|  |  |
| --- | --- |
|  | **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 IN THE PAVILION AT 7.15pm ON TUESDAY 26 NOVEMBER 2024.**

**1.** **Record of attendance and apologies**

**504/24** In attendance: Cllrs Vawer, McElvogue, Hewson, Wells and Higham.

Clerk – S Turner

Approximately 20 members of the public were also in attendance.

Apologies: Cllr Cusden

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

**505/24** Cllr McElvogue declared a pecuniary interest in agenda item 19.

**3.**  **Confirmation of Minutes**

**506/24** The minutes of the Planning Committee meeting of 24 September 2024 were confirmed as being a true record of the

business conducted.

**4.** **Site ‘Land north of Eastergate Lane’**

**507/24** A presentation was given from Reside Developments on their proposed development and Vision Document. They have been promoting the site for one year and referred to the documents already shared with Walberton Parish Council and discussions with Arun District Council. Questions were asked and discussed, including the footpath at the pond area, open green space, biodiversity corridor, drainage, flooding and the cycle path. Reside Developments are keen to work with the Parish Council regarding this site and are happy to attend future Planning Committee meetings to present and take further questions. They will also provide a publicly available Vision Document for the Parish Council's website.

**5.** **WA/92/24/PL – Barnfield House, Arundel Road, Fontwell**

**508/24** A presentation was given by the planning agents, Smith Simmons & Partners, for this planning application. They explained that the overall site would not change but would provide a family home environment to the children. They also gave information on how the home would be staffed, run and the cost. Questions were asked from the Planning Committee and the general public which were answered and discussed.

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

**509/24** None, other than those raised in the above minute (508/24)

**7.** **Matters arising**

**510/24** No matters arising.

**8.** **Planning applications**

**511/24** Out of meeting

|  |  |  |
| --- | --- | --- |
| a. | [WA/86/24/T](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/86/24/T) - Willow Tree Cottage The Street Walberton BN18 0PN | |
|  | CONFIRMED no objection submitted with comments on 28/10/24 | |
| b | [WA/52/24/RES](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/52/24/RES) - Land West of Yapton Lane Walberton | |
|  | CONFIRMED no objection submitted on 30/10/24 | |
| c. | [WA/85/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/85/24/HH) - Potwell House, Potwell Park, Arundel Road, Fontwell | |
|  | CONFIRMED no objection submitted on 14/11/24 | |
| d. | [WA/88/24/CLE](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/88/24/CLE) - Potwell House, Potwell Park, Arundel Road, Fontwell | |
|  | CONFIRMED no objection submitted on 14/11/24 | |
| e | [WA/89/24/TC -](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/89/24/TC) Myrtle Cottage The Street Walberton | |
|  | For information only |  |
| f. | [WA/96/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/96/24/HH) - 77 Mount Pleasant, Binsted Lane, Walberton | |
|  | CONFIRMED no objection submitted on 19/11/24 | |
| g. | WA/97/24/HH - 78 Mount Pleasant, Binsted Lane | |
|  | CONFIRMED no objection submitted on 19/11/24 | |

In meeting

|  |  |  |
| --- | --- | --- |
| a. | [WA/92/24/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/92/24/PL) | Barnfield House, Arundel Road, Fontwell |
|  | RESOLVED No objection | Change of use of existing dwellinghouse (C3) to children's residential home (C2). This application is in CIL Zone 2 (Zero Rated) as other development. |
| b. | [WA/94/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/94/24/NMA) | Land West of Tye Lane Walberton |
|  | RESOLVED No objection | Non material amendment following the grant of WA/6/23/PL for the rewording of condition 16 to 'prior to the occupation of the 15th dwelling...'. |
| c. | [WA/99/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/99/24/NMA) | Land East of Fontwell Avenue Fontwell |
|  | CONFIRMED No comment to make but can make personal representations. | Non material amendment following the grant of WA/56/22/PL relating to the rewording of condition 6-delivery house from 08:00 - 18:00 to 07:00 - 20:00 |

**9. Planning Decisions**

**512/24** All planning decisions as per the agenda were noted.

**10.** **Appeals**

**513/24**

|  |  |  |
| --- | --- | --- |
| a. | [WA/12/24/PIP](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/12/24/PIP) | Land at Toddhurst Farmhouse, Lake Lane Barnham |
|  | The appeal is dismissed. |  |
| Late item | | |
| b. | [WA/35/23/OUT](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/35/23/OUT) | Land East of Wandleys Lane Fontwell |
|  | An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. The appeal will be determined on the basis of a hearing. | Outline Planning Application for Up To 95 No. Residential Dwellings (Including 30% Affordable), With All Matters Reserved Apart from Access. This Application Is a Departure from the Development Plan. |
|  | RESOLVED Cllr Vawer to draft a revised response based on the previous consultation response, incorporating additional information.  It was NOTED that the Parish Council will probably need to attend the Hearing in person. | |

**11.** **Compliance/Enforcement**

**514/24** a. Update on HGV movements issues

The developer in Wandleys Lane is making efforts to comply. Although it looks as if the path has been cut into

where the vehicles are turning.

b. Update on Golf Course/Avisford Grange

No update.

**12.** **Neighbourhood Plan**

**515/24** The consultant for the Neighbourhood Plan review is to be contacted and a meeting set up before Christmas.

**13.** **NPPF update consultation**

**516/24** NOTED that the consultation response was submitted by the 24/9/24 and that Arun District Council have shared their response with the Parish Council.

**14. Rights of Way**

**517/24** ROW/3253424 - modification by the Inspector for further consultation. This is the proposal to upgrade the footpath to a bridleway. The Planning Inspector has made minor alterations which the Parish Council are be reconsulted on.

RESLOVEDthere were no concerns with the alterations.

**15. Arun District Council**

**518/24** Nothing to report.

**16.** **Neighbouring Parish Applications and updates**

**519/24** NOTED that BN/195/22/PL – Land north of Barnham Road and East of Fontwell Ave, Eastergate had been refused.

**17.** **Business Plan activity**

**520/24** Nothing new to add and waiting on the Neighbourhood Plan review.

**18.** **Highways and Traffic**

**521/24** a. A29 / A27 Arundel Bypass – A27, nothing to report. A29, posters around the village can now be taken down.

b. Traffic Calming Working Group – there have been issues with obtaining the data, which hopefully may now be resolved. Seven new areas are to be considered to keep the traffic data current.

c. Local cycling and walking infrastructure plan – the consultants drawings arrived today. The Parish Council is to consider them and give a presentation to the general public. Safety aspects and 20mph zones are to be included and it is anticipated that the consultation will commence in the new year.

**19.** **Fontwell Meadows**

**522/24** Parish Councillors met with Trinity to discuss the parking issues. Trinity have written to some repeat offenders. However, it was noted that the parking restrictions are not obvious. The current plan is for the Parish Council to remind Fontwell Community Centre hirers that parking is not permitted on the road. Trinity is to install double yellow lines. They will start at Old Bottle Way and then potentially throughout the estate. Trintiy will send the plans to the Parish Council. If parking issues persist, Trinity will arrange for private contractors to issue tickets etc. but in the meantime, they will maintain dialogue with the residents.

**20. Avisford Grange**

**523/24** Tennis Courts – the transfer documents have been circulated. There is an issue with the wording, the proposed varies from the S106 agreement.

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

**524/24** No change in the HELAA map, however, the most recent call for sites closed in September. It was NOTED that the Parish Council will need to see what changes occur and that they should be consulted on them. Land north of Eastergate Lane is in the HELAA but as not developable.

**22.** **Community Infrastructure Levy trajectory**

**225/24** Received October’s handover from Arun District Council

**23.** **BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

**526/24** No further meetings concerning the strategic site have been held.

**24.**  **South Downs National Park**

**527/24** a. November news and update was noted.

b. SDNPA’s Parishes meeting was held and the presentations and information given were noted.

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

**528/24** October 2024 newsletter was noted.

**26.** **Correspondence**

**529/24** Correspondence regarding minute 508/24 above was noted.

The clerk is to investigate how the previous repairs to the finger post signposts were carried out as it was before the current Parish Council’s time.

The clerk is to arrange another site visit to Ford, Wicks Farm for those who could not attend the previous visit.

**27.** **Quotes and Payments**

**530/24** APPROVED all paymentsas listed

APPROVED the quote for Hillarys to install a blind in the kitchen window at Fontwell Community Centre.

**28.** **Any other business**

**531/24** Due to the Fireworks display, there was an issue when the grass was cut afterwards.

A list of improvements/requirements at the Fontwell Community Centre is to be provided for the Budget meeting on 19 December 2024.

**29.** **Date of next meeting**

**532/24** The date of the next meeting was confirmed as 7.15pm Tuesday 28 January 2025 in The Pavilion.

There being no other business the meeting closed at 9pm.

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

Chair