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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 1 March 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 Teams – contact the Clerk for details.**

**A. Peppler – Parish Clerk Date: 24 February 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 25 January 2022.

**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 51/22. 2. – Cllr Vawer prepared objections for WA/127/21/OUT and WA/2/22/OUT. The Clerk submitted application comments.

Minute 52/22. Clerk – enquired with ADC as to what action they proposed to ensure compliance with refused application WA/37/21/PL (Cherry Tree Nursery).

**6. Planning applications**

1. Out of meeting

1. WA/3/22/HH. Farlings, Avisford Park Road, Walberton. Erection of single storey rear extension. Comment by 24 February 2022. No objection.

2. WA/5/22/PL. Morelands, Arundel Road. Fontwell. Demolition of 1 No dwelling & erection of 5 No dwellings with associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings. Comment by 24 February 2022. Objection.

2. In meeting

1. WA/114/21/HH. 27 Oaktree Cottages, Barnham Lane, Walberton. Erection of single storey rear extension. Comment by 3 March 2022.

2.WA/8/22/PL. Land adjacent to Oak Bank Wandleys Lane, Walberton. 1 No. 4 bed dwelling with detached garage and associated parking. This application is in CIL Zone 3 and is CIL liable as new dwelling (resubmission of WA/93/21/PL). Comment by 24 March 2022.

3. WA/9/22/HH. Midway, Avisford Park Road, Walberton. Single story rear extension. Comment by 24 March 2022.

4. WA/14/22/T. The Gable House, The Street, Walberton. Crown reduction of 1 No. Silver Birch Tree (T1) to height 12m and spread 9.5m. Comment by 17 March 2022.

5. WA/17/22/TC. Gable House, The Street, Walberton. 1 No. Bay tree (T2) - Reduce crown to height 8m and spread 7.5m. 1 No. Magnolia tree (T3) - Reduce crown to height 3m and spread 6.5m within the Walberton village Conservation area. Comment by 18 March 2022.

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

1. 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. Approved conditionally.

2. WA/115/21/T. Oak Bank, Wandleys Lane, Walberton. Various work to 1 Oak tree. Approved conditionally.

3. 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.

4. WA/122/21/HH. Belvedere, London Road, Fontwell. Single storey rear extension. Approved conditionally.

5.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. Approved conditionally.

**8. Enforcement**

ENF/202/20. Alleged Complaint: Alleged unauthorised mobile homes. Location: Cherry Tree Nursery Eastergate Lane Walberton Arundel BN18 0BA. The legal team was routinely chased up on 4 February and the case has now been allocated. Further information will be circulated in due course.

**9. Appeals**

APP/C3810/W/21/3278130. 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. An Informal Hearing is to be held into the appeal at 10am on 13 April 2022 for two days by an inspector appointed by the Department for Communities and Local Government (DCLG).

**10. Tree Preservation Orders**

Update on trees at Brookview Nursery, Eastergate Lane, Walberton, Wandleys Copse Lane and Oak Bank.

**11. Arun District Council**

ADC’s current Housing Supply status. Cllr Vawer

**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 Cllr Ratcliffe

1. To receive an update.

2. To review workshop of 12 February and public meetings of 19 February 2022.

3. A27 Arundel Bypass.

To consider response to A27 bypass consultation.

4. 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 Vawer

2. To consider application BN/11/22/OUT for 1250 homes. Comments by 26 March 2022.

**20. South Downs National Park**

1. To note February newsletter.

2. To note the next SDNP Town and Parish Council meeting to be held virtually at 6.30pm – 8pm on 16 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**

Various correspondence relating to the A27 Arundel Bypass were noted and responded to.

Email of complaint from Barham & Eastergate parish council to Highways England regarding the damage to hedging at Fontwell roundabout.

**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 12 April 2022.