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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 15 NOVEMBER 2022.**

**1. Record of attendance and apologies**

**504/22** In attendance: Cllrs Vawer (Chair), Hewson, McElvogue and Titmus.

A Peppler – Clerk.

Apologies: Apologies were received from Cllrs Ratcliffe and Smyth.

**2. Declaration of interest in items on the agenda**

**505/22**  Cllr Titmus declared a personal interest in agenda items 15 (Fontwell Meadows) and item 14.3 (Double yellow lines, Fontwell).

**3. Confirmation of Minutes**

**506/22** The minutes of the Planning Committee meeting of 27 September 2022 were confirmed as being a true record of the business conducted.

**4. Public questions (max 15 minutes)**

**507/22** One member of the public was present. Another joined the meeting online.

One member of the council referred to agenda item 16 (Wandleys Lane) and that the developer had sent cards out directing attention to websites for information. He commented that the information would not be available to residents who don’t have access to IT. He asked if the parish council could ask the developer if they could provide information by letter to residents rather than by emails and websites. Cllr Vawer replied that WPC haven’t yet heard from the agent or ADC, and this was largely out of WPC’s hands.

**5. Matters arising from previous minutes**

**508/22** Minute 427/22. The Clerk had followed up with Sussex Police regarding the suspected offence of damaged trees at Lanes End. A response had been received and circulated.

Minute 430/22.1 Cllr Vawer drafted objections to planning applications WA/81/22DOC, WA/85/22/DOC and WA/94/22/PL.

Minute 437/22.2 A response had been received from ADC regarding Enforcement ENF/148/22.

Minute 437/22.3 The Clerk had researched whether other parish councils have their own cycle path policy. He was unable to find one.

Minute 440/22.2 An enquiry had been made with lawyers regarding what financial compensation is available for strategic development. WPC has a meeting with the lawyers on Friday 18 November 2022.

**6. Planning applications**

**509/22** 1. Out of meeting

1. WA/96/22/T.West Gables, 5 , Arundel Road, Fontwell. Dismantle and fell to ground level 1 No. Monterey Pine. Comment by 3 November 2022.

Resolved: Confirmed objection.

2. WA/97/22/PL. Oak Bank, Wandleys Lane, Walberton. Erection of a new dwelling in garden land of Oak Bank with access from the existing dwelling. Resubmission following application WA/50/22/PL. This application seeks to overcome the previous reason for refusal. Comment by 3 November 2022.

Resolved: Confirmed no objection.

3. WA/98/22/HH. Wickstead House, Binsted Lane, Walberton. Proposed detached garage and storeroom and conversion of existing detached garage to garden room and hobby room. Comment by 3 November 2022.

Resolved: Confirmed no objection.

2. In meeting

1. WA/87/22/PL. Brookview Nursery, Eastergate Lane, Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No flexible E (g) flexible units comprising of offices and workshops, associated parking, drainage and turning spaces (resubmission following WA/98/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 17 November 2022.

Resolved: Objection. Cllr Vawer to draft.

2. WA/101/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 2 x detached 4-bedroom dwellings. Comment by 17 November 2022.

Resolved: Objection. Cllr Vawer to draft

3. SDNP/22/04821/FUL. Barn and land west of Arundel Road, Fontwell. Erection of Use Class 'E' workshop building and associated landscaping works. Alternative to scheme approved under SDNP/21/06220/FUL to allow for an amended roof design. Comments by 22 November 2022.

Resolved: No objection.

4. WA/105/22/PL.Land Adjacent 1 Orchard Way, Fontwell. Variation of condition 2 imposed under WA/18/19/PL relating to plans condition. Comments by 1 December 2022.

Resolved: No objection.

5. WA/107/22/PL. Morelands, Arundel Road, Fontwell. 4 dwellings, associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings. Comments by 1 December 2022.

Resolved: No objection.

6. WA/108/22/HH. 17 Barrack Row, The Street, Walberton. Single storey rear extension and replacement of front (north) elevation windows and door. (This application may affect the setting of a Listed Building) (This application may affect the setting and characteristics of the Walberton Green Conservation Area). Comments by 1 December 2022.

Resolved: No objection.

7. WA/109/22/L. 17 Barrack Row, The Street, Walberton. Single storey rear extension and replacement of existing front elevation door and windows.(This application may affect the setting of a Listed Building) (This application may affect the character and appearance of the Walberton Green Conservation Area). Comments by 1 December 2022.

Resolved: No objection.

8. WA/112/22/TC. Holly Tree Cottage, The Street, Walberton. Fell and grind out the stumps of 3 No. Lawson Conifer Trees (G1) within the Walberton Village Conservation Area. Comments by 1 December 2022.

Resolved: No objection.

**8.** **Planning decisions**

**510/22** The five decisions made by ADC planning as per the agenda were noted.

**9. Appeals**

**511/22** APP/C3810/W/22/3299514. The appeal against ADC decision to refuse planning application WA/80/21/OUT was noted.

**10. Enforcement**

**512/22** ENF/329/22. Acknowledgement of complaint received was noted.

**11. Arun District Council**

**513/22** Cllr Vawer had nothing to report on ADC’s current Housing Supply status. It was agreed that, where objections to large developments have been made which has been overruled, then a request should be made for a timescale for it to be completed. Also to consider external consultant support for appeals with these.

**12. Neighbouring Parish Applications and updates**

**514/22** Cllr Vawer had nothing to report.

**13. Business Plan activity**

**515/22** There have been no changes since the Full Council meeting on 8 November 2022.

**14. Highways and Traffic**

**516/22** 1. Highways Working Group & A27 / A29 Arundel Bypass

1&2. Cllr Vawer reported that the supplementary A27 Arundel Bypass consultation start morrow 16 November. There will be three public events. A meeting was held with National Highways last Monday regarding the consultation content. Documents will be available in the parish office from tomorrow. An issue of Neighbourhood News would be published as soon as possible.

Cllr McElvogue reported that NH are offering one-to-one meetings with interested parties to discuss technical issues leading up to the DCO.

Cllr Vawer reported that he had attended an A27 de-truncking meeting. This was to gather ideas as a separate project to enhance the existing A27.The query regarding the lack of a footpath in Yapton Lane from Avisford Grange to the A27 was passed to the de-trunking team.

3. Cllr Vawer had no update on the A29 Bypass.

2. Traffic Calming Working Group

Cllr McElvogue said that the Speed Limit Reminder Team should now meet. Clerk to arrange.

Consideration should be given to future traffic surveys.

3. Having double yellow lines around and opposite the entrance to the petrol station in Fontwell (passed to Planning by General Purposes) was considered. Clerk to action with WSCC Highways.

**15. Fontwell Meadows**

**517/22** Cllr Vawer reported that WPC has supported the planning amendment to demolish and reconstruct the Old Bottle Store.

Cllr Titmus reported that he had heard of flooding as urban clay soil had been dumped at the development. It was agreed to follow up on soil surveys.

**16. Wandleys Lane**

**518/22** The notification concerning land off Wandleys Lane for 95 dwellings was noted. No formal planning application has been submitted.

**17. Avisford Grange working group**

**519/22** No report.

**18. HELAA**

**520/22** No report.

**19. Community Infrastructure Levy trajectory**

**521/22** No report.

**20. BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

**522/22** Cllr Vawer had nothing to report. The next meeting date clashed with a Full Council meeting.

**21. South Downs National Park**

**523/22** 1. The four items as per the agenda were noted.

2. The November newsletter was noted.

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

**524/22** The summer newsletter was noted.

**23. Arun District Council parish briefings**

**525/22** There have been no formal updates on ADC’s Planning service.

**24. Correspondence**

**526/22** The tree items of correspondence as per the agenda were noted.

**25. Quotes and payments**

**527/22** The Clerk presented a draft of three payments for authorisation.

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

**528/22 Agreed actions**

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

**26. Any other business**

**529/22** Cllr McElvogue wished for clarification of the role of the Highways Working Group. Referred to Cllr Ratcliffe.

**27. Date of next meeting**

**530/22** The date of the next meeting was confirmed as 7pm on Tuesday 17 January 2023.

There being no other business the meeting closed at 8.02pm.

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

Chair