|  |  |
| --- | --- |
|  | **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 ONLINE AT 7.00pm ON TUESDAY 19 JANUARY 2021.**

**19/21 Record of attendance and apologies**

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

Apologies: Cllr Fisher.

A Peppler – Clerk.

One member of the public.

**20/21 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in items 6.2.5and 6, 7.1 and 12.

Cllr Vawer declared a personal interest in item 7.5.

**21/21 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 15 December 2020 were confirmed as being a true record of the business conducted.

**22/21 Public questions (max 15 minutes)**

No questions from members of the public were asked.

**23/21 Updates of actions agreed at last meeting**

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

**24/21 Planning applications**

1. Out of meeting

None.

2. In meeting

1. WA/90/20/HH. Pilgrim Cottage, Dairy Lane, Walberton. Single storey side extension. Comments by 28 January 2021.

Resolved: No objection.

2. WA/91/20/HH. Murroes, Dairy Lane, Walberton. Single storey side extensions. Comments by 28 January 2021.

Resolved: No objection.

3. WA/93/20/PL. Land east of Tye Lane. Note that this is ‘on hold’. WPC response will be delayed until after ADC meeting on 13 January. Comment by 19 January 2021.

Objection comment submitted 19 January 2021.

4. WA/97/20/HH. 4 Barnfield Cottages Arundel Road Fontwell. Single storey rear extension. Comment by 28 January 2021.

Resolved: No objection.

5. WA/99/20/DOC. Land East of Fontwell Racecourse, Fontwell Avenue, Eastergate. Approval of details reserved by condition imposed under ref APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 6 - materials and finishes, 12 - surface water drainage, 13 - infiltration of surface water drainage, 14 - maintenance & management of SuDs, 15 - foul drainage and 27 - emergency access from site onto Arundel Road. Decision by 2 March 2021.

Noted.

6. WA/100/20/DOC. Land to East of Fontwell Racecourse Fontwell Avenue Eastergate. Approval of details reserved by condition imposed under APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 9 - Public Open Spaces, 10 - hard & soft Landscaping, 11 - protection of retained trees, 9 - Construction Management Plan, 22 - decentralised & renewable energy, 25 - Travel Plan and 26 - Non-Motorised User Audit. Decision on 9 February 2021.

Noted.

7. WA/103/20/HH. Downs House, Avisford Park Road, Walberton. Single storey side/rear extension including demolition of existing garage/utility. Comment by 4 February 2021.

Resolved: No objection.

**25/21 Planning decisions**

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

**26/21 Arun District Council**

To note ADC’s Helaa’s document (item 14).

**27/21 Neighbouring Parish Applications and updates**

1. F/4/20/OUT. Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1- D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated. Comment by 19 January 2021.

Comment submitted supporting comments made by Ford Parish Council

2. Y/151/20/PL. Pollards Nursery, Lake Lane, Barnham. Permanent siting of temporary seasonal horticultural worker' accommodation (8 mobile homes & 3 retrospective mobile homes), hardstanding & service building. This site also lies within the parish of Barnham, is in CIL Zone 3 (Zero Rated) as other development. Comment by 11 February 2021.

Resolved: No objection, but accommodation must be solely for use applied for.

**28/21 Business Plan activity**

No additional activity to consider. Recent update on information noted.

**29/21 Highways and Traffic**

1. Highways Working Group

An informal online meeting will be held on Thursday 21 January 2021.

2. A27 Arundel Bypass

1. To receive an update.

Cllr Mrs Clark reported that questions had been asked at ADC’s meeting last week. The item for debate and letter to Highways England were deferred. Cllr Roberts has asked for proper written replies to all residents who asked questions.

Focus groups are about to start and suggested groups WSCC, ADC and SDNP be asked to contact WPC beforehand. Cllr Mrs Clark agreed to email them.

2. Correspondence

1. Correspondence with Highways England resulting from the virtual meeting of 4 December 2020 was noted, and consideration given to any response and their subsequent offer of a further virtual meeting. The dates of 3 or 4 February 2021 were considered, after WPC’s meeting with Andre Griffith MP.

2. The response from Andrew Jackson, Senior Project Manager, regarding WPC’s letter of 29 Oct re A27 Impact Study was noted. Dr Mike Davis had submitted graph of the proposed elevations for the Grey route which tends to challenge the data provided by Highway’s England.

3. The scheduled conference call with Andrew Griffith MP was postponed to 29 January 2021.

4. Cllr Mrs Clark had previously circulated a briefing note on legal matters. She asked for members’ comments on the scope of services and fees, and the separate approximate costs for counsel. A draft letter of engagement will be circulated and, subject to review, she proposed that the appointment of Norton Rose Fulbright be recommended to Full Council.

Resolved: The appointment of Norton Rose Fulbright recommended to Full Council, subject to clarification on some detail to be agreed.

5. Previously circulated Final draft of ‘No to Grey’ posters were approved. These will be laminated and distributed.

3. A29 Bypass

Cllr Ratcliffe reported that this item is to be discussed at the BEWAG meeting on 21 January 2021.

4. Traffic Calming Working Group

The Clerk reported that a quote of £800 + VAT had been received from Obstrada for surveying four sites as agreed at the last Planning meeting. This will be done once the current Covid lockdown is over and the necessary permissions have been received.

5. Other

Flooding, Eastergate Lane - WSCC Highways undertaking kerbing in Eastergate Lane to reduce flooding and monitoring blocked drains was noted.

**30/21 Fontwell Meadows**

1. To receive an update.

Cllr Vawer reported that Cllr Titmus is looking into tree for the proposed orchard. Cllr Ratcliffe reported that legal work is proceeding. Cllr Mrs Clark reported that landscaping costs are being followed up.

2. Street names.

Cllr Vawer had previously circulated a list of proposed street names. The item was discussed, and it was agreed that members’ comments and suggestions would be collated and submitted to ADC.

**31/21 Developers liaison working group (Wates/Linden/Pegasus)**

1. To receive an update.

Cllr Ratcliffe reported that work at the site is currently on hold and fenced off.

2. Correspondence to ADC regarding WA/93/20PL – Land east of Tye Lane, and the amended description, and that the deadline for comment is now 18 January 2021 was noted.

**32/21 HELAA**

1.To receive an update.

Cllr Ratcliffe referred to his update circulated prior to the previous meeting and circulated two HELAA maps for comparison.

2. To note new HELAA report; salient points of which previously circulated (item held over from previous meeting). The map comparison was very helpful and indicated the current status of various sites in the parish, with duplications having been amended. It was agreed that a link to the HELAA maps would be put on the website for the information of residents.

**33/21 Community Infrastructure Levy trajectory**

Cllr Mrs Clark had no update to report.

**34/21 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Ratcliffe reported that the next BEWAG meeting is on Thursday 21 January 2021.

**35/21 Green Infrastructure Masterplan**

No update to receive.

**36/21 South Downs National Park**

1. The winter planning newsletter was noted.

2. The SDNP Planning Committee meeting of 21 January 2021 was noted.

**37/21 Campaign for the Protection of Rural England (CPRE)**

The December 2020 update was noted.

**38/21 Conservation areas**

Cllr Ratcliffe’s email to Kevin Owen, ADC  noting the renewed focus on reviewing and updating conservation areas and highlighting the importance of updating the Conservation Area was noted.

**39/21 Arun District Council parish briefings**

To note Cllr Ratcliffe’s email to Kevin Owens thanking him for the three alterations made to the new HELAA map.

**40/21 Neighbourhood Plan & Review**

1. Cllr Mrs Clark referred to the short time frame with regards to the Reg 17. The NP committee will review the Reg 16 responses once it goes on the ADC website on 25 January. The Reg 17 pack goes to the examiner at that time, the examination report will be received on 1 March and all changes must be agreed with ADC by 12 March 2021.

2. The letter from Lichfields representing the Church Commissioners for England (CCE) regarding Walberton Neighbourhood Plan Review 2020 Regulation 16: Representations relating to land at Pigeon House Farm (Land South of Walberton) was noted.

**41/21 Other updates**

None.

**42/21 Correspondence**

WPC letter to ADC Planning re non-compliance Cherry Tree Nursery was noted. A response had been received to say that it will be investigated.

**43/21 Quotes and payments**

The clerk presented a draft payment list of one payment for authorisation.

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

**44/21 Any other business**

It was agreed that Cllr Mrs Clark would write to ADC Cllr Roberts and Cllr Ratcliffe to Dr Mike Davis for their invaluable ongoing commitment and contribution to challenging Highways England’s preferred route decision and process behind it.

**45/21 Date of next meeting**

The date of the next meeting was confirmed as 7.00pm on Tuesday 2 March 2021.

There being no other business the meeting closed at 8.49pm.

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

Chair