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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 7.00pm ON TUESDAY 17 MARCH 2020.**

**101/20 Record of attendance and apologies**

In attendance: Cllrs Ratcliffe (Chair), Rogers, Vawer, McElvogue, Fisher and Porter.

Apologies: Apologies were received from Cllrs Mrs Shackleton and Mrs Clark.

**102/20 Declaration of interest in items on the agenda**

Cllr McElvogue declared an interest in agenda item 18 (Neighbourhood Plan) which will cover HELAA correspondence.

**103/20 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 28 January 2020 were confirmed as being a true record of the business transacted.

**104/20 Public questions (max 15 minutes)**

No members of the public were present.

**105/20 Updates of actions agreed at last meeting**

The meeting was updated on the actions agreed at the last meeting.

**106/20 Planning applications**

1. Considered out of meeting.

1. WA/48/19/RES. Land to the East of Fontwell Avenue Fontwell Avenue Fontwell. Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate. Comments by 5 March 2020. Resolved: Confirmed no objection.

2. WA/4/20/HH. 20 Henty Close, Walberton. Proposed loft conversion, single storey extension and new entrance porch (This application may affect the setting of a Listed Building). Comments by 5 March 2020. Resolved: Confirmed no objection.

3. WA/5/20/TC. Tithe House, The Street, Walberton. Crown reduction to approx. 6.5m Silver Birch tree within the Walberton Village Conservation area. Comments by 27 Feb 2020. Resolved: Confirmed no objection.

2. For consideration this meeting.

1.WA/6/20/HH. 25 Oaktree Cottages, Barnham Lane, Walberton. Single storey rear extension and internal alterations. Comment by 19 March 2020.

Resolved: No objection.

2. BN/57/19/RES. Land east of Fontwell Avenue, Fontwell. Approval of reserved matters for 2274sqm of light industrial floorspace (Class B1 (b)/(c)) following the grant of WA/22/15/OUT. Comments by 19 March 2020.

Resolved: No objection but to express concerns about excessive on-street parking which may result and recommend that it be reviewed.

3. WA/13/20/HH. 22 Henty Close, Walberton. Single storey rear extension. Comments by 26 March 2020.

Resolved: No objection.

4. WA/25/20/HH. 11 Orchard Way, Fontwell. Pitched roof to existing garage and new porch. Resubmission following approval of WA/20/19/HH. Comments by 9 April 2020.

Resolved: No objection.

**107/20 Planning decisions**

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

The Clerk reported on one additional decision: WA/1/20/HH. 1 Orchard Way, Fontwell. Single storey front extension, provision of a multifuel stove and flue, new rendering/cladding to all elevations and addition of front dormer. Approved conditionally.

**108/20 Business Plan activity**

Recent activity noted. Nothing to add to the plan at this time.

**109/20 Neighbouring Parish Applications and updates**

No update to receive.

**110/20 Highways and Traffic**

1. Highways Working Group

Cllr Fisher reported that a meeting with various councillors and counsellors was held on 29February to discuss any response to the Highways England’s latest temporary re-opening of the A27 public consultation, which was very helpful. It was reaffirmed that a consensus with our surrounding parish and town councils is the only way to ensure the best outcome for all.

2. A27 consultation

Nothing to report other than the above.

3. Speedwatch

The Clerk referred to an update from Richard Strickland which had been previously circulated. He recommended that consideration be given to purchasing one or more solar powered Speed Indication Devices as these were the most cost effective. It was agreed that the Clerk would research various websites for cost and service.

**111/20 Fontwell Meadows**

1. Cllr Vawer reported that the meeting with the solicitor to discuss land transfer paperwork scheduled for tomorrow has been cancelled. It is recommended that exchange of contracts and completion is done at the same time. The solicitor would like to remove most of the restrictive covenants as they are considered inappropriate. Contact with Dandara’s solicitor is awaited.

2. Barnham, Eastergate and Westergate Advisory Group

Nothing to report.

3. To receive reports on recent meetings.

Cllr Vawer updated the meeting on a meeting with Dandara where the following points were discussed:

MUGA – Dandara to arrange cabling to enable addition of floodlights. WPC will need to apply for planning separately for floodlights.

Funding from MUGA and confirmed arrangement – Dandara will supply, install and fund.

**112/20 Developers liaison working group (Wates/Linden/Pegasus)**

The response from Southern Water on 21 February 2020 regarding the sewerage capacity at Avisford Grange was noted.

**113/20 Green Infrastructure Masterplan**

No report to receive.

**114/20 Southdowns National Park**

1. SDNPA Planning Committee meeting on 13 February 2020 was noted.

2. SDNP February and March newsletters were noted.

3. The Viticulture Growth Impact Assessment Workshop on 6 March 2020 was noted.

**115/20 Campaign for the Protection of Rural England (CPRE)**

No report to receive.

**116/20 Conservation areas**

No report to receive.

**117/20**  **Town and Parish Council Proforma**

No report to receive.

**118/20 Neighbourhood Plan & Review**

Owing to the coronavirus situation the NP Open Day on Saturday 21 March 2020 has been cancelled. Cllr Vawer agreed to provide a ‘virtual’ exhibition on the website and a display will be put on the Pavilion windows.

A draft email prepared by Cllr Mrs Clark on the new HELAA map was agreed to be sent by her with the proviso that more details on inaccuracies will be provided later when available on request. Cllr McElvogue agreed to look up more detail on the inaccuracies before sending.

**119/20 CIL**

The minutes of meeting 7 February 2020 were noted.

**120/20 Flooding – Village Hall footpath**

The recent flooding on the footpath beside the Village Hall was discussed. Cllr Porter reported that the site had been looked at and that a recommendation had been made that a bore hole be made to assess the drainage with a view to constructing a soakaway. The cost of the bore hole will be £250.00

Resolved: To authorise payment for the bore hole and consider its results.

**121/20 Correspondence**

1. Dr Mike Davis – a copied letter to Highways England on the Further review period for A27 Arundel improvements was noted.

2. Ren Kitchener / Martin Sutton– email regarding HGV’s / parking Wandleys Lane was responded to.

3. Ren Kitchener – email regarding speeding in Wandleys Lane. A draft reply was agreed to be sent by the Clerk.

4. Paul Madeley – an email regarding deliverable Land east of Wandleys Lane was responded to.

5. James Cross, Cross Town Planning – an email regarding Spindlewood. A draft reply was agreed to be sent by the Clerk.

**122/20 Quotes and payments**

1. A quote was received to remove Pavilion guttering and facia boards, replacing where needed and reinstall; to remove the wc and sink to outside toilet, board up window and redecorate; and cut out and replace steel stanching to porch over front entrance for £990.40.

Resolved: To accept the quote.

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

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

**123/20 Any other business**

None.

**124/20 Date of next meeting**

The date of the next meeting on 28 April 2020 (if not cancelled). The proposed date of the following meeting on 9 June 2020.

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

Chair