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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@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 ONLINE AT 7.00pm ON TUESDAY 1 SEPTEMBER 2020.**

**253/20 Record of attendance and apologies**

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

The resignation of Cllr Porter was noted.

Apologies: Apologies were received and accepted from Cllr Vawer.

**254/20 Declaration of interest in items on the agenda**

None.

**255/20 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 28 July 2020 were confirmed as a true record of the business conducted.

**256/20 Public questions (max 15 minutes)**

A number of questions and comments had been received in respect of agenda item 14 (Land west of Tye Lane). Many of these were directed at Arun District Council or the developers. The meeting agreed that the questions for the Parish Council would be answered in an appendix to the meeting minutes when sufficient time had been given to consider responses. No other questions from members of the public on items on the agenda were asked.

**257/20 Updates of actions agreed in last report**

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

**258/20 Planning applications**

1. Considered out of meeting

None.

2. For consideration this meeting.

1. BN/57/19/RES.Land East of Fontwell Avenue Fontwell Avenue Fontwell BN18 0SB. Approval of reserved matters for 3785sqm of light industrial floorspace (Class B1 (b)/(c)) following the grant of WA/22/15/OUT. Comment by 4 September 2020.

Resolved: No objection. However, the colour of the brickwork and metal cladding are to be in keeping with those of other nearby properties to ensure it blends in with the local environment.

2. WA/43/20/HH. 9 Long Mead, Walberton. Extend length of existing Porch by 2 square metres, move exiting gate in line with porch and add security fence panel. Add three low panels to existing wall. Comment by 18 September 2020.

Resolved: No objection.

3. WA/45/20/HH. 7 Hunters Mews, Fontwell. Convert existing garage into an office and other internal alterations. Comment by 11 September 2020.

Resolved: No objection.

4. WA/48/20/HH. Oak House 6 Holly Tree Grove Walberton. Erection of a conservatory to the rear elevation. Comment by 18 September 2020.

Resolved: No objection.

**259/20 Planning decisions**

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

**260/20 Business Plan activity**

The ongoing Speed Indicator Device project is the only current Planning business activity. No new projects were considered.

**261/20 Highways and Traffic**

1. Highways Working Group and A27 consultation

Cllr Fisher gave an update reporting that little had happened on both subjects beyond recent knowledge of HE Advocacy Strategy with regard to the A27, and that the results of the consultation are still awaited. The HWG was asked to consider whether and how to respond.

2. Traffic Calming Working Group

Cllr McElvogue reported that the formation and terms of reference for the group had been agreed. Two residents have agreed to join, and an inaugural meeting will be held shortly, after which he will circulate more information.

**262/20 Fontwell Meadows**

1. To receive a Working Group report.

Cllr Vawer reported no further activity.

2. Update on recent planning applications amendments by Dandara.

Cllr Vawer reported that Dandara have submitted an improved Design Guide. It is not known if more detailed plans are available yet. He recommends that the updated guide and plans for the bottle store are supported.

Cllr Mrs Clark reported that the solicitors on the land transfer are now back working. This must take place before any work by Dandara commences.

3. Review of Design Code; lay out and styles; Community building.

Cllr Mrs Clark suggested a specific request of adding the flint from the Old Smithy into the retail wall, together with a history plaque.

4. Barnham, Eastergate and Westergate Advisory Group.

Cllr Ratcliffe reported that he had attended the last BEWAG on 4 August 2020. He had circulated the Action Plan and his notes. The consultation period ended on 26 August and the next phase will be for Arun District Council to undertake a wider consultation during the Autumn 2020.

**263/20 Developers liaison working group (Wates/Linden/Pegasus)**

1. Cllr Shackleton had submitted a report which was previously circulated.

2. The Council’s email to Ian Mcaulay, CEO at Southern Water, regarding connection to the foul drainage under Avisford Park Road and subsequent response were noted.

**264/20 HELAA**

Cllr Ratcliffe reported that he had downloaded the latest HELAA maps from ADC. He will continue to do this on a regular basis so that any changes will be picked up using file copies for reference.

**265/20 Land west of Tye Lane**

1. A letter received from Henry Adams representing developers David Wilson Homes was noted. The suggestion to give a presentation to Full Council was debated.

Resolved: To invite without prejudice the developers to give a 10 minute presentation to Council at its meeting on 8 September 2020, allowing 10 minutes for councillor questions.

2. Questions from members of the public for the Parish Council would be answered in an appendix to the meeting minutes when sufficient time had been given to consider responses.

**266/20 Green Infrastructure Masterplan**

Cllr Ratcliffe had nothing to report. Significant green corridors were planned in the Barnham and Eastergate through the proposed areas to be developed.

**267/20 Southdowns National Park**

The SDNP Planning Summer newsletter and August Newsletter (previously circulated), and the Virtual Planning meeting 13 August 2020 were noted.

**268/20 Campaign for the Protection of Rural England (CPRE)**

1. A letter of invitation to the CPRE Sussex virtual AGM on Saturday 26 September 2020 was noted.

2. The summer newsletter was noted.

3. Cllr Mrs Clark reported that local resident Ben Cross has been shortlisted for a CPRE Empowering Communities Award.

**269/20 Conservation areas**

Cllr Mrs Clark reported that Martyn White (ADC) is still only now working part time in his role as Conservation Officer, so there has been no further progress on the review.

**270/20 Town and Parish Council Proforma**

Cllr Mrs Clark reported that an email had been sent to Kevin Owen at ADC. As nothing had yet been heard, this had been followed up with Cllr Grant Roberts on 29 August 2020.

**271/20 Neighbourhood Plan & Review**

Cllr Ratcliffe reported that the Reg 14 consultation closed on 14 August 2020. Comments were now being reviewed and agreed responses to residents and statutory bodies are being prepared. He thanked Cllr Mrs Clark and Mr Peter Brown for their work on this. Reg 15 is in preparation to go to ADC by early Oct.

**272/20 Flooding – Village Hall footpath**

The Clerk reported there had been no flooding for several months. A plan of proposed remedial works and an estimate of £5820 had been received and circulated. It was a question for the meeting to consider whether to spend money on the suggested works or delay until the proposed path around the playing field is constructed.

Cllr Mrs Clark informed the meeting that the money is not available. Cllr McElvogue said he would look at other remedial measures available.

**273/20 Other updates**

None.

**274/20 Correspondence**

Emails from Sheelagh Aldridge regarding vehicle speed and HGV’s using Yapton Lane, and from three residents regarding land west of Tye Lane were noted.

**275/20 Quotes and payments**

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

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

**276/20 Any other business**

Cllr Mrs Clark advised that the Committee should comment on the Government’s White Paper on the proposed speeding up of the planning application process. Cllr Ratcliffe said he would respond to the online questionnaire.

**277/20 Date of next meeting**

The proposed date of the next meeting is Tuesday 13 October 2020.

The meeting closed at 8.34pm.

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

Chair

**Appendix – Minute 265/20.2**

**Land West of Tye Lane – known locally as Langmead’s field.**

**Background Facts**

The land was not put forward for the original Neighbourhood Plan.

The agent – Henry Adams, asked to meet WPC, who declined, but met with the N P team in 2018 and were advised that we did not want to include the site in our review. Also, that WPC would object to any planning application. Discussions took place about a possible site layout and we asked about the possibility of some land being given to the Parish for a Community Land Trust which would enable a local connection. Highlighted elderly wanting to downsize and local youngsters wanting to get on the housing ladder.

Proposal gives no breakdown of numbers for each type of property. Note that locally the quickest homes to sell on new developments are 2 bed, 2 bath houses.

**Arun’s HELAA**

In 2016 this site did not appear i.e. had not been put forward by the landowner. Note that Tuppers field was then showing red as no development. Then the landowner asked for the site to be included in 2018 and it was shown as red – not currently deliverable.

The revised HELAA in February 2020 then changed its status to blue - deliverable and developable

No notification was given to any Parish or Town Councils about the changes in the revised HELAA. WPC wrote challenging many sites.

HELAA is a desktop study.

This site is listed as total 7.6 ha, net deliverable 4.56 ha. Arun suggested yield is 146 homes. Comment – “As at Sept 2019 - promoter estimates submission of planning application (full / detailed) in November 2019 and completion of last dwelling in July 2024.”

**CIL**

All planning applications for 11 homes or more have to make a contribution to various services including education, health, transport, police, libraries, sports facilities. Those parishes such as ours with a “made” Neighbourhood Plan receive 25% of the CIL money. Those without a NP receive 15% caped at £100 per dwelling. BUAB areas are Zone 2 Rest of parish is zone 3. Rates vary between £70 and £150 p sq m.

Previously this was knowns as s106 contributions which could only be spent on specific items – a subtle change means that Parish Councils can now ask for money which has to be spent within 5 years of receipt providing the project comes within the CIL guidelines. The PC is in the process of preparing a CIL wish list. (GP agenda 29th September).

**Neighbourhood Plans**

Arun have indicated that Walberton’s allocation is a minimum of 60 homes. However, as they currently only have a 2.9 year land supply instead of the governments requirement of 5 years we know that they are anxious to receive and approve permission for larger sites. This is evident throughout the district. Ford, Clymping, Yapton, Barnham and Eastergate, Aldingbourne as well as Walberton have all had large sites foisted on them over the last few years.

Having an up to date Plan assists but is no guarantee of other permissions being granted.

**Planning considerations**

Drainage is a matter for the planning authority in conjunction with statutory consultees such as Southern Water

Access – WSCC Highways have the final say. It is correct that the developers at Avisford Grange were refused access from Tye Lane but WSCC insisted that they provide cycle and pedestrian access to be wide enough for emergency access.

Surveys – we are aware that there have been many surveys undertaken over the last year. These would normally include archaeology, habitat, bats, drainage.

All site for more than 9 homes have to provide a minimum of 30% as affordable housing. ADC have removed “local connection” policies from all local N Plans.

This site adjoins the BUAB on 2 sides.

**Communications with developers**

WPC objected vehemently to both the Fontwell Meadows and Tuppers Field developments and spent money on legal advice. However, despite the objections we kept an open line of communication. Had we not done this we would not have 11 acres of Open space and a community building in Fontwell nor the tennis courts and their land being transferred to WPC nor as large a green space on Tuppers.

**COMMENTS on points emailed to WPC. Many points are not questions to the Parish Council so should be addressed to Henry Adams, ADC or individual landowners solicitors.**

Landowners / agents / developers - Work in different ways. These are private matters.

Field Close access. We believe that there may be a right of way for pedestrians, cyclists and agricultural vehicles from the site to The Street across Field Close. This should be checked in the deeds of relevant properties.

Biodiversity and drainage - we believe that surveys may already be complete. Of particular note - Bats and lighting, drainage – recommendations will be made by ADC.

Loss of view and privacy are not valid planning arguments.

LEAP positioning inappropriate. Prefer to see this either to the north or in the middle of the development.

Education – Walberton school has less than 50% of pupils from within the parish.

There is a new secondary school planned for Ford in the 1,500 home proposed development.

Health – compulsory contributions. Croft Surgery have already had allocated to them through WSCC and NHS the maximum of 5 contributions – albeit they were years ago and small amounts and despite having, at that time 3 outlets, Croft qualifies as only 1 surgery.

HELAA is a desktop study.

Affordable housing – has to be a minimum of 30% on all developments of more than 9. The only way of ensuring that this is occupied by locals is through a Community Land Trust.

Roads – Tye Lane is unsuitable for 150 homes access.

Key point is A27 bypass which appears to have been ignored – three of the proposed routes involve the closure of Tye Lane (Magenta, Amber and Grey). ALL site traffic would therefore be using The Street, Barnham, Eastergate, West Walberton and Yapton Lanes.

**Appendix to Walberton PC Planning committee minutes – 1 September 2020.**