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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  clerk@walberton-pc.gov.uk  [www.walberton-pc.gov.uk](http://www.arun.gov.uk/walberton) |

**MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITEE**

**HELD IN THE PAVILION AT 7.15pm ON TUESDAY 21st JANUARY 2025**

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

P/21/25 In attendance were Councillors Hewson, Wells, Higham and Vawer.

The Clerk: S Turner

There were 5 members of the public present.

Apologies were received from Councillor McElvogue.

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

P/22/25 Cllr Hewson declared a personal interest in planning application C.

Cllr Vawer declared a personal interest in planning application F.

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

P/23/25 The minutes of the Planning Committee meeting of 24 September 2024 were confirmed as being a true record of the business conducted.

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

P/24/25 A member of the public asked how the existing drains and services in and around The Street could cope with all the new housing development as they cannot cope now? There is flooding, blocked drains and the situation is becoming worse. The Chairman confirmed that the infrastructure could not cope. The Parish Council has been objection to planning applications because of the lack of infrastructure, including the problems with the sewers and requesting Grampian conditions be applied.

**5.** **Matters arising**

P/25/25 There were no matters arising.

**6.** **Planning applications**

P/26/25 **Out of meeting**

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| a. | WA/95/24/PL **-** Willow Tree Cottage, The Street, Walberton BN18 0PN  CONFIRMED no objection submitted 16/12/24 |  |
| b | WA/77/24/HH **-** 18 Barrack Row, The Street, Walberton  CONFIRMED no objection submitted 23/12/24 (now refused). |  |
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**In meeting**

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| c. | [WA/102/24PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/102/24/PL) | **Longacre, The Street Walberton BN18 0PY** |
|  | RESOLVED Objection | Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings. |
| d. | [WA/105/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/105/24/PL) | **Flintcroft Surgery, The Street, Walberton BN18 0PJ** |
|  | RESOLVED Objection | Change of use of doctor's surgery (Use Class E) to place of worship (Use Class F1). This application affects the character and appearance of the Walberton Village Conservation Area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development. |
| e. | [WA/103/24/HH](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=WA/103/24/HH&KeyScheme=Planning) | **5 The Ridings, Arundel Road, Fontwell BN18 0SB** |
|  | RESOLVED No objection | Single storey rear extension to existing garage to facilitate the conversion to habitable use. |
| f. | [WA/108/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/108/24/PL) | **Stoneybrook Farm, Eastergate Lane BN18 0BA** |
|  | RESOLVED No objection | Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development. |
| g. | WA/4/25/TC | **Jessamine Cottage, The Street, Walberton BN18 0PJ** |
|  | RESOLVED To submit, no comments to make. | Reduce crown of 1 No Bay tree to 2m above ground level within the Walberton Village Conservation Area. |
| (DOC application is to check whether the details submitted satisfy the condition(s) on the corresponding planning permission.) | | |
| h. | [WA/106/24/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/106/24/DOC) | **Land East of Tye Lane Walberton** |
|  | Planning application was NOTED | Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - SuDS System, and condition number 25(b) – SuDS Maintenance Manual. |
| i. | [WA/107/24/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/107/24/DOC) | **Land East of Tye Lane Walberton** |
|  | Planning application was NOTED | Approval of details reserved by condition imposed under reference WA/6/23/PL relating to condition number 12a - drainage completion report and condition number 13 - surface water drainage plans. |

**7.** **Planning decisions**

P/27/25 NOTED: All planning decisions as per the agenda.

**8.** **Appeals**

P/28/25

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| a. | [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 based on 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.    A representation from WPC was submitted 8/6/2023 and on the 22/12/24    The Chairman of the Parish Council is to attend the Hearing (11/3/25). If other Councillors wish to attend the Hearing, contact Arun District Council. |

**9.** **Complicance/Enforcement**

P/29/25 Updates were given on the following:

1. HGV movements issues

It was NOTED that there is an issue with HGVs damaging property and pathways at the end of Yapton Lane, corner of the A27. The Clerk had advised that WSCC and National Highways be notified.

1. Golf Course/Avisford Grange

There has been no further information. However, the next phase of development could create the same problems.

1. Tye Lane new footpath

Concerns have been raised over the sudden narrowing of the road with the new footpath. It is very hazardous particularly during the night as the area is unlit and there is no signage. This has also raised concerns regarding the emergency access to Avisford Grange and would still be useable.

Research had been undertaken prior to the meeting to ascertain the measurements of the footpath and road compared to those given in the Government’s Manual for Streets (ref. Page 68 6.3.22) and what the required width for a fire access way is. The measurements of both were less than the required widths. It was noted that further works are scheduled for that area.

DISCUSSED what action to be taken: Consider asking Cllr Penycate (Arun District Council) for further details to find out if the construction is permitted as site plans could not be located. Also consider contacting WSCC highways re safety.

**10.** **Neighbourhood Plan**

P/30/25 The next meeting for the Neighbourhood Plan is 6th February 2025

**11.** **NPPF update consultation**

P/31/25 There was nothing to report as still waiting for a response.

**12.** **Rights of Way**

P/32/25 The Parish Council AGREED to support the upgrade of P23 from a permissive path to a full public right of way under the 20-year rule.

**13.** **Arun District Council**

P/33/25 There were no reports from Arun District Council.

**14.** **Neighbouring Parish applications and updates**

P/34/25 Nothing to report.

**15.** **Business Plan activity**

P/35/25 To consider any projects for Business Plan activity.

There were no new projects.

**16.** **Highways and Traffic**

P/36/25 Updates were given on the following:

1. A27 / A29 Bypass

There has been no change to the situation although it has not gone away.

1. Traffic Calming Working Group

The Group reported that the new cable is working well

1. Local cycling and walking infrastructure plan.

There was nothing to report.

**17.** **Fontwell Meadows**

P/37/25 Updates were given on the following:

1. There was nothing to report from a planning perspective, nor were there any updates

on the double yellow lines.

1. Fontwell Community Centre – Due to an incident with the bollards at the entrance to the carpark, Cllr Riordan had met with the Project Manger to discuss replacing some of the bollards with a chain.

**18.** **Avisford Grange**

P/38/25 Transfer of the Tennis Courts. The Parish Council had received the latest version of the transfer documents which contained the requested amendments. The handover was still progressing, and the Tennis Courts would be available to hire under the previous arrangement.

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

P/39/25 Since the call for sites closed in 2024, there has been no new report and no change in status on the map.

**20.** **Community Infrastructure Levy trajectory**

P/40/25 There were no updates to report.

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

P/41/25 There were no updates to report.

**22.** **South Downs National Park Authority**

P/42/25 NOTED: December news and updates had been circulated

NOTED: SDNPA’s briefing meeting on their Partnership Management Plan and their Local Plan Review Reg 18 consultation was being held on 22/1/25 which Cllr Higham would attend.

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

P/43/25 NOTED**:** Their December newsletter had been circulated.

**24.** **Correspondence**

P/44/25 Correspondence had been received concerning the following planning issues:

* Posters relating to the A27/A29 were being taken down.
* Confirmation had been received regarding the speed limit of Eastergate Lane being reduced to 30mph.
* The new footpath in Tye Lane which was discussed in item 9c
* The new bus stop on Yapton Lane. The Clerk to notify the Projects Manager of the situation.

**25.** **Quotes and Payments**

P/45/25 To consider any quotes and approve payments (retrospectively).

1 payment was **APPROVED** (retrospectively) 5 payments were **APPROVED** which were yet to be made and 5 direct debit payments were noted.

**26.** **Any other business**

P/46/25 Cllr Wells had to abort his survey on the condition of the road (potholes and dips) and which hedges required cutting back to improve visibility along West Walberton Lane, top of Wandleys Lane as it proved to be quite dangerous. Another way to survey the road will have to be considered.

**CONFIRMED** the Clerk should attend the next Arun District Assocation of Local Councils (ADALC) meeting later in the month.

**27.** **Date of next meeting**

P/47/25 The proposed date of the next meeting is 1 April 2025

There being no further business, the meeting closed at 9.18pm.

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

Chair