



**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 4 June 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 – 30 May 2024

**AGENDA**

**1. Record of attendance and apologies**

**2. Election of chair and vicechair**

**3. 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.

**4. Confirmation of Minutes**

To confirm the minutes of the Planning Committee meeting of 26 March 2024.

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

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

**6. Matters arising**

**7. Dave Buczynskyj & Sam Pinkus of Elivia Homes**

Presentation regarding current design/plans for Land west of Yapton Lane following outline permission granted in WA/2/22/OUT.

**8. Planning applications**

**Out of 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. Objection submitted 16 April 2024.

- b. WA/33/24/TC 2 Prime Close Walberton BN18 OPL Fell 1 No. Lawson Cypress. This tree stands in Walberton Village Conservation Area. Comment by 9 May 2024.
- c. WA/29/24/PL Tokar Industrial Estate Yapton Lane Walberton BN18 OAS Erection of a two storey church building with capacity for 340 persons along with creation of associated car park. This application is in CIL zone 3 (zero rated) as other development. This application is a Departure from the Development Plan. Comment by 10 May 2024. Objection submitted 10 May 2024.
- d. WA/14/24/A Land West of Tye Lane Walberton Installation of 23 signs. Comment by 17 May 2024.
- e. Y/26/24/PL Fleurie Nursery Lake Lane Yapton PO22 OAL. Permanent siting of 8 workers caravans, 1 utility caravan with the creation of associated access paths, drainage & sewage utilities and associated infrastructure and landscaping. This application is in CIL zone 3 (zero rated) as other development. Comment by 24 May 2024. Objection submitted 23 May 2024.

#### In meeting

- a. WA/41/24/S73 Brookfield Farm Eastergate Lane Walberton BN18 OBA Variation of condition following the grant of WA/111/23/PL relating to condition 2 - approved plans. Comment by 7 June 2024.
- b. WA/44/24/L Holly Tree Cottage The Street Walberton BN18 OPH Listed building consent for retrospective rear wooden outhouse. Comment by 14 June 2024. Withdrawn.
- c. WA/46/24/T Arun House Wandleys Lane Fontwell PO20 3SE 2 No. beech trees (T1, T2) prune on north easterly side leaving 8m spread. Comment by 20 June 2024.
- d. WA/47/24/HH Clearsprings Farm Arundel Road Walberton BN18 OSD Conversion of detached garage into ancillary residential annexe, including installation of 1 x rear dormer and alterations to fenestration/openings. Comment by 27 June 2024.

### **9. Planning decisions**

- a. WA/16/24/HH & WA/17/24/L The Old Vicarage The Street Walberton BN18 OPQ 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). Approve Conditionally
- b. WA/124/23/S73 Land East of Tye Lane Walberton Variation of conditions 26 and 29 imposed under WA/44/17/OUT (which was the subject of a Section 106 agreement) relating to rewording of conditions concerning time triggers concerning as built drawings and updated management manual for SuDS system. Approve Conditionally
- c. WA/123/23/PL Lower Farm Yapton Lane Walberton BN18 OAS The construction of 5 hectares of glasshouses, a service area and a reservoir on agricultural land to grow long season strawberries. This application is in CIL Zone 3 (Zero Rated) as other development. Approve Conditionally
- d. WA/33/24/TC 2 Prime Close Walberton BN18 OPL Fell 1 No. Lawson Cypress. This tree stands in Walberton Village Conservation Area. No objection.
- e. WA/20/24/PL Land to the North of Lake Lane Barnham PO22 OAJ. 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. Refused.
- f. WA/22/24/L Days Days Lane Aldingbourne BN18 OTA Listed building consent for installation of a window and enlargement of en-suite bathroom. Approve Conditionally.
- g. WA/28/24/L The Old Rectory Binsted Lane Walberton BN18 OLL Listed building consent for replacement south elevation windows. Approve Conditionally
- h. WA/38/24/TC Walberton and Binstead CofE Primary School The Street Walberton BN18 OPH Fell 1 No. Cherry tree. This tree is in the Walberton Village Conservation Area. No objection.

10. Appeals
11. Compliance/Enforcement
12. Neighbourhood Plan  
To review and update.
13. Rights of Way
14. Arun District Council
15. Neighbouring Parish Applications and updates
16. Business Plan activity  
To consider any projects for Business Plan activity.
17. 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. Cllr McElvogue
  - c. Double yellow lines
  - d. Local cycling and walking infrastructure plan.
18. Fontwell Meadows  
To receive a Working Group report. Cllr Vawer
19. Avisford Grange working group  
To receive an update.
20. HELAA (Housing & Economic Land Availability Assessment)  
To receive an update.
21. Community Infrastructure Levy trajectory
22. BEWAG (Barnham, Eastergate & Westergate Advisor Group)  
To receive an update. Cllr Vawer
23. South Downs National Park  
To note Spring and May 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 16 July 2024.

