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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 |

**DRAFT – NOT YET CONFIRMED**

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 7.00pm ON TUESDAY 4 MAY 2021.**

**282/21 Record of attendance and apologies**

In attendance: Cllrs Ratcliffe, Titmus and Vawer.

Cllr Mrs Clark was unable to attend in person but attended via online link.

Apologies: Cllr McElevogue.

Absent: Cllr Fisher.

**283/21 Election of chairman and vice chairman**

1. Committee Chairman

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

Resolved: Cllr Vawer be appointed as Committee Chairman.

Cllr Vawer chaired the meeting from this point.

2. Vice Chairman

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

Resolved: Cllr Ratcliffe be appointed as Vice Chairman.

**284/21 Declaration of interest in items on the agenda**

Cllr Titmus decaled a personal interest in item 15 Fontwell Meadows.

**285/21 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 4 May 2021 were confirmed as a true record of the business conducted.

**286/21 Public questions (max 15 minutes)**

Two members of the public were present. One member posed a question he asked be put by the meeting to the team from Vistry at their presentation.

**287/21 Updates of actions agreed at last meeting**

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

**288/21 Vistry Homes presentation**

The Clerk welcomed John Longhorn – Vistry, Kevin Markie – Ardent, and David Scane – SEC Newgate to the meeting. The team gave a presentation on the proposed new access on the land east of Tye Lane. It was supported by maps and technical drawings. A discussion took place on a number of points.

On behalf of a member of the public present, Cllr Vawer asked, “ Given the planning has not changed why do you (Vistry) want or need to change the access point to the detriment of our village?”

The team responded that it was all about delivery. They have no control over Highways England and their programme. They are in a situation of being ‘mothballed’ and are looking to carry out an assessment to carrying on building. They need to have a new point of access to deliver the housing.

Cllr Vawer thanked the team for coming to give their presentation.

**289/21 Planning applications**

1.Out of meeting

1.WA/28/21/HH. Willows West, Walberton Lane, Walberton. Erection of rear extension and loft conversion following the demolition of existing conservatory. Comment by 11 June 2021.

Resolved: Confirmed no objection.

2.WA/29/21/HH.The Greenway West Walberton Lane Walberton. Erection of rear extension, detached garage, and installation of front and rear dormers. Comment by 11 June 2021.

Resolved: Confirmed no objection.

3. WA/35/21/HH. 12 Fontwell Close, Fontwell. Erection of single storey side extension. Comment by 11 June 2021.

Resolved: Confirmed no objection.

4. WA/36/21/PL. 3 Orchard Crescent, Arundel Road, Fontwell. Rear extension, attic conversion & conversion of shop front to form part of single residential dwelling. This site is in CIL Zone 2 & is CIL Liable. Comment by 11 June 2021.

Resolved: Confirmed no objection.

5. WA/37/21/PL. Cherry Tree Nursery, Eastergate Lane, Walberton. Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 2 years. Comment by 11 June 2021.

Resolved: Objection. A draft objection had been prepared and circulated by Cllr Mrs Clark, and it was agreed that this would be submitted by the Clerk.

6. WA/38/21/HH. 1 Orchard Terrace, The Street, Walberton. Erection of rear extension. (This application may affect the character and appearance of the Walberton Village Conservation Area). Comment by 11 June 2021.

Resolved: Confirmed no objection.

7**.** WA/40/21/TC.The Old Stables, The Street, Walberton. Eucalyptus (T1) - Reduce the height by 5 meters leaving it at a final approximate height of 7 Meters. Comment by 11 June 2021.

Resolved: Confirmed no objection.

8. WA/42/21/TC. The Old Apple Store, The Street, Walberton. Fell 1 No. Maple tree (T1), Fell 1 No. Yew tree (T2), Fell 1 No. Cypress tree (T3), Fell 1 No. Holly tree (T4) and Fell 1 No. Hawthorn tree (T5) within the Walberton Village Conservation area. Comment by 11 June 2021.

Resolved: Confirmed no objection.

2. In meeting

1. Environmental permit EPR/MP3904BD, ERF Ford Technology Park. An environmental permit sets the conditions an operator will be required to meet when operating the facility. Comment by 23 June 2021.

Resolved: Objection. A draft objection will be prepared by Cllr Vawer, and it was agreed that this would be submitted by the Clerk,

2. BN/62/21/PL. The Croft Surgery, Barnham Road, Eastergate. Medical Centre with pharmacy retail unit & other ancillary uses together with access on to Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (zero rated) as other development. Comment by 24 June 2021.

Resolved: Support.

3. WA/44/21/HH. Folie House, Wandleys Lane, Walberton. Erection of single storey rear and side extension with first floor terrace, associated internal alterations and amendments to hard and soft landscaping. Comment by 24 June 2021.

Resolved: No objection.

4. WA/48/21/TC. Walberton House, The Street, Walberton. Removal of 1 Ash (T1) because of Ash die back. Comment by 24 June 2021.

Resolved: No objection.

**290/21 Planning decisions**

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

**291/21 Appeals**

WA/79/20/PL. Spindlewood, Yapton Lane, Walberton. Appeal to the Secretary of State against ADC’s decision to refuse planning permission for the demolition of existing dwelling & erections of 8 new dwelling houses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a departure from the Development Plan & is in CIL Zone 3 and is CIL liable. PiNS reference: APP/C3810/W/21/3269025. All representations must be received by the 16 June 2021.

Resolved: Objection. A draft objection prepared by Cllr Ratcliffe was agreed and would be submitted by the Clerk tomorrow.

**292/21 Arun District Council**

No relevant documents to note.

**293/21 Neighbouring Parish Applications and updates**

The passing of examination of Aldingbourne Neighbourhood Plan was noted.

**294/21 Business Plan activity**

No new projects were considered.

**295/21 Highways and Traffic**

1. Highways Working Group & A27 Arundel Bypass

Cllr Ratcliffe reported that the HWG recently met online to review the A27 activities and Councillors' recent participation in Highway England's meetings, notably the Elected Representative Forum and a meeting covering Mitigation.  There has also been an update meeting with the barrister representing the council. Currently we are waiting for the next stage of the A27 process likely to be late summer when the next consultation starts and the PEIR ( Preliminary Environmental Information Report) is published.

2. A29 Bypass

No update.

3. Traffic Calming Working Group

The Clerk updated that the planned traffic survey would commence on 23 June 2021.

4. Other

The Clerk reported on a complaint of users of battery-operated cycles causing a nuisance in Arundel Road, Fontwell. He had reported this to the local PCSO who had paid attention over last weekend and would continue to do so.

**296/21 Fontwell Meadows**

Cllr Vawer reported that work has restarted. Dandara have been acknowledging and acting on residents’ concerns. Public meeting held by Dandara was held earlier this evening. On the land transfer, Cllr Ratcliffe reported that confirmation is still awaited regarding endeavours  to ‘procure’ the title is not subject to any charges.

**297/21 Developers liaison working group (Wates/Linden/Pegasus)**

Cllr Ratcliffe reported that Vistry are reassessing access points.

**298/21 HELAA**

Cllr Ratcliffe reported there has been no change.

**299/21 Community Infrastructure Levy trajectory**

1. Cllr Mrs Clark had nothing to report.

2. Cllr Ratcliffe reported that nothing further had been heard on the Green Infrastructure Masterplan

**300/21 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Ratcliffe had nothing to report.

**301/21 South Downs National Park**

The Spring, May and June newsletters were noted.

**302/21 Campaign for the Protection of Rural England (CPRE)**

The Spring newsletter was noted.

**303/21** **Arun District Council parish briefings**

Cllr Mrs Clark had nothing to report.

**304/21 Neighbourhood Plan & Review**

To note that the NP was approved at referendum on 6 May and will shortly be ‘made’ by Southdowns National Park and Arun District Council.

**305/21 Correspondence**

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

An additional item was an email from Camilla Lambert regarding the newly formed Walberton Friend and Neighbours, which aims to give a voice specifically to residents of Walberton concerned about or opposed to the Grey route. It was agreed that there would be open liaison with the group on relevant matters.

**306/21. Quotes and payments**

The Clerk represented a draft payment list of six payments for authorisation.

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

**307/21 Any other business**

Cllr Mrs Clark reported that, owing to the extension to Covid restrictions for a further four weeks beyond 21 June, regrettably the decision has been made to postpone the Annual Parish Meeting due to be held on 28 June to a date in September. Also, the Walbinfont Music night on 10 July and community picnic the following day are also cancelled.

**308/21 Date of next meeting**

The date of the next meeting was confirmed as 7.00pm on Tuesday 10 August 2021.

There being no other business, the meeting closed at 8.32pm

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

Chair