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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 7.15pm on Tuesday 17 September 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:** 10 August 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**

1. To confirm the minutes of the Planning Committee meeting of 2 May 2023.

2. To note that the Planning meeting of 27 June 2023 was not quorate.

**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**

**8. Planning applications**

1. Out of 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. No objection.

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. No objection.

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.

4. WA/50/23/HH. 10 Barnfield Cottages, Arundel Road, Fontwell. Single storey rear extension, first floor side extension, installation of 1x rear dormer and alterations to fenestration/openings. Comments by 27 July 2023. No objection.

5. WA/53/23/HH. 1 Hazel Close, Walberton. Proposed single-storey rear extension with associated internal and external works. Comments by 3 August 2023. No objection.

6. WA/54/23/T. Walberton House, The Street, Walberton. 1 No. Ash tree (T1) 2m reduction to southerly limb to leave a spread of 8m, removal of the 2 lowest limbs on the Eastern aspect and removal of all major dead wood. These trees are in the Walberton village conservation area. Comments by 3 August 2023. No objection.

7. WA/55/23/TC. Roseland, Walberton Green, Walberton. 1 No. Eucalyptus (T1) crown reduction to a height of approximately 12-14m and a spread of approximately 4-4.5m in the Walberton Green conservation area.  Comments by 3 August 2023. No objection.

2. In meeting

WA/58/23/S73. Barnfield House, Arundel Road, Fontwell. Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 1 - approved plans following grant of WA/80/22/PL. Comments by 24 August 2023.

WA/60/23/TC. Oakview House, The Street, Walberton. Fell 2 No. Sycamore trees (A and B) at 1.5m above ground level in the Walberton Village conservation area. Comments by 17 August 2023.WA/67/23/PL. Land at West Walberton Lane, Walberton. Construction of 25 No dwellings together with associated access from Eastergate Lane, parking, public open space and landscaping (resubmission following WA/32/21/PL). This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green Conservation Area, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Comments by 1 September 2023.

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

1. WA/25/23/PL. Tokar, Yapton Lane, Walberton. Erection of a marquee for a temporary period of 3 years for use as 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. Approved conditionally.

2. 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. Approved conditionally.

3. 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. Approved conditionally.

4. 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. No objection.

5. 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.) Approved conditionally.

6. 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). Approved conditionally.

7. WA/53/23/HH.1 Hazel Close, Walberton. Proposed single-storey rear extension with associated internal and external works. Approved conditionally.

8. WA/55/23/TC. Roseland, Walberton Green, Walberton. 1 No. Eucalyptus (T1) crown reduction to a height of approximately 12-14m and a spread of approximately 4-4.5m in the Walberton Green conservation area. No objection.

**10. Appeals**

1. PiNS Reference: APP/C3810/W/23/3315568. Original Reference: WA/107/22/PL. Morelands, Arundel Road, Fontwell. 4 x Dwellings, associated car parking and access. An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. This site is in Cil Zone 2 and is Cil liable as new dwellings. Written representations must be received by 8 August 2023.

2. PiNS Reference: APP/C3810/W/23/3316638. Original Reference: 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. An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. Written representations must be received by 23 August 2023.

3. PiNS Reference: APP/C3810/W/23/3318743. Original Reference: WA/101/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 2 X Detached 4 Bedroom Dwellings. An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. Written representations must be received by 17 August 2023.

**11. Compliance / Enforcement**

**12. Arun District Council**

**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 an update.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

3. 20mph TRO application, The Street. Cllr Smyth

**16. Fontwell Meadows**

To receive a Working Group report. Cllr Vawer

**17. Avisford Grange working group**

To receive an update.

**18. HELAA**

To receive an update.

**19. Community Infrastructure Levy trajectory**

To note the Infrastructure Levy Consultation. Closes 9 June 2023.

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

To receive an update. . Cllr Vawer

**21. South Downs National Park**

1.To note SDNP July newsletter.

2. To note SDNP August newsletter.

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

1. To note petition against proposal for second runway at Gatwick.

2. To note invitation CPRE Sussex free One Day Planning Workshop on Tuesday, 8th August at the Shoreham Centre.

3. To note July 2023 newsletter.

**23. Illegal sewerage connections** Cllr McElvogue

**24. Correspondence**

Email from resident objecting to planning application WA/50/23/HH.

Email from resident (copied in) in relation to planning application WA/35/23/OUT (Wandleys Lane).

Email from resident asking about the current status of land near North Choller Far, Barnham Lane. Clerk responded.

**25. Quotes and payments**

To consider any quotes and payments

**26. Agreed actions**

**27. Any other business**

**28. Date of next meeting**

The proposed date of the next meeting is Tuesday 24 October 2023.