|  |  |
| --- | --- |
|  | **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 |

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD ONLINE AT 7.00pm ON TUESDAY 27 OCTOBER 2020.**

**378/20 Record of attendance and apologies**

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

A. Peppler – Clerk.

One member of the public.

**379/20 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in agenda item 7.2 as he lives adjoining the site.

**380/20 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 13 October 2020 were confirmed as a true record of the business transacted.

**381/20 Public questions**

No questions from members of the public were asked.

**382/20 Updates of actions agreed at last meeting**

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

**383/20 Planning applications**

1. WA/55/20/HH. 5 Goodacres, West Gable, Arundel Road Fontwell. Erection of a Shed and Car Port. Comment by 12 November 2020.

Resolved: Unable to comment as there is insufficient information about the materials proposed to be used for the construction of the car port and driveway.

2. WA/56/20/L. 5 Goodacres, West Gable, Arundel Road Fontwell. Erection of a Shed and Car Port. Comment by 12 November 2020.

Resolved: Unable to comment as there is insufficient information about the materials proposed to be used for the construction of the car port and driveway.

3. WA/57/20/HH. 8 Prime Close, Walberton. Extension to roof and loft conversion. Comment by 5 November 2020.

Resolved: Not to comment.

4. WA/58/20/DOC. Land South of Arundel Road, Walberton. Approval of details reserved by condition imposed under ref WA/63/19/PL relating to Condition Nos 8 - electric vehicle charging, 10 - bat brick and bird boxes, 11 - external lighting, 12 - ecological enhancements and 17 - cycle parking.

Resolved: No objection.

5. WA/59/20/PL. Land East of Tye Lane Walberton. Revision of the approved & partly implemented permission WA/95/18/RES & WA/44/17/OUT to provide for 30 No. additional dwellings including 9 affordable units & amendment to previously approved 81 No. dwellings with associated landscaping, road layout, access & parking. This application may affect the character & appearance of the Walberton Village Conservation Area. This site is CIL Liable. Comment by 5 November 2020.

Resolved. No objection as per previous comment.

6. WA/67/20/TC. Bramble Cottage West Walberton Lane Walberton. 1 No. Mature/Over mature Walnut tree reduce back northerly lateral spread growing towards the property roof line to 3.5m & reduce back two lateral limbs growing out north easterly to 3.5m and remove major dead wood. Comment by 12 November 2020.

Resolved: Support.

7. WA/68/20/OUT. Land west of Tye Lane Walberton. Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan. Comment by 12 November 2020.

Resolved: Object – Cllr Vawer to draft objection for sending by the Clerk.

8. WA/70/20/DOC. Land East of Tye Lane, Walberton. Approval of details reserved by condition imposed under ref WA/44/17/OUT relating to Condition No 6 - Construction Management Plan.

Resolved: No objection, but to reiterate previous concerns about traffic safety at the junction with the A27.

9. WA/73/20/NMA. Sunny Corner, Copse Lane, Walberton. Non material amendment following grant of WA/75/17/PL (APP/C3810/W/18/3210153) for minor alterations to scheme to; Plot 1 - Alteration of chimney; replace bifold doors to rear with French doors and sidelights Plot 2 - Alteration of chimney; replace bifold doors to rear with French doors and sidelights, Plot 6 - Alteration of chimney; replace French doors to side elevation with a window; omission of single casement window from front elevation/kitchen, Plot 9 - Alteration of chimney; replace bifold doors to rear with French doors and sidelights.

Already approved.

10. WA/74/20/CLP. Walberton House, The Street, Walberton. Lawful development certificate for a proposed formation of new vehicular access through brick wall (not listed) on private land.

Resolved: No objection.

11. WA/75/20/PL. Fleurie, Lake Lane (former Star Plants Nursery), Lake Lane, Barnham. New & replacement glasshouses & polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development.

Resolved: Support.

**384/20 Planning decisions**

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

**385/20 Arun District Council**

No documents to note.

**386/20 Neighbouring Parish Applications and updates**

Cllr Ratcliffe reported that the building west of Fontwell Avenue was due to go before ADC’s Development Control Committee this week. However, the application has been put back to 25 November 2020.

Cllr Vawer reported that Barnham & Eastergate PC are moving ahead with their Neighbourhood Plan Reg 14.

**387/20 Business Plan activity**

No activities to consider.

**388/20 Highways and Traffic**

1. Highways Working Group

Cllr Fisher reported that, since Highways England’s announcement of their Grey route for the A27 Arundel Bypass on 15 October 2020, there has been a lot of HWG activity so he presents them together.

2. A27 Arundel Bypass

1.Cllr Fisher reported that:

* + - * An informal meeting had been held with Andrew Griffith MP the following day. He indicated that he would work to mitigate the effects on the parish.
      * A Strategy and Outcomes Plan is being developed. A draft document has been circulated.
      * HE has invited lanowners affected by the scheme to a 45 minute individual Teams meeting to explain the coming stages and compensation.
      * In response to an email from WPC on the Advocacy Strategy undertaken by HE, HE said, “we don’t have a record of the Parish Council being invited, or having volunteered, to contribute to these specific activities.” Being unaware of the strategy WPC was unlikely to contribute.

2. The meeting agreed that, as WPC is an affected property owner, it will participate in a virtual meeting as invited by Highways England. This has been arranged for 12.00h on Friday 6 November 2020.

3. The meeting agreed to authorise the necessary expenditure from the POP fund for professional, legal and publicity work in conjunction with the A27 Bypass preferred route announcement (PRA).

3. A29 Bypass

Cllr Fisher had no further update.

4. Traffic Calming Working Group

1. The Clerk updated on his meeting with Mike Dare (WSCC Highways) on potential Speed Indicator Device sites and the possibility of 30mph roundels painted on the road at 30mph speed limits.

2. There has been no Speedwatch activity.

**389/20 Fontwell Meadows**

The Council hopes that the land transfer will be ready for signature before Christmas.

**390/20 Developers liaison working group (Wates/Linden/Pegasus)**

Nothing to report.

**391/20 HELAA**

Nothing to report.

**392/20 Community Infrastructure Levy trajectory**

Cllr Mrs Clark reported that it is unlikely that there will be any CIL funding available for WPC for several years.

**393/20 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer referred to his report on the meeting of 26 October 2020 previously circulated.

**394/20 Green Infrastructure Masterplan**

Nothing to report.

**395/20 Southdowns National Park**

The South Downs Newsletter for October 2020 was noted

**396/20 Campaign for the Protection of Rural England (CPRE)**

Nothing to report.

**397/20 Conservation areas**

Nothing to report.

**398/20 Town and Parish Council Proforma**

Cllr Mrs Clark reported on the officer’s comment in relation to the Northfields plan application. It includes a reference to “additional non-strategic allocations being made across the District through reviews of Neighbourhood Plans and in cases where there is no up-to-date Neighbourhood Plan, through the publication of a "Non-Strategic Site Allocations Development Plan Document". However, it is no longer planned to prepare such a document and instead the Local Plan will be subject to a formal review. The Council will therefore continue to work on the figure of a minimum of 60 given to them by ADC.

**399/20 Neighbourhood Plan & Review**

Cllr Mrs Clark reported that Donna Moles (ADC) is reviewing work done on QWPC’s Reg 15.

**400/20 Other updates**

None.

**401/20 Correspondence**

Email from Rosemary Knell regarding water run-off at proposed Langmead’s Field - Reply sent.

Email from Luke Meechan regarding WPC’s publication of HE/WSP drawings on its website - Reply sent.

Email from Morné Duplessis offering assistance in opposing the Grey route proposed by HE. Reply sent.

Cllr Mrs Clark reported that a considerable amount of correspondence offering advice and assistance had been received via Have My Say in relation to HE’s announcement of their preferred A27 Arundel Bypass route.

**402/20 Quotes and payments**

The Clerk presented a draft payment list of one payment for authorisation.

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

**403/20 Any other business**

Cllr Mrs Clark reported on the increased usage of WPC social media outlets and that more residents need to sign up for the rural Gigabit Broadband scheme.

Cllr Titmus reported that Highways England will be doing stud replacement and white lining work between Tangmere roundabout and Clapham interchange overnight from 2 to 19 November. Full carriageway closures will be in place.

**404/20 Date of next meeting**

The date of the next meeting was confirmed as 7.00pm Tuesday 24 November 2020.

There being no other business, the meeting closed at 8.37pm.

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

Chair