|  |  |
| --- | --- |
|  | **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 22 MAY 2018.**

**251/18 Attendance and apologies**

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

Apologies: Apologies were received from Cllr Mrs English.

A Peppler – Clerk

**252/18 Declaration of interest in items on the agenda**

None.

**253/18 Confirmation of Minutes**

The minutes of the Planning Committee meeting of 1 May 2018 were confirmed as a true record of the business transacted.

**254/18 Public questions**

There were 4 members of the public present.

1. Ms Julie Robinson asked if the Parish Council would be prepared to support designated funding to improve the crossing of the A27 at Copse Lane. Cllr Camerer Cuss replied that the council would be happy to support an initiative and play its part.
2. Mr Mike Tristram asked if the Parish Council was aware that options for the proposed A27 junction at Hundred House copse might include a slip road between Yapton Lane and Option 5A. Cllr Camerer Cuss replied that it was.
3. Mr Mike Tristram asked if the Parish Council was contemplating applying for a judicial review in relation to the decision on the A27 Arundel Bypass. Cllr Camerer Cuss replied that this was first Planning Committee meeting since the decision and it would be considered later in the agenda.
4. Ms Jan Halstead asked if the Parish Council had any recent traffic data relating to the proposed upgrade of Yapton level crossing. Cllr Camerer Cuss replied the safety review by Network Rail has already been carried out, which is why the work on the Level Crossing gates is scheduled to start in September this year. The parish is not aware that this work will involve the subsequent permanent prohibition of northbound HGVs turning into Lake Lane but understands that it is possible.

**255/18 Update of actions agreed at last meeting**

The Clerk updated the meeting on the 2 items agreed at the last meeting as shown on the agenda.

**256/18 Planning applications**

1. WA/26/18/HH. Former Lanes End House adjacent to West Walberton Lane and Arundel Lane, Walberton. Outline application with all matters for 6 No detached houses with detached garages. This application is a Departure from the Development Plan. Comment by 31 May 2018.

Resolved: Object. The Committee objects to the application on the grounds that: -

1. It is not a Neighbourhood Development Plan policy site.
2. The applicant is wrong, the development is only partly in the built-up area.
3. It would in any case be considered possibly an over-development of the site
4. A form of development might be considered at the up and coming Neighbourhood Development Plan review.
5. WA/34/18/HH. Holly Tree House, Wandleys Lane, Walberton. Alterations & extension to existing detached garage to provide ancillary accommodation above with new wooden external access staircase & balcony. Comment by 7 June 2018.

Resolved: No objection.

1. WA/41/18/HH. Ashgrove, West Walberton Lane, Walberton. Orangery to side elevation. Comment by 14 June 2018.

Resolved: No objection.

1. SDNP/18/02131/HOUS. Scotland House, Arundel Road, Walberton. Retrospective Planning for replacement of windows and doors to house and garage building. Comment by 31 May 2018.

Resolved: No objection.

**257/18 Planning decisions**

The 3 planning decisions made by Arun District Council as detailed on the agenda were noted.

**258/18 A27 Arundel Bypass**

The decision by Highways England to opt for Option 5A as their preferred route for the A27 Arundel Bypass was noted. The Committee expressed its disappointment in this choice. The merits of pursing a judicial review was considered, which would be on the grounds of the environmental impact as put forward by ABNC, and the unfairness in the consultation process which Highways England has consistently denied. Consideration was given to the likely costs, balanced against the likelihood of being successful, bearing in mind that further consultation on the preferred route will be held next year.

It was agreed that the Council should seek to establish the degree of difference in treatment of Arundel Town Council and Walberton Parish Council in the build up to, during and after the public consultation in the autumn of 2017, and in the build up to and the announcement of the preferred route option earlier this month.

Resolved: To request relevant information from Mr Feist of Highways England under the Freedom of Information Act. The way to proceed would depend on his response.

**259/18 Land west of Tye Lane**

This site should be known as Langmead’s Field. No follow up at this time.

**260/18 Welbeck site**

There has been no further indication of any appeal.

**261/18 Neighbourhood Plan & Review**

This is on hold until 15 June 2018. Cllr Mrs Clark said that the council’s assets of community value haven’t been registered and asked if the Committee wished to do this.

Resolved: The NPSG to be asked to contact Maureen Chaffe to do this on behalf of the Council.

**262/18 Highways and Traffic**

Discussed at Public questions.

**263/18 JWAAC**

Nothing to report.

**264/18 CPRE**

Nothing to report.

**265/18 Conservation issues**

Nothing to report.

**266/18 Correspondence**

1. Letter from Ms Jan Halstead regarding Network Rail’s proposed upgrade of Yapton level crossing was noted. It was agreed that Cllr Camerer Cuss would prepare a draft reply for approval prior to being sent by the Clerk.
2. The response from Neil Sedgwick, Office Manager for Bleach of Lavant was noted in relation to HGV’s driving along The Street was noted.

**267/18 Quotes and payments**

The meeting approved payment of eight cheques (423-430) as per a list prepared by the Clerk.

**268/18 Any other business**

1. Cllr Mrs Clark reported on the recent Arun District Council planning briefing. She said that it was an excellent presentation.
2. Cllr Mrs Clark said that the next Barnham, Eastergate & Westergate Advisory Group (BEW) meeting on Fontwell Meadows is at Barnham Village Hall on Thursday 24 May 6-8pm. Cllr Camerer Cuss will be attending. It was agreed that BEW would be an item for future agendas.

**269/18 Date of next meeting**

The next meeting will be on Tuesday 12 June 2018. The following meetings will be on Tuesday 3 July and 24 July 2018.

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

Chair