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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 25 January 2022 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. Current Covid social distancing guidance will be complied with. Limited participation will be available via Zoom – contact the Clerk for details.**

**A. Peppler – Parish Clerk Date: 20 January 2022**

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 2 November 2021.

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

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

**5. Updates of actions agreed at last meeting**

Minute 514/21. Clerk – application comments recorded.

Minute 516/21. Potential breaches of compliance reported to ADC.

Minute – AV - Response to written questions.

**6. Planning applications**

1. Out of meeting

1. WA/100/21/HH. Southwood Lodge, West Walberton Lane, Walberton. Hip to gable annexe roof extension, 1 x replacement rear dormer and re-roofing. Comment by 2 December 2021. No objection.

2.WA/101/21/PL. Goose Green, Hoe Lane, Walberton. Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building, and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling. Comment by 9 December 2021.

3. WA/102/21/T. Manor Lodge, The Street, Walberton. 5 No. Mature Common LImes (G1) remove the established clipped basal suckers from the base of each tree and return annually to remove new growth from dormant buds. Comment by 2 December 2021. No objection.

4.WA/104/21/HH.Woodend Cottage, Copse Lane, Walberton. Two storey side extension, two storey other side extension, single storey porch extension following demolition of existing conservatory, garage and porch. Comment by 16 December 2021. No objection.

5.WA/108/21/HH. Duntroon, Avisford Park Road. Walberton. Erection of single storey side/rear extension. Comment by 23 December 2021. No objection.

6.WA/109/21/T. Walberton Park, The Street, Walberton. 1 English Oak tree (T1) - crown lift to 4.5m above ground level and 13 No. Lime trees (G1) - crown lift to 5m above ground level. Comment by 23 December 2021. No objection.

7. WA/110/21/HH. Midway, Avisford Park Road, Walberton. Single storey rear extension. Comment by 23 December 2021. No objection.

8. WA/111/21/HH.Highdown, West Walberton Lane, Walberton. Erection of two storey front and rear extension with first floor rear balcony following demolition of existing rear conservatory. Comment by 9 January 2022. No objection.

10. WA/113/21/T. 18 Hunters Mews, Walberton. 1 Ash tree (T1) - Reduce height by approx.1m leaving a minimum of 11m top height and reduce radial spread by approx. 1m leaving a minimum of 3m. Comment by 23 December 2021. No objection.

11. WA/115/21/T. Oak Bank, Wandleys Lane, Walberton. Various work to 1 No. Oak tree. Comment by 16 January 2022. No objection.

12. WA/117/21/T.Mulberry Barn, Eastergate Lane, Walberton. Mature English Oak (T1) - Crown lift the low southerly growth to allow 2m between the tree and roof line of Mulberry Barns and remove some of major dead wood where it is a risk to the roof and public. Noted (as submitted on behalf of WPC).

13. WA/120/21/DOC.Days, Days Lane, Aldingbourne. Approval of details reserved by condition imposed under WA/55/21/L relating to conditions 3-sample panel of flint work & 4-details of landscape works. Comment by 30 December 2021. Support.

SDNP/21/06220/FUL. Barn and Land West of Arundel Road Fontwell Walberton West Sussex Proposal: Erection of B1C workshop building and associated landscaping works. Alternative to conversion approved under SDNP/18/01044/FUL. Comment by 18 January 2022. No objection.

2. In meeting

1. WA/116/21/PL.Field End House, Avisford Park Road, Walberton. Variation of condition imposed under WA/53/17/HH relating to conditions and 2 & 3. Comment by 10 February 2022.

2. WA/122/21/HH. Belvedere, London Road, Fontwell. Single storey rear extension. Comment by 10 February 2022.

3. WA/124/21/HH.1 The Chase, Fontwell. Erection of single storey rear extension and alterations to fenestration/openings following the demolition of existing conservatory. Comment by 3 February 2022.

4. WA/127/21/OUT.Land west of Tye Lane, Walberton. Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan. Comment by 10 February 2022.

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

1. WA/37/21/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 2 years. Refused.

2. WA/63/21/PL. Land East of Tye Lane, Walberton. Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development. Refused.

3. WA/80/21/OUT. Land East of Yapton Lane, Walberton. Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan. Refused.

4. WA/83/21/L. 8 Walberton Park, Walberton, Arundel. Listed building consent to replace existing french doors with like for like and with heritage slim double glazing. Approval conditionally.

5. WA/85/21/T. Myrtle Cottage The Street Walberton. 1 No. Hazel tree (T1) - Crown lift to approx 2.4m and Crown thin by 15%. 1 No. Holly tree (T2) - Crown reduction to height 4.5m and spread 2.5m. 1 No. Bay tree (T3) - Crown reduction to height 4.5m and spread 2.5m. 1 No. Magnolia tree (T4) - Crown thin by 15% and 1 No. Maple tree (T6) Crown thin by 15%. Approved conditionally.

6. WA/93/21/PL. Land adjacent to Oak Bank, Wandleys Lane, Walberton. New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as new dwelling. This application is a departure from the Development Plan. Withdrawn at the request of the applicant.

7. WA/96/21/TC. Amber, The Street, Walberton. 1 Magnolia tree (T1) crown reduction to height 4m spread 8m and 10% crown thin and 1 No. Prunus tree (T2) remove any deadwood and crown reduction to height 4m and spread 2.5m within the Walberton Village Conservation area. No objection.

8. WA/98/21/PL. Brookview Nursery, Eastergate Lane,Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Refused.

9. WA/100/21/HH. Southwood Lodge, West Walberton Lane, Walberton. Hip to gable annexe roof extension, 1 x replacement rear dormer and re-roofing. Approved conditionally.

10. WA/101/21/PL. Goose Green, Hoe Lane, Walberton. Replacement Farmhouse with Farm Office and Garage, extension of existing stable building, replacement Sand School and associated hard and soft Landscaping and replacement mixed use barn and internal trackway. This application affects the setting of a listed building and the site is in CIL Zone 3 and is CIL Liable as replacement dwelling. Approved conditionally.

11. WA/102/21/T. Manor Lodge, The Street. Walberton. 5 mature Common Limes (G1) remove the established clipped basal suckers from the base of each tree and return annually to remove new growth from dormant buds. Approved conditionally.

12. WA/104/21/HH. Woodend Cottage, Copse Lane, Walberton. Two storey extension on either side, single storey porch extension following demolition of existing conservatory, garage and porch. Approved conditionally.

13. WA/108/21/HH.Duntroon, Avisford Park Road, Walberton. Erection of single storey side/rear extension. Approved conditionally.

14. WA/109/21/T. Walberton Park, The Street, Walberton. 1 No. English Oak tree (T1) - crown lift to 4.5m above ground level and 13 No. Lime trees (G1) - crown lift to 5m above ground level. Approved conditionally.

15. WA/110/21/HH. Midway, Avisford Park Road, Walberton. Single storey rear extension. Application withdrawn at the request of the applicant.   
 16. WA/113/21/T. 18 Hunters Mews, Walberton. 1 No. Ash tree (T1) - Reduce height by approx. 1m leaving a minimum of 11m top height and reduce radial spread by approx. 1m leaving a minimum of 3m. Approved conditionally.

INFO: Fw: West Sussex County Council – Planning application WSCC/011/21 Energy Recovery Facility, Ford Circular Technology Park. Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding, and landscape works. Application withdrawn.

**8. Enforcement**

1. ENF/324/21. Land North Of Morleys Croft, Binsted Lane, Binsted. Alleged unauthorised clearing of woodland. An investigation into the alleged contravention has not revealed any evidence that there has been a breach of planning control in this case.

2. ENF/470/21. Fairfield, Eastergate Lane, Walberton. Alleged Unauthorised Breach of Planning Control relating to: WA/34/12/CLE. Due to an ongoing staff shortage ADC will be unable to investigate the enquiry within our normal time scales. The enquiry will be dealt with, but it is unlikely to have an initial response before 3 months.

**9. Appeals**

PiNS Reference: APP/C3810/W/21/3278130. Original Reference: WA/68/20/OUT. Land west of Tye Lane, Walberton. Outline Application With All Matters Reserved, Other Than Means Of Access, For The Construction Of Up To 155 No. Dwellings (30% Affordable Homes) & Amendment To Boundary Of Garden Land To Serve Adjoining Property. This Application Affects The Character & Appearance Of The Walberton Village Conservation Area, May Affect The Setting Of Listed Buildings & Is A Departure From The Development Plan. All representations must be received by the 6th January 2022 and must quote the appeal reference.

**10. Tree Preservation Orders**

To consider applying for a TPO on trees at Brookview Nursery, Eastergate Lane, Walberton

**11. Arun District Council**

**12. Neighbouring Parish Applications and updates**

**13. Business Plan activity**

To consider any projects for Business Plan activity.

**14. Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

1. To receive an update.

2. A27 Arundel Bypass.

3. A29 Bypass.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

2. Traffic survey

3. Speed Indicator Device

3. Avisford Grange / Tye Lane access.

To receive an update.

**15. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

**16. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**17. HELAA**

To receive an update. Cllr Ratcliffe

**18. Community Infrastructure Levy trajectory**

1. To receive an update. Cllr Mrs Clark

2. Green Infrastructure Masterplan

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

1. To receive an update . Cllr Ratcliffe

2. To note meeting on 24 February 2022.

**20. South Downs National Park**

1. To note SDNP Call for Nature sites. Expressions of interest by the 17 January 2022.

2. To note November newsletter.

3. To note  SDNPA Planning Committee meeting on the 9 December 2021.

4. To note December newsletter.

5. To note SDNPA Planning Committee meeting on the 20 January 2022.

6. To note SDNP Winter Planning newsletter.

7. To note opportunity to consult on proposed local connection test for the Self-Build and Custom Housebuilding Register between 11 January and 8 March 2022.

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

**22. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**23. Correspondence**

1. To note email from Fontwell resident regarding Dandara disturbing dormice at Fontwell Meadows development site.

2. To note Arun Community Transport (ACT) and Community Transport Sussex (CTS) survey of transport needs in Arun.

3. Email from resident on proposed lighting at Fontwell Meadows – Cllr Vawer responded.

4. Email from resident regarding coaches obstructing Eastergate Lane outside Cherry Tree Nursery – Clerk responded.

5. To note various correspondence on proposals housing on land west of Yapton Lane.

6. Correspondence from residents regarding planning application WA/116/21/PL. Cllr Vawer responded.

7. To note correspondence from Barnham & Eastergate Parish Council regarding future planning developments.

**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 1 March 2022.