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|  | **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 4 MAY 2021.**

**222/21 Record of attendance and apologies**

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

A Peppler – Clerk.

Apologies: Cllr McElvogue.

Absent: Cllr Fisher.

**223/21 Declaration of interest in items on the agenda**

Cllr Mrs Clark declared a personal interest in agenda item 6.2.5 – planning application WA/32/21/PL.

Cllr Vawer declared a personal interest in agenda item 26 – Stoneybrook Farm.

Cllr Titmus declared a personal interest in agenda item 6.1.2 – planning application BN/18/21/RES, and item 12 – Fontwell Meadows.

**224/21. Confirmation of Minutes**

The minutes of the Planning Committee meeting of 2 March 2021 were confirmed as being a true record of the business conducted.

**225/21 Public questions (max 15 minutes)**

One member of the public was present. He asked a question relating to planning application WA/32/21/PL, “Were the parish council party to the matters referred to in the attached statement (Groundwater Level Monitoring) on Arun’s portal?”

Cllr Ratcliffe replied that the council was not party to it as the application was only registered on 26 April and the land was not accepted in the Neighbourhood Plan. The Council would refer to the statement in any objection.

**226/21 Updates of actions agreed at last meeting**

The Clerk updated the meeting on two items as per the agenda.

**227/21 Planning applications**

1. Out of meeting

AB/135/20/OUT.  Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area. Comments by 10 April 2021. Comment made expressing concerns about HGV traffic being rerouted along Yapton Lane.

2. BN/18/21/RES. GTR land east of Fontwell Avenue, Arundel Road, Fontwell. 5000 sq m of light industrial floor space (ClassB1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development. Comment by 24 April 2021.

Resolved: Confirmed no further comment to be made at this time.

3. WA/18/21/TC. Peach Cottage, The Street ,Walberton. Canopy thin by15% and a crown lift to 5.5m above ground level for 1 Goat Willow. Comment by 24 April 2021.

Resolved: No objection.

4. WA/23/21/TC. The Old School House, The Street, Walberton. Crown thin by 10% and crown lift to 2-3m 1 Silver Birch tree within the Walberton Village Conservation area.

Resolved: No objection.

2. In meeting

1. WA/93/20/PL. Land East of Tye Lane Walberton. Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development. Comment by 14 May 2021.

Resolved: Objection. Previous objection to be updated by agreement of the committee.

2. WA/19/21/PL. Wandleys Farm, Wandleys Lane, Walberton. Variation of condition 2 imposed under WA/76/17/PL relating to condition 2-approved plans. Comment by 21 May 2021.

Resolved: No objection.

3. WA/21/21/DOC Approval of details reserved by condition imposed under ref APP/C3810/W/18/3209249 Wandleys Farm, Wandleys Lane, Walberton QAPLWSGADV(ODB) 2018 List Date: 19th March 2021 12 of 22 (WA/76/17/PL) relating to Condition Nos 3 - materials & finishes, 4 - surface water drainage, 5 - Written Scheme of Investigation, 7 - hard & soft landscaping and 8 - Construction Method Statement View Details Decision due by 10 May 2021.

Resolved: No objection.

4. WSCC/011/21. Ford Circular Technology Park, Ford Road, Ford. Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding, and landscape works. Comment by 16 May 2021.

Resolved: Objection. Issues in previous objection not addressed. Previous objection to be updated by agreement of the committee.

5. WA/32/21/PL. Land west of West Walberton Lane, Walberton. Construction of 30 No. dwellings together with associated access, parking, public open space & landscaping. This site may affect the setting of listed buildings, affects the character & appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings. Comment by 27 May 2021.

Cllr Mrs Clark declared a personal interest in this item.

A discussion took place and Cllr Ratcliffe proposed that the Committee objects to the application. The matter was put to the vote by a show of hands. 3 votes for the proposal – 1 abstention.

Resolved: Objection. Reasons for objection to be prepared by agreement of the committee.

3.Other

1. Enforcement – ENF/170/21. Temporary Stop Notice/plan & site notice served on Dandara at Fontwell Meadows noted.

2. Enforcement - ENF/202/20 Letter received from ADC that with reference to the alleged breach of planning control at Cherry Tree Nursery confirming that the development does constitute a breach of control that planning permission is required was noted.

3. Ford Energy Recovery Facility revised proposals update of 4 March 2021 was noted.

**228/21 Planning decisions**

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

**229/21 Arun District Council**

There were no relevant documents to note.

**230/21 Neighbouring Parish Applications and updates**

Aldingbourne Neighbourhood Plan Modification Proposal. Cllr Ratcliffe reported that he had read through the documents and that the Reg 16 stage and responses are available on the ADC website. Nothing of concern currently stands out.

**231/21 Business Plan activity**

No items for consideration.

**232/21 Highways and Traffic**

1. Highways Working Group & A27 Arundel Bypass

Cllr Ratcliffe reported on the meeting with Highways England on mitigation last week. HE gave no commitments but noted they did seem receptive to moving the A27 northwards and lowering elevation levels. More

information on the considered design changes is expected at The Elected Representatives Forum meeting is on 25 May 2021.

2. A29 Bypass

Cllr Ratcliffe reported on the consultation with Barnham & Eastergate PC which closes on 16 May 2021. It was agreed that WPC should support Barnham & Eastergate PC. Walberton residents should be encouraged to read more about it.

3. Traffic Calming Working Group

The Clerk had nothing to report. The traffic survey is planned for June.

4. Other

None.

**233/12 Fontwell Meadows**

1. Cllr Vawer referred to his recent report to Full Council. It is hoped that, after the last points have been finalised, the land transfer can be signed off.

2. Enforcement notice ENF/170/21 noted.

**234/21 Developers liaison working group (Wates/Linden/Pegasus)**

Cllr Ratcliffe reported there has been little or no activity on site and he is not aware of anything to report.

**235/21 HELAA**

No changes to report.

**236/21 Community Infrastructure Levy trajectory (CIL)**

1. Cllr Mrs Clark reported on the recent Southdowns National Park CIL funding. Confirmation had been received that the money can be used outside the Park if it is needed to address an issue outside it if it would be beneficial to all residents in the parish.

2. The consultation letter and questionnaire for completion by 26 April 2021 was noted. Cllr Mrs Clark suggested that, if WPC has not yet responded, perhaps it should.

**237/21 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Ratcliffe referred to a previously circulated report of the BEWAG meeting of 13 April 2021 and the pending consultation on the A29.

**238/21 Green Infrastructure Masterplan**

Cllr Ratcliffe queried the relevance of this agenda item. It was agreed that it would come under CIL for future meetings.

**239/21 South Downs National Park**

1. The SDNPA Planning Committee meeting of 15 April 2021 was noted

2. The invitation to join the first National Park Authority ‘Dark Skies’ Webinar for Parishes. 18.30 – 20.00 on 21 April 2021 was noted.

3. The SNDP March and April newsletters were noted.

4. The receipt of SDNP CIL payment was noted. The new noticeboard for Binsted should be added to the CIL spending list.

5. The SDNP West Sussex Parish online workshop of 15 June 2021 was noted.

**240/21 Campaign for the Protection of Rural England (CPRE)**

An email looking for expressions of interest in developing work relating to Quiet Lanes was noted.

**241/21 Arun District Council parish briefings**

Cllr Mrs Clark reported on the meeting of 9 March 2021. It was mostly CIL related. Arun’s Local Plan for new housing was 1250pa, the new target is 1300pa which ends in April 2023. The most up to date Neighbourhood Plans carry the most weight. The briefing for April did not take place.

**242/21 Neighbourhood Plan & Review**

Cllr Ratcliffe reported that the Neighbourhood Plan goes for referendum on Thursday 6 May. Cllr Mrs Clark said that it comes into force as soon as a Yes vote is confirmed.

**243/21 Cherry Tree Nursery**

See minute 227/21.3.2

**244/21 Stoneybrook Farm**

The Clerk referred to refusal WA/87/20/CLE. He reported that ADC will be arranging for an investigation to be opened and that notification would be received in due course.

**245/12 Tree Preservation Orders**

The TPO notices on the land between DM Chainsaws and the allotments were noted.

**246/21 Quiet lanes**

Cllr Ratcliffe reported that Barnham & Eastergate PC is considering an offer from CPRE to have Wandleys Lane classified as a Quiet Lane. As half of the lane is in Walberton parish the council will need to go to CPRE and work with B&E PC. Cllr Vawer agreed to do this.

**247/21 Other updates**

None.

**248/21 Correspondence**

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

**249/21 Quotes and payments**

1. The meeting considered a quote of £330.75 from Darren Rollings to do some maintenance repairs at the Pavilion, play area and Barrack Row bus shelter

Resolved: To accept the quote.

2. The Clerk presented a draft list of four payments for authorisation.

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

**250/21 Any other business**

Cllr Mrs Clark reported on the success of last week’s ‘Friday get-together’. It is unlikely that Coffee Stop will be returning until October.

A phishing scam attempt was made which caused problems with emails and reminded members to be vigilant.

**251/21 Date of next meeting**

The date of the next meeting was confirmed as 7.00pm on Tuesday 15 June 2021.

There being no other business, the meeting closed at 8.26pm.

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

Chair.