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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 METTING OF THE WALBERTON PARISH COUNCIL PLANNING MEETING HELD IN THE PAVILION AT 6.30 pm ON TUESDAY 1 MAY 2018.**

**233/18 Attendance and apologies**

In attendance: Cllrs Camerer Cuss (Chair), Mrs Clark, Mrs Lewis, Mrs English, Moores.

A Peppler – Clerk

**234/18 Declaration of interest in items on the agenda**

None.

**235/18 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 10 April 2018 were confirmed as a true record of the business transacted.

**236/18 Public questions**

One member of the public was present. No questions asked.

**237/18 Update of actions agreed at last meeting**

The Clerk updated the meeting on the 1 item agreed at the last meeting as shown on the agenda.

**238/18 Planning applications**

1. WA/25/18/HH. The Holly, Wandleys Lane, Walberton. Demolition of existing conservatory, erection of two storey rear extension, changes to existing porch surround & entrance, loggia & timber cladding at first floor level throughout. Comment by 17 May 2018.

Resolved: No objection.

1. WA/27/18/PL. Church Farm Bungalows, Binsted Lane, Binsted. Single storey link-detached garden room to dwelling (resubmission following WA/74/17/PL). This application may affect the setting of a listed building.

Resolved: No objection.

1. WA/33/18/OUT. Spindlewood, Yapton Lane, Walberton. Outline application with some matters reserved for the demolition of existing dwelling & erection of 5 No. dwellings. This application is a Departure from the Development Plan. Comment by 24 May 2018.

Resolved: Object. Walberton PC objects to this application on the grounds that it conflicts with its Neighbourhood Development Plan. The parish council is willing to consider this site along with others in formulating its NDP review shortly.

**239/18 Planning appeals**

WA/86/17/PL Pippins, Yapton Lane, Walberton. Continuation of use of land for the stationing of 3 No. residential mobile homes. This application is a Departure from the Development Plan. Representations to be made by 15 May 2018.

Resolved: To make representations that Walberton PC supports the Arun DC refusal of consent on the two grounds given in the decision notice on WA/86/17/PL. The site is not a policy site in the Walberton NDP and **Walberton PC** opposes its change of use / removal of conditions on use or development for the reasons we have previously given. The site is not in the Brownfield Land Register November 2017 and support is not forthcoming from Walberton PC, contrary to the March 2018 Statement of Case from the Applicants.

**240/18 Lane west of Tye Lane**

Cllr Mrs Clark reported that the Neighbourhood Planning team recently met with Henry Adams, Langmead’s agents. The proposal is for 125-150 homes with vehicle access on to Tye Lane only. The team expressed concern over the housing numbers and access. Henry Adams mentioned affordable housing with local connections, which was questioned. Langmead was asked if they would consider gifting some of the land for a land trust.

**241/18 Welbeck site**

This refers to application WA/73/17/OUT. Cllr Camerer Cuss reported that this had been refused by Arun District Council on 23 March 2018. The developer is threatening to appeal but have not yet done so.

**242/18 Neighbourhood Plan & Review**

Cllr Mrs Clark reported that Cllr Camerer Cuss and Cllr Mrs Lewis are attending the Parish Briefing meeting at the Civic Centre in Littlehampton on 15 June 2018. It is hoped to set up a meeting with Donna Moles and Norman Dingemans shortly thereafter.

**243/18 Highways and Traffic**

1. Cllr Camerer Cuss reported on a meeting held at Yapton Village Hall by Network Rail on their plans to upgrade Yapton Level Crossing. The upgrade will go ahead, with 1 day’s stoppage in September and November, with a further 10 days stoppage next year. The data was discussed, and it was noted that 231 motorists were prosecuted for jumping the crossing’s red lights since June 2017.
2. Consideration was given to responding to the WSCC survey on its new bus strategy proposals. The meeting agreed not to respond.
3. Cllr Mrs Clark reported on an incident when a large HGV from Bleach of Lavant driving along The Street causing a traffic jam. While HGV’s can enter the weight restriction zone in Eastergate Lane to gain access to business properties, they should return along Eastergate Lane to Fontwell Avenue and not drive through the village along The Street.

Agreed: The Clerk to write to Bleach of Lavant.

**244/18 JWAAC**

Nothing to report.

**245/18 CPRE**

1. Consideration was given to a response to the changes in the National Planning Policy Framework. Cllr Camerer Cuss said that he felt the wording of footnote 49 of Para 173c on page 49-50 is ambiguous. He recommended that the comma and the word “where” after the parenthesis need to be removed and both substituted with the phrase “but only if”.  The meeting is concerned that the decision-maker should be given clearer and unambiguous guidance on what might constitute a wholly exceptional reason.
2. The invitation to attend a planning training session in Haywards Heath on Saturday 12 May 2018 was noted.

**246/18 Conservation issues**

Nothing to report. Cllr Mrs Clark said that this issue must not be allowed to slip. No update has yet been received regarding the emended Conservation Area.

**247/18 Correspondence**

1. Cllr Mrs Clark reported that she had received a letter from Peter Mumford from Highways England

in which he was replying on behalf of Jim O’Sullivan regarding the lack of consultation and engagement for the A27 Arundel Bypass. He apologised for failing to respond to enquiries made by WPC in a timely manner.

1. Cllr Mrs Clark reported that Dandara had sent through provisional plans for the Open Space at Fontwell, which will be displayed at the Annual Meeting of the Parish on 15 May 2018. Wates (Tuppers Field) are employing specialists in sports areas. There is to be a meeting on 9 May 2018 to which all councillors will be invited.

**248/18 Quotes and payments**

The meeting approved payment of three cheques (420-422) as per a draft list prepared by the Clerk.

**249/18 Any other business**

1. Cllr Mrs Clark reminded the meeting that she and Cllr Mrs Lewis are attending the Arun District Council planning training session on 3 May 2018.
2. Cllr Mrs Clark said that there will be a mini Neighbourhood Plan meeting before the Annual Meeting of the Parish. It will incorporate Planning and NP in a session afterwards.

**250/18 Date of next meeting**

The next meeting will be on Tuesday 22 May 2018. The following meetings will be on Tuesday 12 June and 3 July 2018.

Signed………………………………………………… Date………………………………………

Chair