|  |  |
| --- | --- |
| Logo  Description automatically generated with low confidence | **WALBERTON PARISH COUNCIL**  **INCLUDING FONTWELL AND BINSTED**  Parish Council Office, The Pavilion, The Street,  Walberton, Arundel, West Sussex, BN18 0PJ  Tel: 01243 554528  email:clerk@walberton-pc.gov.uk  www.walberton-pc.gov.uk |

**TO ALL MEMBERS OF THE PLANNING COMMITTEE – You are summoned to attend a meeting of the PLANNING COMMITTEE at 7.00pm on Tuesday 17 January 2023 for the purpose of transacting the business set out in the agenda 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.**

**A. Peppler – Parish Clerk Date: 12 January 2023**

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 15 November 2022.

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

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

**5. Matters arising from previous minutes**

Minute 509/22.2 Planning resolutions recorded with ADC.

**6. Planning applications**

1. Out of meeting

1. WA/114/22/HH. Downs House, Avisford Park Road, Walberton. Removal of existing detached garage and link extension and erection of single storey front, side and rear extension. Comment by 22 December 2022. No objection.2. WA/116/22/HH. 18 Fontwell Close Fontwell. Garage Conversion with extension above, single storey rear extension, loft conversion front rear and dormers and front porch. Comments by 31 December 2022. No objection.

3. WA/118/22/T. Arun House, Wandleys Lane, Eastergate. 2 No. Beech trees reduce branches overhanging boundary to leave heights 16m and spreads 2m. Comment by 31 December 2022.

4. WA/120/22/PL. Land East of Fontwell Avenue, Walberton. Variation of condition imposed under WA/22/15/OUT relating to the rewording of condition 24 from 'No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 Rev A - Proposed Roundabout Improvements to 'Prior to the occupation of 251 dwellings or no later than two years following the occupation of the first dwelling (whichever is the sooner) the improvements to the A27/A29 Fontwell Roundabout shown on drawing number 1186-05 Rev A-Proposed Roundabout improvements shall be completed. Comments by 8 January 2023. No objection, but note the concerns raised by Southern Water. WPC remains concerned over overall sewerage capacity.

5. WA/121/22/HH. 8 Orchard Way, Fontwell. Single storey rear and front porch extension and conversion of loft to habitable use. Comments by 15 January 2023. No objection.

2. In meeting

1. WA/122/22/PL. Spindlewood, Yapton Lane, Walberton. Variation of condition following grant of APP/C3810/W/21/3269025 (WA/79/20/PL) relating to Condition 2 - approved plans. Comments by 2 February 2022.

2. WA/123/22/HH. Choller House Farm, Barnham Lane, Walberton. External and internal alterations. Construction of single-storey side extension.(This application may affect the setting of a listed building). Comments by 2 February 2023.

3. WA/124/22/L. Choller House Farm, Barnham Lane, Walberton. Listed building consent for general conservation, repair and structural works. External and internal alterations. Construction of single-storey side extension. (This application may affect the setting of a Listed Building). Comments by 2 February 2023.

4. WA/126/22/RES. Land west of Tye Lane and north of Field Close & North Road, Walberton. Approval of revered matters following WA/68/20/OUT for construction of 131 No homes (30% affordable homes) and associated works. This application and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL liable as new dwellings. Comments by 2 February 2023.

5. AL/197/22/PL. White Mill House, Days Lane, Aldingbourne. 1 No dwelling. This application may affect the setting of a listed building, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling. Comment by 9 February 2023.

**7.** **Planning decisions**

1. WA/86/22/RES. Land west of Tye Lane, Walberton. Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings. Refused.

2. WA/87/22/PL. Brookview Nursery, Eastergate Lane, Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No flexible E (g) flexible units comprising of offices and workshops, associated parking, drainage and turning spaces (resubmission following WA/98/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Refused.

3. WA/94/22/PL. Land to west of Tye Lane, Walberton. Variation of conditions following WA/68/20/OUT relating to Condition Nos 8 - foul drainage, 14 - surface water drainage scheme/system and 19 - decentralised and renewable or low carbon energy. Refused.

4. WA/97/22/PL. Oak Bank, Wandleys Lane, Walberton. Erection of a new dwelling in garden land of Oak Bank with access from the existing dwelling. This site is in CIL zone 3 and is CIL liable as new dwelling. This application is a Departure from the Local Development Plan. Refused.

5. WA/98/22/HH. Wickstead House, Binsted Lane, Walberton. Proposed detached garage and storeroom and conversion of existing detached garage to garden room and hobby room. Approved conditionally.

6. WA/105/22/PL. Land Adjacent 1 Orchard Way, Fontwell. Variation of condition 2 imposed under WA/18/19/PL relating to plans condition. Approved conditionally.

7. WA/107/22/PL. Morelands, Arundel Road, Fontwell. 4 No dwellings, associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings. Refused.

8. WA/108/22/HH. 17 Barrack Row, The Street, Walberton. Single storey rear extension. This application may affect the setting of a Listed Building and may affect the setting and characteristics of the Walberton Green Conservation Area. Approved conditionally.

9. WA/109/22/L. 17 Barrack Row, The Street, Walberton. Listed Building consent for a single storey rear extension. This application may affect the setting of a Listed Building and may affect the character and appearance of the Walberton Green Conservation Area. Approved conditionally.

10. WA/112/22/TC. Holly Tree Cottage, The Street, Walberton. Fell and grind out the stumps of 3 No. Lawson Conifer Trees (G1) within the Walberton Village Conservation Area. No objection.

11. WA/114/22/HH. Downs House, Avisford Park Road, Walberton. Removal of existing detached garage and link extension and erection of single storey front, side and rear extension. Approved conditionally.

**8. Appeals**

1. PiNS Reference: APP/C3810/W/22/3309365 Original Reference: WA/2/22/OUT. To note the appeal for refusal to grant Outline Planning Application With All Matters Reserved, Other Than Means Of Access, For The Construction Of Up To 48 Dwellings (30% Affordable Homes) And Dental/Doctors' Surgery (Use Class E (E)). (This Application May Affect The Setting Of A Listed Building & May Affect The Walberton Village Conservation Area). Location: Land West Of Yapton Lane Walberton APP\_NOTIFY\_661 (ODB) called-in-application. Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate.

2. PiNS Reference: APP/C3810/W/22/3310331. Original reference: WA/37/21/PL. Cherry Tree Nursery, Eastergate Lane, Walberton. To note appeal for refusal to grant Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 2 years.

**9. Enforcement**

ENF/148/22. Alleged Complaint: Alleged unauthorised work to protected trees Location: Lanes End West Walberton Lane Walberton. Update: summary of events and evidence submitted to ADC legal team and a response is waited with regards to next steps.

ENF/329/22.  Land adjacent Sunny Corner – update.

**10. Arun District Council**

ADC’s current Housing Supply status. Cllr Vawer

**11. Neighbouring Parish Applications and updates**

**12. Business Plan activity**

To consider any projects for Business Plan activity.

**13. Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass Cllr Ratcliffe

1. To receive an update.

2. A27 Arundel Bypass.

3. A29 Bypass.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

3. Note WSCC Highways, Transport and Planning update.

**14. Fontwell Meadows**

To receive a Working Group report. Cllr Vawer

**15. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**16. HELAA**

To receive an update. Cllr Ratcliffe

**17. Community Infrastructure Levy trajectory**

**18. BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

To receive an update. . Cllr Vawer

**19. South Downs National Park**

1. Note December’s newsletter.

2. Note Winter Planning newsletter.

3. Note South Downs Local Plan Review timetable.

4. To note extension of time to SDNPA's 2022/23 call for projects for Community Infrastructure Levy (CIL) Funding.

5. To note that he upcoming South Downs West Sussex Parish workshop will be held on Wednesday 15 March from 6:00pm.

**20. Campaign for the Protection of Rural England (CPRE)**

1. To note winter 2022 issue – Sussex Review at 50.

2. To note CPRE Sussex Festival of Spring on-line talks.

**21. Arun District Council parish briefings**

**22. Correspondence**

Email from resident regarding West Walberton Lane being used as a ‘rat run’ and housing development in Wandleys Lane. Referred from GP.

**23. Quotes and payments**

To consider any quotes and payments

**24. Any other business**

**25. Date of next meeting**

The proposed date of the next meeting is Tuesday 27 February 2023.