



WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED
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DRAFT - NOT YET APPROVED

**MINUTES OF THE MEETING OF THE WALBERTON PARISH COUNCIL PLANNING MEETING HELD IN
THE PAVILION AT 6.30pm ON TUESDAY 9 JANUARY 2018.**

- 1/18 Record of attendance and apologies**
In attendance: Cllrs Camerer Cuss (Chair), Mrs Clark, Moores, Mrs Lewis, Mrs English.
A. Pepler - Clerk.
Apologies: None.
- 2/18 Declaration of items on the agenda**
None.
- 3/18 Cancellation of Planning Meeting of 19 December 2017**
It was recorded that this meeting was cancelled owing to lack of business to consider.
- 4/18 Confirmation of minutes**
The minutes of the Planning Committee Meeting of 5 December 2017 (not 12 December as shown on the agenda) were confirmed as being a true record of the business transacted.
- 5/18 Public questions (max 15 minutes)**
There were no members of the public present.
- 6/18 Update of actions agreed at last meeting**
The Clerk updated the meeting on the 3 actions agreed at the last meeting as shown on the agenda.
- 7/18 Planning applications**
- 1. Statutory notices**
1. WA/86/17/PL. Pippins, Yapton, Walberton. Continuation of use of land for the stationing of 3 No. residential mobile homes for agricultural workers. Note subsequent amendment submission. Comment by 18 Jan 2018.
Resolved: Object. The Parish Council notes that the application is for agricultural workers only, but considers that the site is too small to warrant the provision of 3 mobile homes.
2. WA/90/17/OUT. Sussex Business Village, Lake Lane, Barnham. Outline application with all matters reserved for the development of 15 dwellings. This application is a Departure from the Development Plan. Comment by 18 Jan 2018.
Resolved: Object. The application is contrary to the council's Neighbourhood Plan and there are concerns about the potential loss of commercial employment.
- 2. Non statutory notices**
1. WA/71/17/T. Twoways, Avisford Park Road, Walberton. Crown reduction of 1No. Beech tree by 4m from the West, 8m from the north, 6 metres from the East & 2m from the power lines. Comment by 1 Feb 2018.
Resolved: No objection.

2. WA/84/17/PL. Fairmeads Farm, Binsted Lane, Binsted. Demolition of existing structure & paddock & erection of farm building for the secure storage of farm machinery, fertilizer, hay & straw (resubmission following WA/63/16/PL). Comment 18 Jan 2018.

Resolved: Object. The council refers to comments of objection made in previous applications (WA/63/16/PL). There are concerns about the likely increased amount of large agricultural vehicles and machinery using then single track country lane outside the site should such equipment be used off site.

3. WA/85/17/HH. Woodacre, Arundel Road, Walberton. Single storey extension to front of existing house and single storey extension to rear, replacing existing conservatory. Comment by 18 Jan 2018.

Resolved: No objection.

4. WA/88/17/PL. Little Chef Restaurant, Arundel Road, Walberton. External alterations including replacement windows & doors to create new entrance, cladding of external walls & creation of seating area to facilitate new operator (KFC) together with provision of drive-thru lane (use class A3/A5). Comment by 1 Feb 2018.

Resolved: Object. The council has concerns that the likely increased traffic using the 'drive-thru' will have an adverse effect on:

- Access to the petrol station and Travel Lodge
- Will conflict with traffic from the proposed GTR factory on the Dandara site
- Will impact on the use of the layby on the south side of Arundel Road, west of the bus stop.

5. WA/89/17/TC. 2 Parsons Walk, Walberton. Crown reduction to 1 Weeping Willow by 2 metres and fell 1 conifer tree in Walberton Conservation Area. Comment by 1 Feb 2018.

Resolved: No objection.

6. WA/91/17/HH. 9 Orchard Way, Fontwell. Single storey rear extension with flat roof & small mansard roof & replace flat roof over garage with pitched gable ended roof with barn end (resubmission following WA/60/17/HH). Comment by 1 Feb 2018.

Resolved: No objection.

3. Planning decisions

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

4. Update on other submitted applications

The updates on other submitted applications as detailed on the agenda were noted.

8/18

Cherry Trees Nursery

A draft email in response to Arun District Council's reply of 16/2/17 was approved for sending by the Clerk.

9/18

Arun District Plan

The availability of modifications to the Arun Local Plan and supporting documents for representations between 12 Jan to 23 Feb 2018 was noted.

10/18

Arun District Council's Establishment of advisory groups to assist with delivery of large scale developments

Cllr Mrs Clark reported that ADC had invited Dandara to attend an advisory development group, but not the parish council. This has been raised with ADC who will endeavour to invite the council to future meetings.

11/18

Future liaison with Arun District Council

The Council's response to the above was noted.

12/18

Cycle path

Cllr Camerer Cuss reported construction is underway. The content of a letter received from Mr Matt Davey (WSCC Director of Highways and Transport) dated 3 Jan was discussed. A draft email in response was approved for sending by the Clerk.

13/18

Highways

Nothing to report.

- 14/18 Conservation issues**
Nothing to report.
- 15/18 Correspondence**
The Clerk reported he had received an email from Mr Darren Mills regarding planning application in respect of Fairmead Farm, Binsted.
Cllr Mrs Clark reported on correspondence with Donna Moles at ADC on the Neighbourhood Plan. A draft email prepared by Cllr Camerer Cuss was approved for sending to by the Clerk.
- 16/18 Quotes and payments**
The meeting approved the payments of 5 cheques (367-371) as per a draft payments list prepared by the Clerk.
- 17/18 Any other business**
- 18/18 Date of next meeting**
The next meeting will be on 30 January 2018. The following meetings will be on 20 February and 13 March 2018.

Signed
Chair

Date.....