



**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 in The Pavilion at 7.15pm on Tuesday 26 March 2024 for the purpose of transacting the business set out below.

PLEASE NOTE

Members of the public are welcome to attend the meeting. Limited participation will be available via Teams – contact the Clerk for details.

Signed: C Stevens – Clerk

Date – 21 March 2024

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 6 February 2024.

4. Public questions (max 15 minutes)

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

5. Matters arising

6. Project Manager Report

- a. Playing field path – planning
- b. TPOs
- c. Tennis Courts

7. Planning applications

Out of meeting

- a. WA/12/24/PIP Land at Toddhurst Farmhouse Lake Lane Barnham PO22 0AL. Application for permission in principle for up to 3 No residential dwellings. This application also lies within the parish of Yapton. Comment by 27 February 2024. Objection submitted 28 February 2024.

- b. WA/17/24/L The Old Vicarage The Street Walberton BN18 0PQ. Construction of single storey rear extension and associated works. This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed building). Comment by 21 March 2024.
- c. WA/16/24/HH The Old Vicarage The Street Walberton BN18 0PQ. Construction of single storey rear extension and associated works. This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed building). Comment by 21 March 2024.

In meeting

- a. WA/20/24/PL Land to the North of Lake Lane Barnham PO22 0AJ. Demolition of stable block and erection of 7 No dwelling houses comprising 2 No three-bedroom detached bungalows & 5 No four-bedroom two storey detached houses together with associated car parking and landscaping. This application is a Departure from the Development Plan, falls partly in both Barnham and Walberton Parishes, is in CIL Zone 3, and is liable for CIL as new dwellings. Comment by 13 April 2024.
- b. WA/22/24/L & WA/21/24/HH Days Days Lane Aldingbourne BN18 0TA. Listed building consent for installation of a window and enlargement of en-suite bathroom. Comment by 6 April 2024. Withdrawn.

8. Planning decisions

- a. WA/126/23/TC St Marys Church, The Street Walberton BN18 0PB. Various works to various trees in the Walberton Village conservation area. No objection.
- b. WA/105/23/HH 8 Fontwell Close Walberton BN18 0SW. Double side extension and addition of front rooflights and rear dormer. Garage conversion into utility room. Approve conditionally.
- c. WA/6/23/PL Land West of Tye Lane Walberton. Variation of condition following APP/C3810/W/3278130 (WA/68/20/OUT) relating to Condition Nos 8 - foul drainage and 14 - surface water drainage scheme/system. Approved conditionally, subject to S106.
- d. WA/119/23/L Listed building consent for removal of cracked and leaning boundary wall, including replacement of 6m section displaced by tree roots with wood post and rail fence and removal of the current boundary wall street sign & WA/118/23/HH Removal of cracked and leaning boundary wall, including replacement of 6m section displaced by tree roots with wood post and rail fence and removal of the current boundary wall street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area). Magnolia Cottage The Street Walberton BN18 0PJ. Approve conditionally.
- e. WA/35/23/OUT Land East of Wandleys Lane Fontwell. 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. Refused.
- f. WA/108/23/A Land west of Tye Lane 1 Tye Lane Walberton BN18 0PS. Installation of 1 No. standing fascia sign to front of site. Approve conditionally.
- g. WA/111/23/PL Brookfield Farm Eastergate Lane Walberton BN18 0BA. 2 No. detached 4 bedroom dwellings (resubmission following WA/101/22/PL). This application is a Departure from the Development Plan and in CIL Zone 3 and is CIL Liable as new dwellings. Approve conditionally.
- h. WA/67/23/PL Land at West Walberton Lane Walberton Arundel BN18 0QF. Construction of 25 No dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping (resubmission following WA/32/21/PL). This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Application withdrawn.
- i. WA/109/23/PL Mill Ball Binsted Lane Walberton BN18 0LJ. Demolition of existing dwelling and outbuildings and erection of 1 No. dwelling. This application is a departure from the development plan, is in CIL Zone 3 and is CIL liable as a new dwelling. Approve conditionally.
- j. WA/4/24/T The Bungalow Church Lane Walberton BN18 0FH. 1 No. Lime tree (T1) pollard back to previous pollard points. Approve conditionally.

- k. WA/10/24/HH Brailsford Walberton Green Walberton BN18 0AT. Single storey rear extensions, entrance porch, replacement garage and external alterations (This application may affect the character and appearance of the Walberton Green Conservation Area). Approve conditionally.
- l. WA/12/24/PIP Land at Toddhurst Farmhouse Lake Lane Barnham PO22 0AL. Application for permission in principle for up to 3 No self-build residential dwellings. This application also lies within the parish of Yapton. Refused.
- m. WA/6/24/T 4 Goodacres Arundel Road Fontwell BN18 0SF. 1 No. Monterey Pine (T1) - Selected removal of low, suppressed/declining branches and thinning of branch sprays. Minor reduction of branches only where strong and numerous lateral growth exists. Remove low limb on south aspect as shown in tree officer comments (figures 1 and 2). Approve conditionally.

9. Appeals

10. Compliance/Enforcement

11. Neighbourhood Plan

To review and update.

12. Rights of Way

13. Arun District Council

14. Neighbouring Parish Applications and updates

15. Business Plan activity

To consider any projects for Business Plan activity.

16. Highways and Traffic

- a. A27 / A29 Arundel Bypass
To receive an update.
- b. Traffic Calming Working Group
To receive an update
20mph TRO application, The Street.
- c. Double yellow lines
- d. Local cycling and walking infrastructure plan.

Cllr McElvogue

17. Fontwell Meadows

To receive a Working Group report.

Cllr Vawer

18. Avisford Grange working group

To receive an update.

19. HELAA (Housing & Economic Land Availability Assessment)

To receive an update.

20. Community Infrastructure Levy trajectory

21. BEWAG (Barnham, Eastergate & Westergate Advisor Group)

To receive an update.

Cllr Vawer

22. Lidsey Rife Cluster Group

To note last meeting and consider potential next steps

23. South Downs National Park

To note February and March 2024 Newsletters.

24. Campaign for the Protection of Rural England (CPRE)

To note February 2024 newsletter

25. Correspondence

26. Quotes and payments

To consider any quotes and payments

27. Any other business

28. Date of next meeting

The proposed date of the next meeting is 4 June 2024.