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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 |

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD ONLINE AT 7.00pm ON TUESDAY 24 NOVEMBER 2020.**

**431/20 Record of attendance and apologies**

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

A. Peppler – Clerk.

Two members of the public.

Apologies: Apologies were received from Cllr Fisher.

**432/20 Declaration of interest in items on the agenda**

Cllr Titmus declared a personal interest in agenda item 6.2.1.

Cllr Vawer declared a professional interest in agenda item 6.2.7.

**433/20 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 27 October 2020 were confirmed as a true record of the business conducted.

**434/20 Public questions**

No questions from members of the public were asked.

**435/20 Updates of actions agreed at last meeting**

The Clerk updated on the one action agreed at the last meeting. Cllr Mrs Clark said that the comment on WA/75/20/PL did not appear to have been recorded, which the Clerk will follow up.

**436/20 Planning applications**

1. Out of meeting.

WA/85/20/DOC. Land to the East of Fontwell Avenue Fontwell. Approval of details reserved by condition imposed under ref APP/C3810/V/163143095 (WA/22/15/OUT relating to Condition No 5 - scheme of phasing for construction. Comment by 23 November 2020.

Resolved: Confirmed no objection.

2. In meeting

1. WA/48/19/RES. Land east of Fontwell Avenue, Fontwell. Amendments to various plans.

Resolved: No action required.

2. WA/62/20/PL. Lower Farm Yapton Lane Walberton. Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 10 December 2020.

Resolved: Support, citing Neighbourhood Plan polices VE2 (Horticultural Development) and CL1 (Local business).

3. WA/65/20/PL. Little Box Cottage, Walberton Green, Walberton. Change of use of upstairs of barn/garage building as occasional holiday let, use of half of one of the 3 lower bays of the garage as a workshop/office & addition of 2 wooden garage doors to the 2 open bays on the front elevation with addition of window to rear elevation (easterly bay). This application affects the character & appearance of the Walberton Green Conservation Area & may affect the setting of a listed building. This site is in CIL Zone 2 (Zero Rated) as other development. Comment by 26 November 2020.

Resolved: No objection.

4. 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. For reconsideration.

Resolved: No action required.

5. WA/78/20/HH. Ross Cottage, Eastergate Lane, Walberton. Two storey side extension, single storey rear extension, porch and detached garage.

Resolved: No objection.

6. WA/79/20/PL. Spindlewood, Yapton Lane, Walberton. Demolition of existing dwelling & erections of 8 No. new dwelling houses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a departure from the Development Plan & is in CIL Zone 3 and is CIL Liable. Comment by 24 December 2020.

Resolved: Object on the grounds that some facts in the planning statement are incorrect and the reasons for previous rejection by ADC remain unchanged. The Clerk will draft an objection document.

7. WA/87/20/CLE. Stoneybrook Farm, Eastergate Lane, Walberton. Lawful development certificate for the existing use of first floor of southern end of building as a single dwelling house. Comment by 17 December 2020.

Resolved: Object on the grounds that the reasons for previous refusal still apply. The Clerk will draft an objection document for circulation prior to submission.

**437/20 ADC Development Control notifications**

The Development Control notifications for WA/48/19/RES and BN/50/20/PL on 25 November 2020 were noted.

**438/20 Planning decisions**

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

**439/20 Arun District Council**

There were no documents to noted.

**440/20** **Neighbouring Parish Applications and updates**

Cllr Mrs Clark reported that Barnham & Eastergate had submitted their Neighbourhood Plan Reg 14. The meeting agreed this should be on the agenda for the next meeting.

**441/20 Business Plan activity**

There were no new business activity projects to consider. The Clerk reported that the Speed Indicator Device project is on-going.

**442/20 Highways and Traffic**

1. Highways Working Group

1. There was no update to receive.

2. ﻿The Barnham, Eastergate and Westergate Framework Masterplan Consultation was noted.

2. A27 Arundel Bypass

1. There was no update to receive. This item is on the agenda for the Full Council meeting on 1 December 2020.

Cllr Mrs Clark will draft a list of organisations that WPC needs to liaise with.

The meeting agreed to follow up on Nigel Lynn’s email. Also, to write to the WSCC educational councillor to ask why Walberton CofE School had not been contacted regarding being in the proximity of the Grey route impact zone. Cllr Ratcliffe to prepare an email for the Clerk to send off.

3. A29 Bypass

Cllr Ratcliffe reported that a planning application is expected soon for the first leg; Fontwell Avenue to Barnham Road.

4. Traffic Calming Working Group

1. The Clerk reported on his enquiries into a Speed Indication Device and other traffic calming measures. He will prepare a discussion paper for the Full Council meeting on 1 December 2020

2. There has been no Speedwatch activity.

5. Other

1. The WSCC Transport Plan Review survey closing 17 Dec 2020 was noted.

2. The WSCC November newsletter was noted.

**443/20 Fontwell Meadows**

Cllr Vawer reported that the site is going before the ADC Development Control Committee tomorrow. He has been following up trees for the orchard, but exact species are not yet forthcoming.

Cllr Mrs Clark reported that Dandara has provided a plan of the services going across WPC land.

**444/20 Avisford Grange – access via Tye Lane.**

Cllr Ratcliffe reported that nothing formally had been submitted yet. The indication is an application will be submitted for a main entrance on to Tye Lane, which WPC will need to respond to.

**445/20 Developers liaison working group (Wates/Linden/Pegasus)**

Cllr Ratcliffe reported that there had been some activity, but it has been noticeably quieter since the Grey route announcement.

**446/20 HELAA**

1.Cllr Ratcliffe reported that he has downloaded the latest map and noted there had been no changes.

Cllr Mrs Clark had circulated the notes from the meeting, to which WPC needs to respond.

2. The points raised by WPC on 4 May 2020 were considered. The meeting agreed to re-send the letter to ADC, which Cllr Ratcliffe will draft.

**447/20 Community Infrastructure Levy trajectory**

Cllr Mrs Clark reported that it is unlikely that there will be any CIL funding for several years, and consideration should be given to what should be asked for.

**448/20 BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

Cllr Vawer attended the meeting of 26 October 2020 and previously circulated his notes.

**449/20 Green Infrastructure Masterplan**

No report to receive.

**450/20 Southdowns National Park**

1. The SDNP Planning Committee meeting of 12 November 2020 was noted.

2. The SDNP the West Sussex parish workshop 2 December 2020 was noted, in which Cllrs Ratcliffe and Vawer will be participating.

3. The WSCC and SDNP preparation a Soft Sand Review of the Joint Minerals Local Plan (2018) was noted.

4. The SDNP November newsletter was noted.

**451/20 Campaign for the Protection of Rural England (CPRE)**

Nothing to report.

**452/20 Conservation areas**

Cllr Mrs Clark reported on the lack of input over the past few years by ADC. Cllr Ratcliffe will include a paragraph in his HELAA letter to ADC to chase up work on conservation areas.

**453/20 Town and Parish Council Proforma**

Cllr Mrs Clark had circulated notes and slides from the meeting of 16 November 2020 meeting. Reg 16 been submitted, which will carry weight.

**454/20 Neighbourhood Plan & Review**

Cllr Ratcliffe reported that the Reg 16 had been submitted, ends 7 January 2021. Cllr Mrs Clark reported that the list from which to choose an examiner had not yet been received.

**455/20 Other updates**

Cherry Tree Nursery. Cllr Mrs Clark that it hasn’t been possible to secure any overhead stills or videos. Further details on non-compliance to be provided if possible.

**456/20 Correspondence**

The Clerk had received an email from Angela English regarding potential flooding in Eastergate Lane and had been referred to WPC by Simon Neville (WSCC) to seek Op Watershed funding.

The meeting agreed that WPC has Op Watershed funding available.

**457/20 Quotes and payments**

None.

**458/20 Any other business**

1. Cllr Vawer reported that parish mapping is now available on the website. WPC needs to decide what layers should be available.

2. Cllr Mrs Clark reported that the Neighbourhood News has been postponed until January. Planning applications are available on the website

**459/20 Date of next meeting**

The date of the next meeting was confirmed as 7pm on Tuesday 15 December 2020.

There being no other business, the meeting closed at 8.42pm.

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