



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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TO ALL MEMBERS OF THE PLANNING COMMITTEE – You are summoned to attend a meeting of the PLANNING COMMITTEE at 6pm on Tuesday 20 August 2019 in the Pavilion for the purpose of transacting the business set out in the agenda below.

Signed:

Date 15 August 2019

Parish clerk

AGENDA

1. Record of attendance and apologies

2. Declaration of interest in items on the agenda

Members are invited to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on the agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent. Members and officers should make their declaration by stating:

- a) the item they have the interest in
- b) whether it is a pecuniary, personal and/or prejudicial interest
- c) the nature of the interest
- d) if it is a pecuniary or prejudicial interest, whether they will be exercising their right to speak under Question Time.

3. Confirmation of Minutes

To confirm the minutes of the Planning Committee meeting of 9 July 2019 was a true record of the business transacted.

4. Public questions (max 15 minutes)

To consider questions from members of the public on items on the agenda.

5. Updates of actions agreed at last meeting

Minute 299/19. Planning decisions recorded on ADC planning portal.

Minute 303/19/1.1. Clerk emailed the Planning Committee seeking a volunteer to join the HWG.

Minute 303/19/4. Clerk emailed the Primary School.

Minute 303/19/5. Clerk emailed relevant organisations.

6. 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. 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. 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. Objection. The Committee objected to the application on the below grounds:-

- Removing an agricultural worker condition when local agriculture and horticulture businesses are flourishing is inadvisable. WNDP policy VE2 – Horticultural Development. Part of the reason is “It aims to enhance local employment prospects in a vibrant local industry for the social and economic well-being of the Parish” The agricultural tie is essential for local workers.
- WA/6/16/PL. ADC’s reason no 1 for refusal in 2016 we believe is still valid “.....the Local Planning Authority is not satisfied that there is no local need for accommodation falling within the scope of the permission granted on 14th January 1970....”
- Mr & Mrs Ayres rep letters on WA/6/16/PL dated 10 March sums the problem up precisely “We would therefore comply with the tie as we want to have a base for our nursery for our plants etc but with many properties including the above having the tie lifted find in hard to find anything within our price range. Indeed, it may be that Mr Croft will not sell to us anyway but feel that *many of these nurseries of which we have dealt with for many years are being turned into residential dwellings and not giving people like us to get on with our business.*”
- Walberton Parish Council’s comments on WWA/6/16/PL are still valid “The Parish Council has considered this application and wishes to register an objection as the Council is of the opinion that homes designated for agricultural workers should be retained for that purpose in rural communities.”
- Arun’s’ Local Plan states “11.2.1 Horticulture is a key employment sector in the Arun District.” AND “11.2.3 The Councils economic strategy identifies the horticulture industry as one of four key sectors which are particularly strong in the local economy and offers good opportunities for economic development and job creation.”
- The residential / dwelling template states existing housing 3 x 2 bedrooms. We are aware of one 4 bedroom house, four mobile homes (presumably each with 2 bedrooms) and what looks like a caravan. Proposed template states six 2 bedroom – again no mention of the 4 bed house or son’s mobile home.
- Existing site plan drawing shows 4 rectangles, 3 with no description – are these 3 the mobile homes with agricultural ties. Plus 1 ancillary – is this the son’s home which we understand is linked to the Pippins agriculture tie. This should be made clear.
- Proposed site plan should make it clear which dwellings have agricultural ties.

4. WA/65/19/TC. Peach Cottage, The Street, Walberton. Fell 1 ash tree within the Walberton Village conservation area. Comment by 9 August 2019. No objection.

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.

2. WA/71/19/CLE. Walberton Nursery, Yapton Lane, Walberton. Lawful development certificate for the existing 4 portable cabins. Comment by 8 Sept 2019.

3. WA/74/19/HH. 2 The Ridings, Arundel Road, Fontwell. Ground floor side extension. Comment by 13 Sept 2019.

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.

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.

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.

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.

7. Planning decisions

1. WA/46/19/HH. 14 Barnfield Cottages, Arundel Road, Fontwell. Single storey side extension and bay window to front elevation. Approved conditionally.

2. WA/49/19/HH. Southwood Lodge West Walberton Lane Walberton. Replacement of two flat roofs with pitched roofs and cladding to the upper elevations including Juliette balcony to north elevation. Approved conditionally.

3. WA/53/19/HH. Berberis, London Road, Fontwell. Walberton. To replace overhanging hedge with wooden fence and driveway gate. Refused.

4. WA/54/19/NMA. Fairmead farmland, Binsted Lane, Binsted. Non-material amendment following the grant of reference WA/84/17/PL for change of colour of wall cladding and infill open bay with sectional door. Approved.

5. WA/58/19/TC. 4 Parsons Walk, Walberton. Fell 1 Conifer tree, Prune 1 Norway Maple by 1.5m to previous points and Prune 1 Silver Birch by 2m to previous points within the Walberton Village conservation area. No objection.

6. WA/75/18/OUT. Land to the rear of 7 The Meadows Walberton. Outline application with some matters reserved for 1 No. dwelling. This application may affect the character and appearance of the Walberton Village Conservation Area. Approved conditionally.

7. WA/65/19/TC. Peach Cottage, The Street, Walberton. Fell 1 ash tree within the Walberton Village conservation area. No objection.

8. Neighbouring Parish Applications and updates

1. To receive an update.

2. Arundel Neighbourhood Plan review consultation 17 July to 28 August 2019. Comments by 238 August 2019.

9. Lane's End

To receive an update.

10. Highways and Traffic

1. Highways Working Group

Cllr Fisher

1. To receive an update.

2. A27 consultation

1. To receive an update.

2. To note report on meeting of 13 August 2019.

Cllr Mrs Clark

3. To approve WPC principles for A27 bypass consultation.

11. Village gates proposal

To receive an update.

12. Town and Parish Council Proforma

13. Neighbourhood Plan & Review

1. To receive an update.

2. To note meeting with prospective developers for Walberton Green field and Pigeon House Farm.

14. Arun Design guide

To note response submitted.

15. Developers liaison working group (Wates/Linden/Pegasus)

To receive Mrs Claire Lewis's report.

16 Green Infrastructure Masterplan

To receive any report.

17. SDNP

1. To note that the full South Downs National Park Authority unanimously voted to formally adopt the South Downs Local Plan on 02 July 2019.
2. To note the National Park Survey.

18. CPRE

19. Conservation issues

20. Correspondence

Consultation on 'Arun Parking Standards' and 'Public Open Space' Supplementary Planning.
Email from Claire Hughes – her objection to ADC regarding planning application WA/63/19/PL.

21. Quotes and payments

22. Any other business

23. 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 5 November 2019.

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