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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 0PJTel: 01243 554528email:clerk@walberton-pc.gov.ukwww.walberton-pc.gov.uk |

**TO ALL MEMBERS OF THE PLANNING COMMITTEE – You are summoned to attend a meeting of the PLANNING COMMITTEE at 7.15pm on Tuesday 27 June 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:** 22 June 2023

**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 2 May 2023.

**5. Land east of Wandleys Lane**

Presentation by Welbeck Land (max 10 mins) followed by Q&A session.

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

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

**7. Matters arising from previous minutes**

WA/25/23/PL.Tokar, Yapton Lane, Walberton. Objection withdrawn after clarification on ‘temporary’ status of marquee received.

WA/27/23/PL. Morelands, Arundel Road, Fontwell. Objection submitted.

Letter of support provided for application for a 30mph speed limit along Eastergate Lane.

AL/57/23/PL. Sussex Recovery Co, Fontwell Avenue, Eastergate. Objection submitted.

**8. Planning applications**

1. Out of meeting,

1. WA/23/23/PO. Land East of Fontwell Avenue, Fontwell. Application under S106A for the modification of the Section 106 dated 2nd December 2016 linked to WA/22/15/OUT for various modifications in respect of the Bus Service, Discount Housing Units, Healthcare and MUGA obligations (in accordance with the current Section 73 application WA/56/22/PL). Comments by 16 June 2023. Request for delay made.

2.WA/26/23/DOC. Choller House Farm, Barnham Lane, Walberton. Approval of details reserved by condition imposed under reference WA/124/22/L relating to condition no 4 - 1 square metre section of the external walls will be repointed using the proposed lime mortar mix. Comments by 20 May 2023. No objection.

3. WA/28/23/HH. 27 Oaktree Cottages, Barnham Lane, Walberton. Dropped kerb onto Barnham Lane for shingle permeable driveway, consisting of two sloping kerbstone and 5 low kerbs. Comments by 16 June 2023. No objection.

4. WA/32/23/HH. Barn Farm Wandleys Lane Walberton. Single storey front porch, side/rear extension, new pitched roof to existing side and rear extensions and installation of 2 x side bay windows, following the demolition of existing side extension and outbuilding. Comments by 16 June 2023. No objection.

5. 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. Comments by 16 June 2023. Objection.

6. WA/37/23/TC. Orchard Cottage, The Street, Walberton. 1 No. Bay tree (T1) height reduction to 2.5m and spread reduction to 1.2m in the Walberton Village conservation area. Comments by 22 June 2023. No objection.

7. WA/40/23/DOC. Choller House Farm, Barnham Lane, Walberton. Approval of details reserved by condition imposed under WA/124/22/L relating to conditions 5 - window and door details, 7 - paint removal details, 8 - en suite ceiling details, 9 - floor cleaning details, 10 - snug door and ladder details, 11 - handrail details and 12 - structural alteration details. Comments by 8 June 2023. No objection.

2. In meeting

1. WA/38/23/HH. Choller House Farm, Barnham Lane, Walberton. Dismantling and rebuilding of flint and brick boundary wall. Enlarge window to create doorway with crittal style doors, insertion of rooflight and construction of single-storey rear extension incorporating historic window following the removal of existing porch (alternative to approved scheme under applications WA/123/22/HH and WA/124/22/L). (This application may affect the setting of a listed building.) Comments by 29 June 2023.

2. WA/39/23/L. Choller House Farm, Barnham Lane, Walberton. Listed building consent for dismantling and rebuilding of flint and brick boundary wall. Enlarge window to create doorway with crittal style doors, insertion of rooflight and construction of single-storey rear extension incorporating historic window following the removal of existing porch (alternative to approved scheme under applications WA/123/22/HH and WA/124/22/L). Comments by 29 June 2023.

3. WA/41/23/DOC. Land west of Tye Lane, Walberton. Approval of details reserved by condition imposed under APP/C3810/W/21/3278130 (WA/68/20/OUT) relating to condition 10 - watercourses. Decision by 20 July 2023.

**9.** **Planning decisions**

1. 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'. Withdrawn at request of applicant.

2. 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. Refused.

3. WA/15/23/PD. Flintcroft, The Street, Walberton. Prior approval under Schedule 2 Part 3 Class MA for the change of use of former doctor’s surgery to 2 No. residential dwellings. No objection + conditions.

4. WA/16/23/HH. Green Hedges, Avisford Park Road, Walberton. Single storey side extension following the demolition of existing detached side garage. Approved conditionally.

5. 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. Approved conditionally.

**10. Appeals**

**11. Compliance / Enforcement**

**12. Arun District Council**

To note ADC’s updated ‘Call for Sites’ to assess the amount of potential land availability for the District to meet future needs. Responses required by 26 July 2023.

**13. Neighbouring Parish Applications and updates**

**14. Business Plan activity**

 To consider any projects for Business Plan activity.

**15. Highways and Traffic**

 1. A27 / A29 Arundel Bypass

* To receive any update.

2. Fontwell roundabout traffic lights

3. Traffic Calming Working Group

* To receive an update Cllr McElvogue
* 20mph TRO application, The Street. Clerk

**16. Fontwell Meadows**

 To receive a Working Group report. Cllr Vawer

**17. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**18. HELAA**

 To receive an update. Cllr Ratcliffe

**19. Community Infrastructure Levy trajectory**

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

 To receive an update. . Cllr Vawer

**21. South Downs National Park**

To note May newsletter.

 To note Spring newsletter.

 To note SDNPA Planning Committee meeting on 8 June 2023.

To note June newsletter.

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

1. To note the Sussex Annual General Meeting to be held at 10.30am on Saturday 15 July 2023 at The Drill Hall, Denne Road, Horsham.

2. To note summer newsletter.

**23. Arun District Council parish briefings**

**24. Illegal sewerage connections** Cllr McElvogue

**25. Correspondence**

Email from resident regarding Compass Bus buses not stopping for passengers in The Street.

Email from ADC Planning regarding the proposed temporary marquee at Tokar, Yapton Lane, Walberton.

Email from resident regarding vehicles using Field Close for access to land west of Tye Lane. Clerk responded.

Email from resident on positive response from National Highways and Police Traffic Management to comments on road safety for Wandleys Lane.

**26. Quotes and payments**

To consider any quotes and payments

**27. Agreed actions**

**28. Any other business**

**29. Date of next meeting**

The proposed date of the next meeting is Tuesday 15 August 2023.