|  |  |
| --- | --- |
| 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 12 April 2022 in the Pavilion, Walberton, 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: 7 April 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 1 March 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**

104/22. Clerk – Enquired with ADC.

106/22.Referred to GP.

107/22.Cllr Vawer prepared letter to Michael Gove MP.

110/22.2.3. Clerk enquired with WSCC regarding revised process for 20mph speed limit applications.

**6. Planning applications**

1. Out of meeting

WA/15/22/PL. Walberton Park, The Street, Walberton. Removal of the existing tiles, battens and felt of the west wing roof and replace with new (like for like). This application is on CIL Zone 3 (zero rated) as other development. This application may affect the character and appearance of the Walberton Village Conservation area and affect the setting of a Listed Building. Comment by 31 March 2022. No objection.

WA/16/22/L.Walberton Park, The Street, Walberton. Listed Building consent for the removal of the existing tiles, battens and felt of the west wing roof and replace with new (like for like). The roof will be rebuilt in a similar construction, utilising similar materials. New materials will be sourced to match the existing style, colour. Comment by 31 March 2022. No objection.

WA/19/22/HH. 13 Oaktree Cottages, Barnham Lane, Walberton. Installation of a modular ramp to provide disabled access. Comment by 31 March 2022. Support.

WA/20/22/PL. Fleurie Lake Lane (former Star Plants Nursery), Lake Lane. Barnham. Variation of condition 2 imposed under WA/75/20/PL relating to approved plans. Comment by 31 March 2022. Support.

WA/26/22/HH. Kelsey, Eastergate Lane, Walberton. Installation of a front entrance porch and covered way, single storey rear extension, two storey pitch roof side extension, conversion of roof space to habitable use with gable end roof, detached carport and a detached summer house to rear. Comment by 7 April 2022. No objection.

2. In meeting

**1.** WA/28/22/HH.Brooklands 6 Burch Grove Walberton. Loft conversion with hip gable roof, rear dormer window and two velux windows. Comment by 14 April 2022.

2. WA/22/22/DOC. Global Technologies Racing Ltd, Arundel Road, Fontwell. Approval of details reserved by condition imposed under WA/22/15/OUT relating to conditions12-surface water drainage scheme and 20 d)-details of forecourt layout, drainage and lighting. Decision by 20 April 2022.

3. WA/29/22/PL.Lower Farm, Yapton Lane, Walberton. Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. WA/62/20/PL Conditions(s) Condition #2. Comment by 30 April 2022.

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

1. WA/114/21/HH. 27 Oaktree Cottages, Barnham Lane, Walberton. Erection of single storey rear extension. Approved conditionally.

2. WA/116/21/PL. Field End House, Avisford Park Road, Walberton. Variation of condition imposed under WA/53/17/HH relating to conditions 2 (plans) & 3 (materials and finishes) for changes to windows and cladding to elevations. Approved conditionally.

3. WA/3/22/HH. Farlings, Avisford Park Road, Walberton. Erection of single storey rear extension. Approved conditionally.

4. 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. Withdrawn at request of applicant.

5. WA/11/22/PO. Land to the east of Fontwell Avenue, Fontwell. Application to enter into a Deed of Variation to amend the Mortgagee Exclusion clause and definition of Chargee in relation to the Affordable housing Clause under WA/22/15/OUT. Approved.

6. WA/14/22/T. Gable House, The Street, Walberton. Remove lowest 9 branches of variable diameter (2 from NW aspect, 1 from N aspect, 3 from E and S aspects). Approved conditionally.

7. 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. No objection.

**8. Enforcement**

Stoneybrook Farm, Cherry Tree Nursey and Greenway.

**9. Appeals**

To be reminded of the appeal hearing for land west of Tye Lane WA/68/20/OUT on 13 – 14 April 2022.

**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. A27 Arundel Bypass.

3. A29 Bypass.

2. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

2. Speed Indicator Device

3. Avisford Grange / Tye Lane access.

To receive an update.

4. Cycle path

Consider opening dialogue with WSCC about a cycle path link.

5. Other

To note WSCC Post -16 Transport Policy Statement online consultation until 20 April 2022.

**15. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. Note WSCC formal TRO consultation: Double yellow lines, south side of Arundel Road, Fontwell, opposite the entrance to the petrol station to allow access to a new industrial unit. Comment by 28 April 2022.

**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. To note that the amount of CIL that will be paid to WPC in the April CIL period is £0.

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

1. To receive an update. . Cllr Vawer

2. To note the BWAG meeting scheduled for Thursday 5 May has been cancelled. Future meeting date to be advised.

**20. South Downs National Park**

To note  SDNPA Planning Committee meeting on the 14 April 2022.

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

To note invite to ‘ Rewilding, the Return of the White Storks’ with Lucy Graves on 7 April 2022.

**22. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**23. Ariel survey**

To receive an update. Cllr Ratcliffe

**24. Correspondence**

Email from resident informing that The Old Rectory, Stable Cottage, and yard walls, Binsted, awarded listed building status.

Email from a resident containing a series of complaints concerning the recent A27 Arundel Bypass Statutory Consultation. Forwarded to Highways England with copies to WSCC and ADC.

Email (copied in) to ADC Planning from Barnham & Eastergate PC regarding Dandara pumping water from the Fontwell Meadows site on to the public highway, and removing tree protection fences have been moved from a group of old oaks that are on the border of the site.

Received forwarded email response from Highways England to a resident who had raised a series of questions regarding the A27 Arundel Bypass.

**25. Quotes and payments**

To consider any quotes and payments

**26. Any other business**

**27. Date of next meeting**

The proposed date of the next meeting is Tuesday 17 May 2022.