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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 6.00pm ON TUESDAY 5 MARCH 2019.**

**105/19 Record of attendance and apologies**

In attendance: Cllrs Mrs Lewis (Chair), Mrs Clark, Mrs English, Ratcliffe, Rogers.

Apologies: Clerk – A. Peppler

**106/19 Declaration of interest in items on the agenda**

Cllr Mrs English declared an interest in item 6.2.2 - WA/4/19/HH

**107/19 Confirmation of minutes**

The minutes of the Planning Committee meeting of 29 January 2019 were confirmed as a true record of the business transacted.

**108/19 Public questions**

MrPeter Youatt brought a matter of planning compliance to the attention of the committee. Cllr Mrs Lewis to send a letter to Arun’s Compliance officer.

**109/19 Updates of actions agreed at last meeting**

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

**110/19 Planning applications**

1. Considered out of meeting

WA/1/19/PL. Land East of Fontwell Avenue, Fontwell. Variation of condition 24 following the grant of

WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A/27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A - Proposed Roundabout Improvements'. This application also lies within the parish of Eastergate. Comment by 14 Feb 2019. Object. Although Walberton Parish Council understands the reasoning behind the request and the timing issues of Highway improvements, the Council objects to this variation of a condition of Outline Planning. The Council has noted several communications from residents objecting to this change and is concerned that 150 houses, along with other developments to the south of Fontwell Avenue, will impact detrimentally on existing roads if there are no improvements to mitigate the increase in traffic.

2. Consideration in this meeting.

1. WA/95/18/RES. Land East of Tye Lane, Walberton. Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas / equipment, community orchard, & other associated infrastructure & engineering works. This application may affect the character and appearance of the Walberton Conservation area. Comment by 8 March. Cllr Lewis to chase Linden/Wates with regards to the tennis courts. Cllr Mrs Lewis to send response when tennis courts issue is resolved.

2. WA/3/19/T. Walberton Park, Walberton. Fell 1 Ash tree and Crown reduction up to 3m to 1 Magnolia tree. Comment by 7 March 2019. Resolved: No Objection

3. WA/4/19/HH. Ashogle, Eastergate Lane, Walberton. Alterations to the approved detached garage/store to be used as a detached garage/annex to the main dwelling (Retrospective). Comment by 14 March 2019. Resolved: No Objection

4. WA/7/19/RES. 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 14 March. Resolved: Object. Cllr Mrs Lewis to finalise comment.

5. WA/10/19/HH. Minden, Yapton Lane, Walberton. Rear extension with flat roof. Comment by 21 March 2019. Resolved: No Objection

**111/19 Planning decisions**

Noted.

WA/108/18/PD. Cherry Tree Nursery, Eastergate Lane, Walberton. Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 5 dwelling houses (Class C3) & associated works. Change to wording in agenda is: Refused Prior Approval

**112/19 Planning appeal to Secretary of State**

WA/75/17/PL. WPC had already commented on this application and the appeal was noted.

**113/19 Neighbourhood Parish Applications and updates**

The A29 Public Consultation was discussed. Traffic figures for Walberton Parish were noted as was the lack of advertising to the public events, the lack of a Shripney bypass and that the project has been Called In. WPC also note that the preferred route has been chosen before the public consultation. Cllr Ratcliffe will prepare a draft to the consultation which ends on the 26th April 2019.

**114/19 Town and Parish Council Proforma – For Review**

Submission of WPC Pro Forma was noted.

**115/19 A27 Arundel Bypass**

1. A new date for the Elected Representative Forum is the 14th March. Cllrs Mrs Clark and Rogers to attend.

2. Letter received from Roger Elkins (WSCC) noted.

3. No response received from Arun. Clerk to write to them again

**116/19 Community Play Centre**

Cllr Rogers gave an update on the latest CPC meeting and reported on misunderstandings over reading of partial minutes. CPC are not currently pursuing extending the building.

**117/19 Neighbourhood Plan & Review**

The review is continuing and a questionnaire is being drafted to be sent out by the end of March. The next meeting is on the 8th March 2019.

**118/19 Tuppers Field (Wates – Linden Homes)**

Refer to item 110/19 - 2

**119/19 Dandara site**

Cllr Mrs Lewis to send Dandara notes on the Greenspace.

A sub committee for the Greenspace management has been created.

**120/19 Highways and Traffic**

Submission of application for a 20 mph Traffic Regulation Order along The Street.

A29 Public consultation was discussed under item 113/19

**121/19** **Land East of Tye Lane**

Refer to Item 110/19 – 2

**122/19 Green Infrastructure Masterplan**

Nothing to report

**123/19 JWAAC**

Cllr Mrs Clark attended as did Cllr Ratcliffe as an observer. Nothing of note to report.

**124/19 SDNP**

The SDNP Local Plan Examination consultation period from 1 February to 28 March 2019 was noted.

**125/19 CPRE**

Annual Membership subscription was agreed.

**126/19 Conservation issues**

Walberton Baptist Church. Cllr Mrs Lewis to send an email to the compliance officer.

**127/19 Correspondence**

1. Martin Sutton - planning conditions associated with the Dandara development on Fontwell Avenue – Clerk to respond

2. Sue Oates – proposed Community Play Centre extension – Clerk to respond

3. Mr G Gamble – proposed Community Play Centre extension – Clerk to respond

4. Andrew Titmus – Dandara development – Cllr Mrs Clark to respond

5. Julie Robinson - Bridleway – Clerk to respond

**128/19 Quotes and payments**

None

**129/19 Any other business**

1. Cllr Mrs English suggested that Pavilion repairs be put on the Full Council Agenda.

2. Cllr Ratcliffe informed the committee about potential Parish Councillors.

**130/19 Date of next meeting**

The next meeting will be at 6pm on Tuesday 30 April 2019 and the following meeting on 28 May 2019.

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

Chair