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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 17 May 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. Limited participation will be available via Teams – contact the Clerk for details.**

**A. Peppler – Parish Clerk Date: 12 May 2022**

AGENDA

**1. Record of attendance and apologies**

**2. Election of chairman and vice chairman**

**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**

To confirm the minutes of the Planning Committee meeting of 12 April 2022.

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

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

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

180/22. Clerk - application comments recorded.

185/22. Cllr Vawer – Letter sent to Michael Gove MP.

189/22. Clerk – support submitted for Double Yellow Lines Order, Arundel Road, Fontwell.

200/22. Cllr Vawer – wrote to ADC regarding the quality of their planning documents. The Clerk followed up on ADC’s conservation area review.

**7. Planning applications**

1. Out of meeting

2. In meeting

1. WA/35/22/HH. Midway, Avisford Park Road, Walberton. Single storey garden room extension to rear elevation. Comment by 20 May 2022.

2. WA/38/22/TC. The Forge Gallery, The Street, Walberton. 1 Norwegian spruce tree - Fell, remove and stump ground within the Walberton Village Conservation area. Comment by 20 May 2022.

WA/39/22/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 3 years (resubmission following WA/3/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 26 May 2022.

3. WA/41/22/HH. Aylings Cottage, West Walberton Lane, Walberton. Removal of existing rear projection and erection of single storey rear extension. This application affects the character and appearance of the Walberton Green Conservation Area. Comment by 4 June 2022.

4. WA/42/22/HH. Westing House, Barnham Lane, Walberton. Removal and erection of detached garage and single storey rear extension. Comment by 11 June 2022.

5. AL/49/22/PL. Sussex Recovery Company, Fontwell Avenue, Eastergate. Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

6. AL/50/22/PL. Paddocks, Days Lane, Aldingbourne. Part change of use from C3 residential dwellinghouse to Class E ancillary office space, change of use of former garage building to Use Class F1 and the alterations to the buildings including roof extension of the main building in order to allow increase in capacity for children of up to 10 and staff up to 6 of the specialist children's school at the Coach House (resubmission following AL/62/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 20 May 2022.

**8.** **Planning decisions**

1. WA/2/22/OUT. Land west of Yapton Lane, Walberton. Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental/doctors' surgery (Use Class E (e)). (This application may affect the setting of a listed building & may affect the Walberton Village Conservation Area). Refused.

2.WA/9/22/HH. Midway Avisford Park Road Walberton. Single storey rear extension. Withdrawn at the request of the applicant.

3.WA/10/22/PL. Land adjacent to 1 Orchard Way, Fontwell. Variation of condition 2 imposed under WA/18/19/PL relating to velux an additional rooflight to units 1 and 2 and confirmation of location of approved solar panel to east roof face of units 1 and 2. Approved conditionally.

4. 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. Approved conditionally.

5. 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. Approved conditionally.

6..WA/19/22/HH. 13 Oaktree Cottages, Barnham Lane, Walberton. Installation of a modular ramp to provide disabled access. Approved conditionally.

7. 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. Approved conditionally.

8. 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. Refused. 9. WA/28/22/HH. Brooklands, 6 Burch Grove, Walberton. Loft conversion with hip to gable roof, rear dormer window and two front Velux windows. Approved conditionally.

**9. Arun District Council**

ADC’s current Housing Supply status. Cllr Vawer

**10. Neighbouring Parish Applications and updates**

**11. Business Plan activity**

To consider any projects for Business Plan activity.

**12. 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 Limit Reminder device.

**13. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

**14. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**15. HELAA**

To receive an update. Cllr Ratcliffe

**16. Community Infrastructure Levy trajectory**

To receive an update.

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

To receive an update. . Cllr Vawer

**18. South Downs National Park**

1. To note April newsletter.

2. To note Spring Planning newsletter.

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

To note invitation to join @british Flowers Rock online tour and talk with Ben Cross, Crosslands Nursey, on 10 May 2022.

**20. Arun District Council parish briefings**

To note an update on ADC’s Planning service.

**21. Correspondence**

Email from resident regarding yellow cross in yellow circle road markings.

**22. Quotes and payments**

To consider any quotes and payments

**23. Any other business**

**24. Date of next meeting**

The proposed date of the next meeting is Tuesday 28 June 2022.