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| 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 14 March 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:**

**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 17 January 2023

**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 33/23.2 - Planning decisions recorded with ADC.

Minute 40/23.2.2 – Challenge to decision made by WSCC Highways to refuse double yellow lines in Arundel Road, Fontwell submitted.

Minute 49/23 – Clerk made request of Southern Water for weekend pedestrian works in West Walberton Lane.

**6. Planning applications**

1. Out of meeting

1. BN/195/22/PL. Land North of Barnham Road and East of Fontwell Avenue, Eastergate. Hybrid application: 1)- Full planning application for the demolition of existing dwelling and outbuildings and the construction of residential dwellings, public open space including recreation space and associated infrastructure and works to be constructed in 5 distinct areas (A-E) each one independent from the other and 2)-Outline application with all matters reserved other than means of access for a care home. This application falls within Strategic Site HD5, CIL Zone 1 and 2 (Zero Rated) and may affect the setting of listed buildings. This application is subject to an Environmental Statement. Comments by 16 February 2023. Extension requested by Barnham & Eastergate Parish Council. Extension granted to 15 March 2023.

2. 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. Withdrawn.

3. WA/2/23/PL. Oak Bank, Wandleys Lane, Walberton. Erection of 1 No new dwelling in garden land of Oak Bank with access from the existing dwelling (resubmission following application WA/97/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling. Comments by 2 March 2023. No objection.

4. WA/125/22/PL. Spindlewood, Yapton Lane, Walberton. Change from 2 pairs of semi-detached units approved under WA/79/20/PL on western side of site to 4 No detached properties. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Comments by 9 March 2023. Comment submitted.

2. In meeting

1. 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. Comment by 23 March 2023.

2. WA/9/23/HH. 5 Hazel Close off Walberton Lane, Walberton. Single storey rear extension. Comments by 6 April 2023.

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

1. WA/80/22/PL. Barnfield House, Arundel Road, Fontwell. Demolition of 8 No existing buildings and redevelopment of garden land with 10 no. bungalows, amended access, landscaping and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings. Approved conditionally.

2. WA/101/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 2 x detached 4-bedroom dwellings. Refused.

3. WA/116/22/HH. 18 Fontwell Close, Walberton. Garage conversion with extension above, single storey rear extension, loft conversion front rear and dormers and front porch. Approved conditionally.

4. WA/121/22/HH. 8 Orchard Way, Fontwell. Single storey rear and front porch extension and conversion of loft to habitable use. Approved conditionally.

5. 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. Approved conditionally.

6. 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. Approved conditionally.

7. 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. Approved conditionally.

**8. Appeals**

PiNS Reference: APP/C3810/W/22/3306960 Original Reference WA/42/22/PL. Morelands, Arundel Road, Fontwell. Demolition Of Existing Dwelling and erection Of 5 No. Residential Dwellings, Associated Car Parking and Access. (Resubmission Of WA/5/22/Pl). This Application Is In CIL Zone 2 And Is CIL Liable As New Dwellings. Comments by 15 February 2023. Objection submitted.

**9. Enforcement**

To note online Compliance and Enforcement training provided by ADC on 24 March 2023.

**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. A27 / A29 Arundel Bypass Cllr Ratcliffe

1. A27 Arundel Bypass.

To note resolution at minute 95/23 of Full Council meeting on 7 March 2023 – a strategy to be prepared for putting together a joint statement of common ground in collaboration with neighbouring parish councils. WPC to take the lead. Consider how to progress.

2. A27 De-trucking

Note draft minutes of De-trunking Enhancement Workshop - 13 Jan 2023.

3. A29 Bypass.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

2. Consider submitting a Community Highways Scheme application for 20mph zone in The Street.

3. To note WSCC’s Highways, Transport and Planning newsletter.

4. Eastergate Lane Road Safety.

**14. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. To set up a committee for the Community Building.

**15. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**16. HELAA**

To receive an update. Cllr Ratcliffe

**17. Community Infrastructure Levy trajectory**

To noteCIL Light Touch Update Consultation March 2023.

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

To receive an update. . Cllr Vawer

Meeting 24 January 2023.

**19. South Downs National Park**

1.To note the SDNPA Planning Committee meeting on the 9 March 2022.

2. To note February 2023 newsletter.

3. To note update on SDNP Local Plan Review.

4. To note the South Downs National Park West Sussex Parish meeting - 15 March 2023.

**20. Neighbourhood plan**

To note the open consultation on the Levelling-up and Regeneration Bill: reforms to national planning policy. Consultation ends on 2 March 2023.

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

**22. Arun District Council parish briefings**

**23. Correspondence**

Telephone call from resident regarding boundary issues at Fontwell Meadows. AV visited and raised issue with Dandara.

Email from Eastergate resident regarding an initiative for an improvement to road safety on Eastergate Lane.

Email to ADC Planning regarding new access point in Wandleys Lane.

Email to ADC regarding 5 year housing supply.

**24. Quotes and payments**

To consider any quotes and payments

**25. Any other business**

**26. Date of next meeting**

The proposed date of the next meeting is Tuesday 2 May 2023.