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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 21 SEPTEMBER 2021.**

**463/21 Record of attendance and apologies**

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

Apologies: Cllr Ratcliffe.

Absent: Cllr Wicks.

**464/21 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in item 14 – Fontwell Meadows.

Cllr McElvogue declared a personal interest in item 22 – North Choller Farm.

**465/21 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 10 August 2021 were confirmed as being a true record of the business transacted.

**466/21 Public questions**

There was one member of the public present. No questions were asked.

**467/21 Updates of actions agreed at last meeting**

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

**468/21. Lanes End, Walberton**

Cllr Vawer welcomed Kerry Simmons from Smith Simmons to the meeting regarding a proposed development at Lanes End, Walberton. She thanked the meeting for the opportunity to attend and introduced herself as the representative of the site at Lanes End, West Walberton Lane, Walberton. Smith Simmons have been instructed to prepare a detailed planning application for 6 houses at the site.  As part of the preparatory work the site’s planning history has been reviewed was felt and considered prudent to make contact with the Parish Council due to its original objection to the outline application and subsequent objections to the reserved matters application. It is recognised that the Council raised concerns with the potential impact on trees; ecology; neighbouring amenity and density. Smith Simmons are taking a comprehensive approach to the new proposals for the site which is involves updated tree and ecology surveys. With the objective of providing a detailed planning application presenting a high-quality scheme of new homes. She will provide the Council with a copy of the submission pack in due course but in the meantime, should the Council have any queries, to get in touch with her.

**469/21 Planning applications**

1. Out of meeting

WA/73/21/HH.Westing House, Barnham Lane, Walberton. Erection of tree house. Comment by 17 September 2021.

Resolved: Confirmed no objection.

WA/75/21/CLP. Lower Farm, Yapton Lane, Walberton. Lawful development certificate for the proposed construction of a reservoir to hold harvested rainwater for the irrigation of horticultural crops. Decision by 30 September 2021. The council supported this application on the grounds that it will potentially increase the growing season, reduce the demand on local water supply, be environmentally beneficial and contribute to the local economy. It is supported by WPC’s Neighbourhood Plan Policy WE2 and ADC’s Local Plan Policy W SP1. Support. Application later withdrawn. WA/76/21/TC.Gable House, The Street Walberton. 1 Silver Birch tree (T1) fell, 1 Bay tree (T2) crown reduction to leave height 8m and spread 6m and 1 Magnolia tree (T3) crown reduction to leave height 3.5m and spread 5.5m within the Walberton Village Conservation area. Comment by 14 September 2021. Cllr Ratcliffe had declared a personal interest in this application and had abstained from voting.

Resolved: Confirmed no objection.

2. In meeting

WA/80/21/OUT. Land east of Yapton Lane, Walberton. Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan. Comments by 7 October 2021.

Resolved: Objection. Draft objection to be prepared by Cllr Vawer for agreement and submission by 1 October 2021.

WA/81/21/AG. Lower Farm, Yapton Lane, Walberton. Prior approval under Schedule 2 Part 6 for a proposed new reservoir on farm to hold harvest rainwater to irrigate horticultural crops. Decision by 30 September 2021.

Resolved: Support. It is supported by WPC’s Neighbourhood Plan Policy WE2 and ADC’s Local Plan Policy W SP1.

**470/21 Planning decisions**

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

Cllr Vawer reported on a decision WA/79/20/PL, Spindlewood, Yapton Lane, Walberton, to which WPC had objected. It went to appeal, which was allowed.

**471/21 Arun District Council**

Cllr Vawer attended the online meeting opinions on ADC's Development Management policies. The minutes will be circulated in due course. Written responses have been submitted.

**472/21. Draft WSCC transport plan 2022- 2036 consultation and Quiet Lanes**

1. Cllr Vawer reported that he had completed the survey personally. He has drafted responses for WPC which will be submitted online by 8 October 2021.

2. The Clerk has heard nothing further on Quiet Lanes.

**473/21 Neighbouring Parish Applications and updates**

No reports.

**474/21 Business Plan activity**

No projects considered for Business Plan activity.

**475/21 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

Cllr Mrs Clark updated that the A27 Bypass consultation has been postponed to winter 2021/2022. She reported that there is a National Highways Teams meeting at 3.00pm on 27 September which has been organised following a chase-up email resulting from inaction by NH (HE) following a meeting on 30 July.

There is a Zoom meeting with our MP at 2.00pm on 28 September, the Elected Representatives Forum at 7pm on 28 September and a mini HWG meeting at 7.00pm on 29 September.

The proximity of the proposed A29 Bypass to North Choller Farm was noted and the risk needs be assessed.

2. Traffic Calming Working Group

Cllr McElvogue reported that he is working on a report following the traffic survey.

Cllr Mrs Clark reported that a recommendation had been made by a local resident that an excellent site for a future traffic speed / count is between Pound Road and the Eastergate / West Walberton Lane junction where there are no parked cars and a clear run past Barrack Row.

3. Avisford Grange / Tye Lane access

Cllr Mrs Clark reported that the decision on WA/63/21/PL, Tye Lane access, had been delayed until 29 October 2021. It goes before ADC’s Planning Committee on 27 October with the agenda being published at least 5 working days prior.

Cllr Vawer reported that he had emailed Michael Eastham (Highways England) regarding theTye Lane access that WPC will be emailing him tomorrow following tonight’s meeting. He has prepared a draft which he previously circulated, which was discussed and amended.

Resolved: Draft email approved.

4.WSCC development of a Bus Services Improvement Plan (BSIP) and online survey 18 August – 14 September 2021 was noted.

**476/21 Fontwell Meadows**

Cllr Vawer reported on the presentation displayed at the Annual Parish Meeting. Not many Fontwell residents in attendance. He has emailed the Fontwell Meadows Working Group advising of new requirements and asking who would like to continue with the new group. So far, the response has been low.

**477/21 Avisford Grange working group**

No report to receive.

**478/21 HELAA**

No report to receive.

**479/21 Community Infrastructure Levy trajectory**

1. Cllr Mrs Clark reported that the planning application for Spindlewood, Yapton Lane, had been approved. It is CIL liable for £96,000, of which 25% of which will come to WPC. It will be Payable in 4 tranches – 60, 180, 360 and 540 days within commencement of development, maximum 3 yrs. She suggested that the CIL funding is put towards the Fontwell Community Building.,

2. Green Infrastructure Masterplan

Nothing to report.

**480/21 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Nothing further to report.

**481/21 South Downs National Park**

1. The SDNPA Webinar on Nature Recovery 13 October 2021 was noted.

2. The August newsletter was noted.

3. The September newsletter was noted.

**482/21 Campaign for the Protection of Rural England (CPRE)**

1. WSCC’s parish note regarding ‘Quiet Lanes’, and CPR’s Guide to Quiet Lanes was noted.

2. The invitation to CPRE Sussex virtual AGM, Saturday 25 September 2021 was noted.

3. The CPRE Sussex September 2021 News was noted.

**483/21 Arun District Council parish briefings**

Cllr Mrs Clark had nothing to report.

**484/21 North Choller Farm**

Cllr Mrs Clark reported that WSCC had recently assessed its property holdings. Surplus declarations were issued on 7 September 2021. The decision made was that amongst others, Holding 21, North Choller Farm, Barnham Lane, Walberton, was surplus to operational requirements. It is noted that the western edge is very close to A29 realignment.

**485/21 Correspondence**

Correspondence as per the agenda was noted.

Cllr Mrs Clark reported that the prospective purchaser of Choller House had written to her and Cllr Ratcliffe.

**486/21 Quotes and payments**

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

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

**487/21 Any other business**

None.

**488/21 Date of next meeting**

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

There being no other business, the meeting closed at 8.27pm.

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

Chair