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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@walbertonpc-pc.gov.uk  www.walberton-pc.gov.uk |

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE PAVILION AT 6.30 pm ON TUESDAY 28 JANUARY 2020.**

**1/20 Record of attendance and apologies**

In attendance: Cllrs Ratcliffe (Chair), Mrs Clark, Porter, Vawer and Fisher.

Apologies: Apologies were received from Cllr McElvogue.

**2/20 Declaration of interest in items on the agenda**

None.

**3/20 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 12 November 2019 were confirmed as being a true record of the business transacted.

**4/20 Public questions (max 15 minutes)**

No members of the public were present.

**5/20 Updates of actions agreed at last meeting**

The meeting was updated on the actions agreed at the last meeting as per the agenda.

**6/20 Planning applications**

1. Considered out of meeting.

1. WA/7/19/RES (amendment 1). Lanes End, West Walberton Lane, Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 dwellings and 6 detached garages. Comment by 9 December 2019. Resolved: Confirmed objection – separate document recorded with ADC.

2. WA/7/19/RES (amendment 2). Lanes End, West Walberton Lane, Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 dwellings and 6 detached garages. Comment by 2 January 2020. Resolved: Confirmed objection on the grounds the application is out of keeping for the area, concerns about the density of the development, arboriculturalist report awaited and no independent ecological survey. Extension to comment deadline requested to complete outstanding issues.

3. WA/104/19/HH. Southover, Avisford Park Road, Walberton. Single storey rear extension, porch to front, first floor side extension with front and rear dormers and re-cladding of dormer. Comment by 12 January 2020. Resolved: Confirmed no objection.

4. WA/105/19/CLE. Missione Vecchia, Arundel Road, Fontwell. Lawful development certificate for an existing use - confirmation an existing hip to gable roof extension & rear dormer is permitted development. Comment by 19 December 2019. Resolved: No objection.

5. WA/106/19/HH. Missione Vecchia, Arundel Road, Fontwell. Single storey rear extension to accommodate enlargement of Kitchen /diner. Comment by 19 December 2019. Resolved: No objection but attention is drawn to neighbours' comments that allege the side windows affect their privacy.

6. WA/110/19/HH. Crosslands, Barnham Lane, Walberton. Single storey front, side and rear extension. Comment by 12 January 2020. Resolved: No objection.

2. For consideration this meeting.

1. WA/109/19/HH. 1 The Meadows, Walberton. New single storey side extension with mono-pitched roof. Comments by 30 Jan 2020.

Resolved: No objection.

2. WA/111/19/HH. Walberton House, The Street, Walberton. New Dormer & roof windows & alterations to existing roof windows to serve existing first floor rooms & formation of one new bedroom in attic space with dormer & roof windows & other related internal alterations - This application may affect the character & appearance of Walberton Village Conservation Area. Comment by 6 Feb 2020. Resolved: No objection.

3. WA/116/19/HH. Fir Trees, Yapton Lane, Walberton. Loft extension & alterations. Comments by 6 Feb 2020.

Resolved: No objection.

4. WA/1/20/HH. 1 Orchard Way, Fontwell. Single storey front extension, provision of a multi fuel stove and flue, new rendering/cladding to all elevations and addition of a front dormer. Comment by 20 Feb 2020.

Resolved: Objection on the grounds that the plans do not reflect the impact on the proposed house next door (WA/18/19/PL) with regards to the further extension of the wall and the position of the flue.

**7/20 Planning decisions**

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

**8/20 Neighbouring Parish Applications and updates**

1.BN/57/19/RES. GTR site, Fontwell.

Cllr Vawer reported that the application has been changed to ‘on hold; comments were due by 13/9/19. The application is missing a lot of information and immediate neighbours have expressed concerns regarding environmental screening between the properties. Further plans were submitted on 6 January and a comment from ADC added on 10 January. The Clerk was asked to contact ADC to determine the current state of the application and enquire whether the comments date could be extended.

2. Cllr Mrs Clark referred to application BN/121/19/PL – Swallow Field, Eastergate Lane. Removal of redundant polytunnel & construction of 4-bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area. This application is a Departure from the Development Plan. Resolved: Objection in support of Barnham & Eastergate’s comments in that this is a significant change of use on what is agricultural land, it is located outside the built-up area and would be an over-development of the site.

**9/20 Highways and Traffic**

1. Highways Working Group

Cllr Fisher reported that things have been quiet.

2. A27 consultation

Cllr Fisher reported that, since the closure of the Highways England consultation, the Council wrote to them on the consultation / process, including:

* Errors in some information / literature.
* Potentially unfair process.
* Reiterated support of the Beige route, as at budget and appropriate performance / damage balance.
* Dissatisfaction with ex-MP Nick Herbert in stating support of the Magenta route without consultation.

Since submitting the response to HE , the HWG has been considering various options:

Supporting WPC in canvassing local election candidates on their preferred routes

Meeting with new MP Andrew Griffith and ADC Cllr Roberts on site at Binsted to discuss A27 route options with residents

* Consideration of further implications of any legal challenge on the A27 consultation process.
* Consideration of the interactive effect of all local road schemes (A27, A29, A259 and Lyminster) and the need to reciprocally support other parishes under threat.

3. Speeding in Eastergate Lane.

1. Reports of vehicles speeding in Eastergate lane was noted. It was agreed that the Speedwatch Team be invited to research the costings of Speed Indication Devices and liaise with the police for sites in various locations.

2. Cllr Mrs Clark reported that she had been informed that Woods Coaches were using West Walberton Lane. The Clerk confirmed that coaches are Public Service Vehicles (PSV) and are not subject to The Heavy Goods Vehicle (HGV) restrictions through Walberton.

**10/20 Fontwell Meadows**

1. To receive a Working Group report.

Cllr Vawer reported that a new design guide and revised plans are awaited from Dandara. An extension was granted to 9 March 2020. There is a meeting next week with Cllrs Ratcliffe, Vawer and Mrs Clark with Mr John Richards’ replacement (Mr David Innes) and Mr Chris Harrison. The new design code was uploaded yesterday. The new site layout and long-awaited drainage strategy should be arriving in the next couple of weeks

2. Barnham, Eastergate and Westergate Advisory Group

Cllr Vawer’s notes of the meeting of 28 November 2019 (previously circulated) were noted.

**11/20 Lane’s End**

ADC refusal of this application was noted and welcomed.

**12/20 Developers liaison working group (Wates/Linden/Pegasus)**

1.Mrs Claire Lewis’s report (previously circulated) was noted. Cllr Mrs Clark reported that the site manager at Avisford Grange (Tuppers Field) has changed. From next week it will be Stuart Aldridge.

2. Tennis courts.

Cllr Mrs Clark said that the proposed tennis courts will be one of the first features to be constructed on the Avisford Grange site. A tennis working group is being called for.

**13/20 Green Infrastructure Masterplan**

1. No report to receive.

2. The electronic availability of the comprehensive draft close to a final version of the Green Infrastructure Master Plan was noted.

**14/20 Southdowns National Park**

1. The opening the Volunteer Conservation Fund for 2020 with a deadline for submissions on the 31 March 2020 was noted.

2. The SDNPA Planning Committee meeting on 16 January 2020 was noted.

3. The Community Infrastructure Levy Bids 2019/20 with a closing date 31 January 2020 was noted.

**15/20 Campaign for the Protection of Rural England (CPRE)**

Nothing to report.

**16/20 Conservation areas**

Nothing to report.

**17/20** **Town and Parish Council Proforma**

It was noted that Cllrs Ratcliffe, Mrs Clark and Vawer have a meeting with Kevin Owen at ADC on 31 January 2020 regarding Neighbourhood Plan housing allocation queries.

**18/20 Neighbourhood Plan & Review**

1. Cllr Ratcliffe reported good progress and thanked Cllr Mrs Clark and Peter Brown for their valuable contribution. The SEA has now been submitted for review. AERCOM report on site selection was reviewed on 27 January by the NP group. There is the potential of 52 dwellings on the list, the target being 60. Two local green spaces will be added; Fontwell Meadows and the southern part of Avisford Grange (Tuppers Field).

2. Cllr Mrs Clark reminded the meeting that ADC is well short of its 5-year land supply. They only have 3.7 years which means that they need to plan to build in higher numbers and the ‘presumption of sustainable development’ will see speculative applications on sites that are unstainable and inappropriate.

**19/20 Village gates proposal**

Update received from Patrick Dealty that the village gates should be installed within 3 – 4 weeks.

**20/20** **Arun Design Guide consultation**

ADC’s consultation on the Arun District Design guide from 9 January to 21 February 2020 was noted. A response to be prepared.

**21/20 ADC Development Control**

The Development Control Committee Meeting on the 8 January 2020 with regards to WA/59/19/PL. Pippins, Yapton Lane, Walberton, was noted and that it was approved conditionally.

**22/20. Parish Boundary**

It was agreed that Cllr Vawer would contact the two Fontwell residents about being transferred from Barnham & Eastergate Parish to Walberton Parish, that the Clerk would seek Barnham & Eastergate PC views.

**23/20 Parish On-line mapping**

1.The Clerk confirmed that the Council has subscribed to Parish online in the light of the withdrawal of WSCC funding.

2. The Clerk was asked to enquire with Maureen Chaffe with regards to training.

**24/20 Correspondence**

None.

**25/20 Quotes and payments**

The Clerk presented a draft payment list of seven invoices for authorisation.

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

**26/20 Any other business**

1. Cllr Ratcliffe reported on a proposed planning application at Freshacres Nursery, Yapton Lane, Walberton. The premises lie outside the parish but adjacent.  The Clerk was asked to invite the developer Neames Sutton to give a 5 minute presentation at next planning meeting.

2. Cllr Mrs Clark reported that she has found that Parish Online shows Walberton House a listed building when in fact it should be Walberton Park. This is causing some confusion and action will be taken to rectify.

3. Cllr Mrs Clark said that there is no cycle path on the south side of the A27 from Denmans Lane to Level Mare Lane. She asked if Barnham & Eastergate Parish and Aldinbourne Parishwould support request a request to WSCC for cycle path. Clerk to follow up.

4. Cllr Mrs Clark reported that litter at Fontwell continues to be a problem. Residents are to be encouraged to report rubbish at the retail sites to Arun Cleansing.

5. Cllr Mrs Clark reported on mobile homes being installed at Cherry Tree Nursery. She will contact the ADC Compliance Officer.

**28. Date of next meeting**

To confirm the date of the next meeting on Tuesday 17 March 2020. The date of the following meeting 28 April 2020.

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

Chair