



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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DRAFT – NOT YET CONFIRMED

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE HELD IN THE
PAVILION AT 6.30 pm ON TUESDAY 20 AUGUST 2019.**

379/19 Record of attendance and apologies

In attendance: Cllrs Vawer (Chair), Porter, Fisher, Mrs Clark, McElvogue.
A Pepler – Clerk.
Apologies: Cllr Ratcliffe.

380/19 Declaration of interest in items on the agenda

None.

381/19 Confirmation of Minutes

The minutes of the Planning Committee meeting of 9 July 2019 were confirmed as a true record of the business transacted.

382/19 Public questions

There were 7 members of the public present.

A question was asked in relation to agenda item 9 regarding how matters are raised with the three new ADC councillors as a group rather than previously with the single councillor who has since retired. The Committee replied that one of the three new councillors Grant Roberts is on the ADC Development Control Committee and any planning issues can be directed to him.

A question was asked in relation to agenda item 10 as to whether WPC had made any view on the routes 3 or 5A of the proposed A27 Arundel Bypass in the light of the new consultation. It was pointed out that Highways England has already purchased 3 properties in Binsted. The Committee replied that WPC has not yet formed any view – see item 10 detail.

A question was asked in relation to agenda item 13 about an additional site for 100-plus homes for which WPC should expect contact shortly from a developer. A27 option 5 with a loss of 100 acres of farmland would move this forward. The committee replied that it was too late for a site to be included in the Neighbourhood Plan review and it did not meet with developers but they would be directed to the Neighbourhood Plan Steering Group.

383/19 Updates of actions agreed at last meeting

The meeting was updated on the actions agreed at the last meeting as per the agenda.

384/19 Planning applications

1. Considered out of meeting.

1. WA/36/19/HH. Holly Tree Cottage, The Street, Walberton. Proposed first floor rear extension (Resubmission of WA/101/18/HH). This application affects the character and appearance of Walberton Village Conservation Area. Comments by 15 August 2019. Resolved: Confirmed No objection.

2. WA/37/19/L. Holly Tree Cottage, The Street, Walberton. Listed building consent for proposed first floor rear extension (Resubmission of WA/102/18/L). Comments by 6 August 2019. Resolved: Confirmed No objection.

3. WA/59/19/PL. Pippins, Yapton Lane, Walberton. Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan. Comment by 8 August 2019. Resolved: Confirmed Objection. Comments as per agenda.

2. For consideration this meeting.

1. WA/66/19/PL. Walberton Place Care Home, Yapton Lane, Walberton. Application for variation of condition following planning permission WA/28/14/PL relating to condition 2 - revised siting of building footprint. Comment by 22 August 2019. Resolved: No objection.

2. WA/71/19/CLE. Walberton Nursery, Yapton Lane, Walberton. Lawful development certificate for the existing 4 portable cabins. Comment by 8 Sept 2019. Resolved: Support – NP policy CL1 – Business.

3. WA/74/19/HH. 2 The Ridings, Arundel Road, Fontwell. Ground floor side extension. Comment by 13 Sept 2019. Resolved: No objection.

4. WA/75/19/PD. Building at Fairmead Farm, Binsted Lane, Binsted. Notification for Prior Approval under Class R for the change of use of agricultural building to workshop & office (B1). Comment by 13 September 2019. Resolved: Yellow planning notices not in situ. Clerk to advise ADC. Deferred to next Planning meeting.

5. SDNP/19/03734/FUL. Oaks Barn, Yapton Lane, Walberton. Conversion of redundant stable barn to form a new 2 bed dwelling and proposed carport on land to the northeast of barn. Comment by 9 September 2019. Resolved: Objection. The Committee is not satisfied with the bat mitigation, it backs on to ancient woodland and it affects the setting of a nearby Grade 2 listed building.

6. SDNP/19/03735/LIS. Oaks Barn, Yapton Lane, Walberton. Conversion of redundant stable barn to form a new 2 bed dwelling and proposed carport on land to the northeast of barn. Comment by 9 September 2019. Resolved: Objection. The Committee is not satisfied with the bat mitigation, it backs on to ancient woodland and it affects the setting of a nearby Grade 2 listed building.

7. BN/57/19/RES. Land East of Fontwell Avenue, Fontwell Avenue, Fontwell. Approval of reserved matters following the grant of WA/22/15/OUT for 2 non-residential buildings. Comment by 13 September. Resolved: Referred to Fontwell Green Committee meeting of 28 August for feedback.

385/19

Planning decisions

The seven planning decisions made by ADC as per the agenda were noted.

Reported on an additional decision WA/61/19/PD. Stoney Brook Farm, Eastergate Lane, Walberton. Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 dwelling (Class C3). No objection. Cllr Mrs Clark suggested that as Arun had made administrative errors and it appears that ADC didn't investigate properly, a full report be submitted to ADC Cllr Grant Roberts for him to investigate and ask if a Compliance report might be in order.

386/19

Neighbouring Parish Applications and updates

1. No report to receive.

2. The Arundel Neighbourhood Plan review consultation 17 July to 28 August 2019 was noted.

387/19

Lane's End

The meeting referred to the first question asked in Public Questions. ADC councillor Grant Roberts is on the Development Control Committee and any planning issues regarding Lane's End should be directed to him, with the other two ADC councillors and Clerk being copied in.

388/19

Highways and Traffic

1. Highways Working Group

1. Cllr Fisher presented an overview of the HWG, its mix of council and independent expert members, and its primary concern with the A27. He clarified jargon used and the difference between 'on-line' and 'off-line' routes. The group liaises with Highways England, WSCC and ADC, and is working on a corporate approach to correspondence. An important need for a publicity officer to raise the group's profile had been identified and asked for any suitable person to be approached.

2. A27 consultation

1. Cllr Mrs Clark referred to Highways England's letters to residents inviting them to their consultation and public events. Some residents and the PC had received a personalised letter referring to land. The launch is on 30 August 2019. She and Cllr Rogers will attend the Elected Representatives Forum (ERF) preview at 11.30am, and councillors and Clerk are invited from 1.30pm.

Regret to note there will be only one consultation exhibition in the parish and no brochure collection point. 80 brochures have been requested. It is planned to issue a 4-page A4 Neighbourhood News with the pros and cons for each, proposed A27 route. There will be a 'stop press' in next month's Parish News. There will also be a public meeting in the Pavilion at 7pm on Thursday 3 October 2019. ADC councillors are clear on the issues but there is a need to get effective WSCC representation.

2. Cllr Mrs Clark reported that the meeting of 13 August 2019 (notes previously circulated) was good.

3. Cllr Mrs Clark proposed that draft WPC Principles for A27 Bypass Consultation previously circulated be approved for publication on the council's website with links from Residents' Emails and to the representatives on the ERF. Resolved: Approved.

- 389/19 Village gates proposal**
The Clerk updated on the progress of the Village Gates proposal.
- 390/19 Town and Parish Council Proforma**
Cllr Mrs Clark reported that Arun had not yet informed us of the next meeting date.
- 391/19 Neighbourhood Plan & Review**
1. Cllr Mrs Clark reported that SEA application was sent to ADC. A decision will be made on 5 September. Next meeting on 12 September will finalise sites.
2. A meeting with prospective developers for Walberton Green field and Pigeon House Farm was noted.
- 392/19 Arun Design guide**
Cllr Mrs Clark wished to record thanks to Mr Pethers and Mr & Mrs Gess for the work they have done on the guide.
- 393/19 Developers liaison working group (Wates/Linden/Pegasus)**
A draft letter to Southern Water about lack of capacity to Avisford Park Road proposed by Mrs Lewis was considered. Resolved: To approve the letter for sending not Luis Silva (Developer Services for Southern Water), with copies to Laura Gibbons (ADC drainage engineer) and Michael Eastham (ADC planning officer).
- 394/19 Green Infrastructure Masterplan**
No report to receive.
- 395/19 SDNP**
1. The formal adoption of the South Downs Local Plan by the South Downs National Park Authority was noted.
2. The National Park Survey was noted.
- 396/19 CPRE**
No report to receive.
- 397/19 Conservation issues**
Cllr Mrs Clark reported that Martyn White, ADC Conservation Officer will meet to review the proposed revised areas at the next Neighbourhood Plan meeting on 12 September 2019.
- 398/19 Correspondence**
Consultation on 'Arun Parking Standards' and 'Public Open Space' Supplementary Planning was received to which Cllrs Ratcliffe and McElvogue had responded.
Email from Claire Hughes regarding her objection to ADC regarding planning application WA/63/19/PL was noted. WPC lodged an extra comment with ADC.
Consultation on 'Arun Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document Consultation 2019' was received. Cllr McElvogue will comment.
- 399/19 Quotes and payments**
The meeting approved two the payment of two invoices as per a draft list prepared by the Clerk.
- 400/19 Any other business**
1. Cllr Mrs Clark asked that Fontwell Meadows to stay on future Planning meeting agendas.
2. Cllr Mrs Clark reported that WPC's solicitor has been instructed and is dealing directly with Dandara's solicitor over land transfer and community building. Dandara are paying all fees. There is a need to approve authority for the signing of appropriate documents at the next Full Council meeting.
- 401/19 Date of next meeting**
To confirm the date of the next meeting as Tuesday 24 September 2019. The proposed date for the following meeting is 12 November 2019.

Signed..... Date.....
Chair