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| Logo  Description automatically generated with low confidence | **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](http://www.walberton-pc.gov.uk) |

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE**

**HELD IN THE PAVILION AT 7.15PM ON TUESDAY 24 SEPTEMBER 2024**

1. **Record of attendance and apologies**

408/24 In attendance were Cllrs Vawer (Chair), McElvogue and Hewson

4 members of the public

Clerk: S Turner

Apologies: Cllrs Higham and Wells.

1. **Declaration of interest in items on the agenda**

409/24 Cllr McElvogue declared a pecuniary interest in agenda item 8.

1. **Confirmation of Minutes**

410/24 The minutes of the Planning Committee meeting of 9 July 2024 were confirmed as being a true record of the business conducted.

1. **Application WA/65/24/PL - Lower Farm Yapton Lane Walberton BN18 0AS : Addition of 3 No 5ha**

411/24 **glasshouses, ancillary structures and reservoir to existing permission for 1 x 5ha glasshouse and reservoir.**

A presentation was given by the applicant’s representatives – Mr John Hall and Rebecca Beveridge. Slides of the presentation were circulated at the meeting.

In response to questions that were asked during the presentation:

* The Jobs that will be created are becoming increasingly skilled as technology improves and more permanent skilled staff will be required although there will also be some less skilled seasonal staff.
* The appearance of the proposed glasshouses will be identical to the existing 5ha glasshouses.
* Surface water drainage will not be increased but potentially reduced as it will be attenuated and discharged to the existing watercourse.
* Surface water runoff from the access road and yard will drain into a watercourse. Monitoring and management of the water quality of this discharge can be considered.
* Concrete will be used during the construction of the side walls, main posts and a small amount in the foundations but this will be cast on site. The ground is compacted soil, not concrete and the top soil will be stripped away to level the ground but replaced afterwards.
* LED crop lighting will only be used to extend the season and will have a standard condition in the planning permission if permitted to minimise light pollution.
* HGVs and traffic to the site will be managed. Refer to the construction management plan on WSCC planning application portal.
* The water in the reservoir will be filtered and monitored onsite and pumped back into the glass houses.
* Floating solar panels as described in the application do not produce large amounts of electricity. They are considering installing an energy centre to the site for electricity which would be a separate planning application. Also in discussions with solar farm.

1. **Site ‘Land North of Eastergate Lane’**

412/24 Reside Developments were unable to attend the meeting and sent their apologies. Their presentation concerning their Vision Document for this site has been rescheduled to the next Planning Committee meeting.

1. **Public questions (max 15 minutes)**

413/25 There were several questions asked from members of the public:

* It was confirmed that the minutes to Committee meetings would be available on the website soon.
* Was there going to be a designated Parish Councillor for Land West of Tye Lane development. It was confirmed that there is no specific Councillor liaison at the moment due to time but the Parish Council hoped to be recruiting 2 new councillors soon.
* There are still issues with HGVs in the village. Could the sign at Tye Lane be moved or turned as it is in the wrong place/facing the wrong way. It needs to be facing up Tye Lane or have 2 signs. It was confirmed that Arun District Council have been trying very hard to resolve the HGV issues. ADC have provided a form to report the problems. This will be published publicly on the website and in Walbinfont.
* With reference to planning application WA/72/24/OUT, the existing footpath adjacent to the site going towards the south down national park, crossing the A27 will become very busy. (It has already become busier since Fontwell Meadows). Could the Parish Council raise this issue in their response to Arun District Council’s planning consultation and request a pedestrian crossing. This will be done.
* It was noted that Barnham and Eastergate Parish Council were going to submit a response to the planning consultation in support of Walberton Parish Council’s response.

1. **Matters arising**

414/24 No matters arising

1. **Project Manager Reports**

415/24 a. Tennis Courts – completion soon.

1. Cycle path – meeting next Friday
2. Fontwell Allotments – progressing.
3. Grant applications.
4. **Planning applications**

416/24 Out of meeting

1. [WA/68/24/TC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/68/24/TC&from=planningSearch) - Longwall The Street BN18 0PQ **CONFIRMED** No objection submitted
2. [WA/71/24/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/71/24/DOC&from=planningSearch) - The Old Rectory Binsted Lane BN18 0LL **CONFIRMED** No objection submitted

In meeting

1. [WA/65/24/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/65/24/PL&from=planningSearch) Lower Farm Yapton Lane Walberton BN18 0AS

Addition of 3 No 5ha glasshouses, ancillary structures and reservoir to existing permission for 1 x 5ha glasshouse and reservoir. This application is in CIL Zone 3 (Zero Rated) as other development.

**RESOLVED:** Support, Cllr Vawer to draft response to include points raised by members of the public and discharge runoff water quality monitoring for access road and yard.

1. [WA/74/24/OUT](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/74/24/OUT&from=planningSearch) Land off Arundel Road Fontwell

Outline application with all matters reserved, other than access, for the erection of up to 56 No. residential dwellings including affordable housing and a stand-alone community building. This application may affect the setting of a listed building and may affect a public right of way.

**RESOLVED:** No objection with conditions to be submitted. No objection solely due to it being a Neighbourhood Plan site. Conditions/concerns to include numbers, drainage, education, need for pedestrian crossing. Cllr Vawer to draft response.

1. [WA/75/24/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/75/24/DOC&from=planningSearch) Snetterton West Walberton Lane Walberton BN18 0QS

Approval of details reserved by condition imposed under WA/46/22/HH relating to condition 3-surface water drainage.

**RESOLVED:** No objection to be submitted

1. [WA/78/24/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/78/24/DOC&from=planningSearch) Land East of Tye Lane Walberton

Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition numbers 23 - SUDS scheme, 25 - drainage maintenance manual.

**RESOLVED:** No objection to be submitted

1. [WA/81/24/T](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/81/24/T&from=planningSearch) Boniface Close Fontwell BN18 0YP

1 No. English Oak Tree (T66B) crown lift to 5m above ground level.

**RESOLVED:** No objection but no more than 5 metres above ground level to be submitted

1. [WA/82/24/T](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/82/24/T&from=planningSearch) Rear of 34 to 42 Alfred Day Lane Fontwell BN18 0YU

Various trees (G11 and T14, T15, T16) to reduce North-West sectors leaving spread of 4m.

**RESOLVED:** No objection to be submitted

1. **Planning decisions**

417/24 All planning decisions as per the agenda were noted.

1. **Appeals**

418/24 Clarification required on the situation regarding Choller Farm and the judicial review.

1. **Compliance/Enforcement**

419/24 a. Update on HGV movements issues

Arun District Council is aware of the issues and are pursuing matters. They have provided a form to report evidence.

* 1. Update on Golf Course/Avisford Grange

The first tee is being moved. This should improve the situation, but it may become an issue again with the next phase of the development.

1. **Neighbourhood Plan**

420/24 Cllr McElvogue gave an update on the NHP review and the next stages of the review were discussed.

1. **NPPF update consultation**

421/24 a. To consider a response to the current consultation

The NPPF is currently out for consultation as the new government have proposed a number of changes. The consultation document was circulated prior to the meeting, with the comments provided by West and East Sussex Associations for Local Councils. These were considered along with the Parish Council’s draft comments.

**RESOLVED:**  to accept the Parish Council’s draft comments and to submit a response to the consultation.

1. **Rights of Way**

422/24 Nothing to report

1. **Arun District Council**

423/24 Nothing to report

1. **Neighbouring Parish Applications and updates**

424/24 a. **TO CONSIDER** Ford Parish Council’s Neighbourhood Plan Modification submission to Arun

District Council and whether to support it or not. The consultation period runs to 31/10/2024

1. **Business Plan activity**

There were no new projects or updates.

1. **Highways and Traffic**

425/24 a. A29 Bypass

It was noted that the glass houses are being taken down A29 (northern)



* 1. Traffic Calming Working Group Cllr McElvogue

**DECIDED** to ask the Working Group for data and to review further sockets for consideration at the next budget round.

Monitoring to continue and further surveys required in the previous locations for comparison.

* 1. Local cycling and walking infrastructure plan.

There is to be a meeting next Friday.

1. **Fontwell Meadows** Cllr Vawer

426/24 The Parish Council are waiting for confirmation on the ‘walk around’ date.

It was noted that the leaking toilet issue had been reported and that the bins are being emptied. Allotments are progressing and the clerk is to arrange a meeting with interested parties.



1. **Avisford Grange**

427/24 Nothing to report

1. **HELAA (Housing & Economic Land Availability Assessment)**

428/24 No change to report

1. **Community Infrastructure Levy trajectory**

429/24 The Clerk is to collate CIL receipts and expenditure

1. **BEWAG (Barnham, Eastergate & Westergate Advisory Group)**

430/24 Nothing to report.

1. **South Downs National Park**

431/24 a. NOTED - the Summer 2024 Newsletter

b. NOTED - the recent early engagement stage for the updated SDNP Local Plan

1. **Campaign for the Protection of Rural England (CPRE)**

432/24 a. NOTED - the August 2024 newsletter

1. **Correspondence**

433/24 a. Parking at Fontwell Meadows – The Parish Council have made enquiries. This is a

management company responsibility and the police are aware of the situation. Should also

be publicised on the Estate’s Facebook page.

* 1. Enquiry regarding WA/65/24/PL was noted
  2. Enquiry regarding WA/59/24/AG - Dairy Lane was noted.
  3. Comment on WA/74/24/OUT from Community Play Centre Trustees – was circulated and discussed.

**RESOLVED** Cllr McElvogue to attend Community Play Centre Trustee’s meeting with Cllr Hewson on Tuesday, 1st October at 6.30pm

1. **Quotes and payments**

434/24 **CONSIDERED** the payments (retrospectively). There were no quotes.

1. **Any other business**

435/24 Cllr McElvogue thanked the clerk for the Full Council minutes and made the following comments to raise awareness regarding the Youth Initiative report.

The fish pond is stocked and that there is a cycle path meeting next Friday. There is also mountain biking in Slindon and in the White Ways area

**DISCUSSED** whether a DBS check is still required if there is more than one adult in attendance.

**DISCUSSED** the CCTV for the Pavilion and where Blink stores the information it records. It was also noted that are other alternatives that record locally. Evaluation of camera locations, numbers and costs with the various system options available to be undertaken.

1. **Date of next meeting**

436/24 The date of the next meeting was confirmed at 7.15pm Tuesday 26th November 2024.

There being no other business, the meeting closed at 21.21pm

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

Chair