



**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 28 November 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.

C.Stevens – Clerk

Date 21 November 2023

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

- a. To confirm the minutes of the Planning Committee meeting of 15 August 2023 – previously circulated.
- b. To note that the Planning meeting of 26 September was not quorate.

5. Public questions (max 15 minutes)

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

6. Matters arising

7. Planning applications

Out of meeting

- a. WA/93/23/HH 10 Barnfield Cottages Arundel Road Fontwell Arundel BN18 0SE. First floor side extension and installation of 1 x rear dormer, following the removal of existing first floor side window. Comment by 9th November 2023. No objection submitted 6 November 2023.
- b. WA/86/23/HH Quince Cottage Hedgers Hill Walberton BN18 0LR. Erection of a 3-bay garage with guest accommodation above, following the demolition of an existing 3-bay garage. (This

application may affect the character and appearance of a listed building). Comment submitted 16th November 2023 - support.

- c. WA/92/23/HH Barnfield House Arundel Road Fontwell Arundel BN18 OSD. Two storey side, single storey rear extension, installation of new double car barn and alterations to outbuilding and fenestration/openings following partial demolition of existing outbuilding and side extension. Comment by 9th November 2023. No objection submitted 7 November 2023.
- d. WA/89/23/HH 9 Pound Road Walberton BN18 OPU. Single storey side/rear extension with access ramp. Comment by 23rd Nov 2023. Comment of support submitted 7 November 2023.
- e. WA/98/23/DOC Choller House Farm Barnham Lane Walberton BN18 OAX. Approval of details reserved by condition imposed under reference WA/38/23/HH, relating to condition No 4 - Flintwork sample. No objection submitted 7 November 2023.
- f. WA/96/23/DOC Morelands Arundel Road Fontwell BN18 OSB. Approval of details reserved by condition imposed under reference WA/27/23/PL, relating to condition nos: 4 - Archaeology, 7 - Access road details, 16 - Construction environmental management plan, 17 - Biodiversity enhancement strategy, 20 - Contamination and 22 - Surface water drainage scheme. Objection submitted 7 November 2023.
- g. WA/85/23/TC 3 Forge Cottages The Street Walberton BN18 OPQ. Various works to various trees within the Walberton Village Conservation area. No objection submitted 25 October 2023.

In meeting

- h. WA/101/23/HH 2 Prime Close Walberton BN18 OPL. Loft conversion with erection of rear dormers and insertion of rooflights. (This application may affect the character and appearance of the Walberton Village Conservation Area). Comment by 14 December 2023.
- i. WA/103/23/T Land West Of Yapton Lane Walberton BN18 OLS. 1 No. Oak (T1) crown spread reduction to 12m. 1 No. Oak (T2) crown spread reduction to 14m. 1 No. Lime (T3) crown spread reduction to 6m. Comment by 7 December 2023.
- j. WA/106/23/HH and WA/107/23/L 5 Goodacres, West Gables Arundel Road Fontwell BN18 OSF. Removal of internal wall and new internal glazed doors. (This application may affect the setting of a listed building). Comment by 21 December 2023.
- k. WA/104/23/HH Potwell Park, Potwell Lodge Arundel Road Fontwell Arundel BN18 OQP. Conversion of store room to habitable accommodation & new pitched roof (re-submission of previously approved application WA/18/16/HH). Comment by 21 December 2023.

8. Planning decisions

- a. WA/50/23/HH. 10 Barnfield Cottages Arundel Road Fontwell Arundel. Single storey rear extension, first floor side extension, installation of 1 No. rear dormer and alterations to fenestration/openings. Refused.
- b. 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 within the Walberton Village Conservation Area. Approved conditionally.
- c. 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. No objection.
- d. WA/27/23/PL Morelands Arundel Road Fontwell Arundel BN18 OSB. 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). Approved conditionally.
- e. WA/79/23/PIP Land at Stoney Brook Farm Eastergate Lane Walberton BN18 OBA. Application for permission in principle for the erection of a maximum net gain of 1 No detached dwelling. Approve.
- f. WA/75/23/TC The Old Apple Store The Street Walberton BN18 OPJ. Various works to various trees in the Walberton Village conservation area. No objection.
- g. WA/74/23/T 6 Barnfield Cottages Arundel Road Fontwell BN18 OSE. 1 No. Pedunculate Oak (T1) crown lift to 5m above ground level, spread reduction to dimensions of 15m by 16m and removal of deadwood over 50mm in diameter. Approved conditionally.
- h. WA/80/23/TC Lodge Cottage The Street Walberton BN18 OPJ. 1 No. Magnolia (T1) crown reduction to a height of 10m and spread of 5m. 1 No. Star Magnolia (T2) crown reduction to

a height of 7m and a spread of 3m. 1 No. Ficus (T3) crown reduction to a height of 5.5m and spread of 3m. These trees are in the Walberton Village conservation area. No objection.

- i. WA/58/23/S73 Barnfield House Arundel Road Fontwell Arundel BN18 OSD. Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 2 - approved plans following grant of WA/80/22/PL. Approve conditionally.
- j. WA/85/23/TC 3 Forge Cottages The Street Walberton BN18 0PQ. Various works to various trees within the Walberton Village Conservation area. No Objection.
- k. WA/91/23/DOC Barnfield House Arundel Road Fontwell BN18 OSD. Approval of details reserved by condition imposed under WA/80/22/PL relating to conditions 7-surface water drainage scheme & 8-maintenance and management of surface water drainage system. DOC Approved.
- l. WA/76/23/CLP Maplehurst Manser Road Walberton BN18 0AW. Lawful development certificate for a proposed garage conversion. Planning permission not required.

9. Appeals

10. Compliance/Enforcement

11. Arun District Council

- a. Note WA/35/23/OUT - land East of Wandleys Lane – target committee date January 2024.
- b. Note WA/67/23/PL - lane at West Walberton Lane – committee date moved from 15/11 to 13/12.

12. Neighbouring Parish Applications and updates

13. Business Plan activity

To consider any projects for Business Plan activity.

To consider letter from Bill Langridge and Patrick Dealtry regarding West Walberton Lane cycle improvements.

14. Highways and Traffic

- a. A27 / A29 Arundel Bypass
To receive an update.
To consider a response to recent traffic monitoring at A27 Fontwell West roundabout.
- b. Traffic Calming Working Group
To receive an update. Cllr McElvogue
20mph TRO application, The Street. To consider how to proceed. Cllr Smyth

15. Fontwell Meadows

To receive a Working Group report. Cllr Vawer

16. Avisford Grange working group

To receive an update.

17. HELAA

To receive an update.

18. Community Infrastructure Levy trajectory

19. BEWAG (Barnham, Eastergate & Westergate Advisor Group)

To receive an update. Cllr Vawer

20. South Downs National Park

To note South Downs newsletters of September, October and November.

To consider ReNature Grant application to SDNP – email previously circulated.

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

22. Illegal sewerage connections

Cllr McElvogue

23. Correspondence

24. Quotes and payments

To consider any quotes and payments.

25. Agreed actions

26. Any other business

27. Date of next meeting

The proposed date of the next meeting is 6 February 2024.