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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 COFIRMED**

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 7.00pm ON TUESDAY 2 NOVEMBER 2021.**

**509/21 Record of attendance and apologies**

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

A. Peppler – Clerk.

Apologies: None – all present.

**510/12 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in item 6.2.2

Cllr Vawer declared a personal interest in item 8.2

Cllr McElvogue declared a personal interest in item 16

**511/21 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 21 September 2021 were confirmed as a true record of the business conducted.

**512/21 Public questions (max 15 minutes)**

Eight written questions from a resident had been submitted prior to the meeting. These will be considered, and a response sent in due course.

**513/21** **Updates of actions agreed at last meeting**

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

**514/21** **Planning applications**

1. Out of meeting

WA/85/21/T. Myrtle Cottage, The Street, Walberton. 1 Hazel tree (T1) - Crown lift to approx 2.4m and Crown thin by 15%. 1 Holly tree (T2) - Crown reduction to height 4.5m and spread 2.5m. 1 Bay tree (T3) - Crown reduction to height 4.5m and spread 2.5m. 1 Magnolia tree (T4) - Crown thin by 15% and 1 Maple tree (T6) Crown thin by 15%. Comment by 21 October 2021.

Resolved: Confirmed no objection.

2. In meeting

1. WA/83/21/L. 8 Walberton Park, Walberton, Arundel. Listed building consent to replace existing french doors with like for like and with heritage slim double glazing. Comment by 11 November 2021.

Resolved: No objection.

2. [WA/88/21/DO](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/88/21/DOC&from=planningSearch)C - reserved matters for the GTR site.  Includes noise impact assessment, construction management plan, lighting, and management of the footpath during entrance construction. AV’s initial thoughts are that deliveries/HGV/forklift use from 7am every day apart from 8am on Saturday may be disruptive to a residential area (85 inward movements in the 7am to 9am period).

Resolved: Objection. Draft objection to be prepared by Cllr Vawer.

3. WA/93/21/PL. Land adjacent to Oak Bank, Wandleys Lane, Walberton. New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as new dwelling. Comments by 4 November 2021.

Resolved: Objection. Draft objection to be prepared by Cllr Vawer.

4. WA/96/21/TC. Amber, The Street, Walberton. 1 Magnolia tree (T1) crown reduction to height 4m spread 8m and 10% crown thin and 1 Prunus tree (T2) remove any deadwood and crown reduction to height 4m and spread 2.5m within the Walberton Village Conservation area. Comment by 18 November 2021.

Resolved: No objection.

5. WA/98/21/PL. Brookview Nursery, Eastergate Lane, Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 18 November 2021.

Resolved: Objection. Draft objection to be prepared by Cllr Vawer.

3. Notifications of determination

1. Notification of a Planning Committee Meeting at 2:00pm on the 27 October 2021 APPLICATION NO: BN/18/21/RES. GTR land east of Fontwell Avenue, Arundel Road, Fontwell. ADC conditional approval noted.

2. Notification of a Planning Committee Meeting at 2:00pm on the 27 October 2021 APPLICATION NO: WA/63/21/PL Site Address: Land East of Tye Lane, Walberton. ADC deferral of decision by 26 November 2021 noted.

**515/21** **Planning decisions**

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

**516/21** **Compliance**

1. Fairfield

There are mobile homes being lived in at the rear of the property. Permission is only for the storage of fairground equipment and lorries – WA/34/12/CLE. To be referred to ADC Compliance Officer.

Resolved: Clerk to action.

2. Stoneybrook Farm

  Follow up on refusal issued 13 January 2021 for converting to a flat - WA/87/20/CLE. Clarification to be sought as to permitted buildings and use, referring to advert on Facebook Marketplace, and whether permission was granted for the newly built workshop. To be referred to ADC Compliance Officer.

Resolved: Clerk to action.

**517/21 Arun District Council**

Nothing to report.

**518/21** **Neighbouring Parish Applications and updates**

The passing of examination of Barnham & Eastergate’s Neighbourhood Plan was noted.

**519/21 Business Plan activity**

Recent updates to the activity spreadsheet were noted.

**520/21 Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

A27 Arundel Bypass.

Cllr Mrs Clark referred to her previously circulated email. The public statutory 8 week period of consultation will run from 11 January to 8 March 2022. ADC, WSCC and SDNP will start their 6 week period of consultation, which WPC is not part of, imminently. National Highways have asked for a suitable location where the consultation documents may be inspected by the public. A discussion took place regarding a public meeting, workshop dates, consultation documents and Neighbourhood News.

A29 Bypass.

Cllr Ratcliffe reported that the first phase from Fontwell Avenue to Barnham Road has been approved. The second phase from Barnham Road to the railway is scheduled for construction before the houses are built.

2. Traffic Calming Working Group

Cllr McElvogue referred to his previously circulated report. A discussion took place on a speed indicator device and other traffic calming measures, and the value of conducting other traffic surveys to obtain data when considering future developments.

Agreed: Cllr McElvogue and the Clerk to prepare recommendations for consideration.

3. Avisford Grange / Tye Lane access.

ADC’s deferral of making a decision by 26 November 2021 was noted on the Tye Lane access (WA/63/21/PL) was noted.

Cllr Mrs Clark proposed there should be a meeting with WPC, Vistry and ADC to discuss the Tye Lane access, and that further advice should be sought from Dr Ashley Bowes . Also, to question on whether ADC might delay decision until after the start of the A27 consultation when more concrete data may be available.

Cllr Ratcliffe had prepared a draft press release for approval on ADC’s deferred decision.

Resolved: To approve the press release to Chichester and Bognor Observers and Littlehampton Gazette.

**521/21 Fontwell Meadows**

Cllr Vawer reported on a discussion on outdoor gym equipment and a request for solar panels and an EV charging point for the community building.

**522/21 Avisford Grange working group**

Nothing to report

**523/21 HELAA**

ADC’s Arun HELAA update 2021 – Walberton, was noted. 3 new sites were noted. A discussion took place in which several errors were highlighted. Chair of planning to respond to ADC.

**524/21** **Community Infrastructure Levy trajectory / Green Infrastructure Masterplan**

Cllr Mrs Clark had nothing to report.

**525/21 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Ratcliffe referred to his previously circulated report. The routing of the A29 bypass was discussed. Barratt Homes presented plans for the estate north of Barnham Road and next to the Croft Surgery. They aim to start building in autumn 2022.

**526/21** **South Downs National Park**

1.SDNPA Planning Committee meeting 10am on 11 November 2021 was noted.

2. An invitation to contribute to preparation of Technical Advice Note (TAN) on community-based renewable energy proposals and we’d welcome the input of parish and town councils was noted. Feedback requested by 1 November 2021.

3. SDNP Community Infrastructure Levy 2020/21 letter of 7 October 2021 regarding Community Infrastructure Levy (CIL) bidding , and the upcoming recommendations for funding was noted.

4. October’s newsletter was noted.

**527/21. Campaign for the Protection of Rural England (CPRE)**

Nothing to report.

**528/21** **Arun District Council parish briefings**

Nothing to report.

**529/21 Correspondence**

Email of apology from Dandara 8 Oct 2021 regarding a concrete mix issue causing unexpected work outside of core site working hours was noted

Email from a resident regarding ADC’s Planning meeting decision – Cllr Vawer responded.

Email from a resident regarding the GTR site at Fontwell Meadows  - Clerk responded.

**530/21. Quotes and payments**

1. A quote from Wicksteed to undertake identified repairs to the swings and teacup twister in the play area for £774.10 + VAT was considered. It was supported by General Purposed Committee.

Resolved: To accept the quote.

2. The Clerk presented a draft payment list of twelve payments for authorisation. A query was raised regarding an invoice from Norton Rode Fulbright.

Resolved: To approve the payments as per the draft payment list except for the NRF invoice.

**531/21 Any other business**

Cllr Mrs Clark commended the forthcoming training opportunity offered by Mulberry & Co on the Future of Planning on 11 November 2021 to members.

**532/21 Date of next meeting**

The date of the next meeting was confirmed as 7.00pm on Tuesday 25 January 2022.

There being no other business, the meeting closed at 9.15pm.

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

Chair