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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 2 May 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:** 27 April 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 14 March 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 116/23.1 BN/195/22/PL. Draft objection submitted.

Minute 116/23.2 Planning decisions recorded with ADC.

Minute 116/23.2 WA/6/23/PL. Draft objection submitted.

Minute 123/23.1 Email to Barnham & Eastergate and Aldingbourne Parish Councils. Andrew Jackson at National Highways contacted who said NH were reviewing their position. MP not emailed as there will be no progress.

**6. Planning applications**

1. Out of meeting

1. WA/14/23/PL. Lanes End, West Walberton Lane, Walberton. Demolition of existing dwelling and outbuildings and construction of 6 No dwellings, access and associated works. Comments by 29 April 2023. Objection.

2. WA/15/23/PD. Flintcroft, The Street, Walberton. Prior approval under Schedule 2 Part 3 Class MA for the change of use of former doctors’ surgery to 2 residential dwellings. Comments by 29 April 2023. No objection.

3. WA/16/23/HH. Green Hedges, Avisford Park Road, Walberton. Single storey side extension following the demolition of existing detached side garage. Comments by 29 April 2023. No objection.

2. In meeting

1. WA/22/23/T. Rose House, 5 Holly Tree Grove, Walberton. 1 No. Yew Tree (T1) - reduce overhanging branches by 1.5 meters. Current lateral branch length 6m, finished branch length 4m. Comments by 30 May 2023.

2. WA/25/23/PL.Tokar, Yapton Lane, Walberton. Erection of a marquee for a temporary period of 3 years for use an alternative venue for Yapton Free Church during April - September inclusively. This application is a Departure from the Development Plan and is in CIL zone 3 (Zero Rated) as other development. Comments by 26 May 2023.

3. WA/27/23/PL. Morelands, Arundel Road, Fontwell. 4 No. residential dwellings with associated car-parking and access. This application is in CIL Zone 2 and is CIL Liable as new dwellings. (Re-submission of WA/107/22/PL). Comments by 26 May 2023.

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

1. 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. Approved conditionally.

2. 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. Approved conditionally.

3. WA/9/23/HH. 5 Hazel Close, Walberton. Single storey rear extension. Approved conditionally.

**8. Appeals**

1. APP/C3810/W/22/3310331. Original Reference: WA/39/22/PL. Cherry Tree Nursery Eastergate Lane, Walberton. Continuation Of Use Of Land For The Stationing Of 14 No Agricultural Workers Caravans For A Temporary Period Of 3 Years (Resubmission Following Wa/3/21/Pl). This Site Is In Cil Zone 3 (Zero Rated) As Other Development. Written representations must be received by the 28 April 2023.

2. APP/C3810/W/22/3312864. BN/99/22/OUT. Eastmere Stables, Eastergate Lane, Eastergate. Outline Permission With All Matters Reserved, Other Than Access, For 9 No Residential Dwellings. This Application Is A Departure From The Development Plan. Written representations must be received by the 28 April 2023.

**9. Compliance / Enforcement**

1. Compliance: Stoney Field Farm, Eastergate Lane, Walberton, BN18 0BA. A small one-bedroom/bathroom flat at the property is being advertised for rent which appears to contravene application WA/87/20/CLE which was refused for "Lawful development certificate for the existing use of first floor of southern end of building as a single dwelling house." Email to ADC – response received.

2. ENF/13/23. Alleged Unauthorised Flags Location: Land East Of Tye Lane, Walberton. Your concerns regarding the possible breach of planning control at the above address have been registered for further investigation under the reference number ENF/13/23. If you are able to provide photographic evidence of the alleged breach of planning control, we would be grateful to receive them via the email address above (please include the reference number ENF/13/23).

**10. Arun District Council**

To note Planning committee meeting 19 April 2023 to determine application WA/6/23/PL - Land West of Tye Lane, Walberton, and application WA/125/22/PL – Spindlewood, Yapton Lane, Walberton.

**11. Neighbouring Parish Applications and updates**

AL/57/23/PL. Sussex Recovery Co, Fontwell Avenue, Eastergate. Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

**12. Business Plan activity**

To consider any projects for Business Plan activity.

**13. Highways and Traffic**

1. A27 / A29 Arundel Bypass Cllr Ratcliffe

1. To receive an update.

2. A27 Arundel Bypass.

3. A27 De-trunking.

4. Note minutes of ERF meeting of 28 February 2023.

5. A29 Bypass.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

2. Eastergate Lane Road Safety.

3. 20mph TRO application, The Street. Clerk

3. To note WSCC’s Highways, Transport and Planning Newsletter - March 2023, and update on exceptional highway demand.

4. Consider a draft letter in support of the Eastergate Lane Road Safety TRO application.

**14. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. To set up a committee for the Community Building - from last meeting.

**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**

To note South Downs National Park: Parish Workshops Presentations.

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

**21. Arun District Council parish briefings**

**22. Correspondence**

To note correspondence from residents and Smith Simmons & Partners on Lane End planning application WA/14/23/PL.

**23. Quotes and payments**

To consider any quotes and payments

**24. Agreed actions**

**24. Any other business**

**25. Date of next meeting**

The proposed date of the next meeting is Tuesday 22 June 2023.