes Committee: The meeting suggested that WPC lawyers are asked what financial compensation is available for strategic development. Cllr Ratcliffe agreed to follow up with Highways England.

**442/22 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer had nothing to report.

**443/22 South Downs National Park**

The seven points listed on the agenda were noted.

**444/22 Campaign for the Protection of Rural England (CPRE)**

The two points listed on the agenda were noted.

**445/22 Arun District Council parish briefings**

Nothing to note.

**446/22 Correspondence**

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

**447/22 Quotes and payments**

The Clerk presented a draft of three payments for authorisation.

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

**448/22 Agreed actions**

A number of actions were agreed to be circulated as a separate list.

**449/22 Any other business**

None.

**450/22 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 15 November 2022.

There being no other business the meeting closed at 8.35pm.

Signed ……………………………………………………………… Date……………………………………………………………………

Chair