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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 28 June 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: 23 June 2022**

AGENDA

**1. Record of attendance and apologies**

**2. Election of 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 17 May 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**

257/22. Clerk - application comments recorded.

**7. Planning applications**

1. Out of meeting

1. WA/46/22/HH. Snetterton, West Walberton Lane, Walberton. Proposed detached garage / store. Comment by 18 June 2022. No objection.

2. WA/48/22/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 25 June 2022. No objection.

3. WA/50/22/PL. Oak Bank, Wandleys Lane, Walberton. 1 No 4 bed dwelling with detached garage and associated parking (resubmission following WA/8/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling. Comment by 25 June 2022.  Object on the grounds of our previous objection as the points raised there still remain uncorrected.

4. WA/58/22/CLE. Lazy W, Yapton Lane, Walberton. Lawful development certificate for the existing use of the land for the processing of logs and the erection of 2 No buildings used in connection with that activity. Comment by 25 June 2022. No objection.

5. WA/59/22/CLE. Lazy W, Yapton Lane, Walberton. Lawful development certificate for the existing change of use of land and siting of a porta building all in connection with activities associated with Yapton Free Church. Comment by 25 June 2022. No objection but have concerns regarding potential noise.

2. In meeting

1. WA/42/22/PL. Morelands, Arundel Road, Fontwell. Demolition of existing dwelling and erection of 5 No. residential dwellings, associated car parking and access. (Resubmission of WA/5/22/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings. Comment by 30 June 2022.

2. WA/51/22/PL. Land at London Road, Fontwel,l Walberton. Repairs and alterations to the Slindon Estate Gateway including replacement of existing post & wire fence/gates with new black metal Estate fence, new pedestrian crossover to link either side of Bridleway (incl re-alignment of Bridleway to match official route), replacement of existing road sign and localised repair of bridleway surface. This application is a dual parish application with Slindon Parish Council and is a cross boundary application with the South Downs National Park Authority. Comment by 30 June 2022.

3. WA/63/22/HH. 18 Barrack Row, The Street, Walberton. Single storey rear extension. This application affects the setting of listed buildings and affects the character and appearance of the Walberton Green Conservation Area. Comment by 7 July 2022.

4. WA/64/22/L. 18 Barrack Row, The Street, Walberton. Listed building consent for a single storey rear extension. Comment by 14 July 2022.

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

1. 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). This application is a Departure from the Development Plan. Withdrawn at the request of the applicant.

2. WA/35/22/HH. Midway, Avisford Park Road, Walberton. Single storey garden room extension to rear elevation. Approved conditionally.

3. WA/38/22/TC. The Forge Gallery, The Street, Walberton. 1 No. Norwegian spruce tree - Fell, remove and stump ground within the Walberton Village Conservation area. No objection.

4. 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. Approved conditionally.

5. AL/50/22/PL. Paddocks, Days Lane, Aldingbourne. Change of use of part of 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. Approved conditionally.

**9. Appeals**

PiNS Reference: APP/C3810/W/22/3291254. Original Reference: WA/32/21/PL. Land at West Walberton Lane. Walberton. Construction Of 30 No. Dwellings Together with Associated Access, Parking, Public Open Space & Landscaping. This Site May Affect The Setting Of Listed Buildings, Affects The Character & Appearance Of The Walberton Green Conservation Area, Is A Departure From The Development Plan & Is In Cil Zone 3 & Is Cil Liable As New Dwellings. All representations must be received by the 24 June 2022.

**10. Enforcement**

ENF/148/22. Lanes End, West Walberton Lane. Walberton. Alleged unauthorised work to protected trees. Confirmation from ADC Planning that this case has now been formally registered with WPC listed as a 'complainant'.

**11. Arun District Council**

ADC’s current Housing Supply status. Cllr Vawer

**12. Neighbouring Parish Applications and updates**

BN/68/22/PL. Land adjacent to Wayside, Eastergate Lane, Eastergate. Erection of 4 x 4-bedroom houses. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

**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 Limit Reminder device.

**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**

To note that the Annual Reporting Requirements 2021-22 were submitted on 19 May 2022.

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

To receive an update. . Cllr Vawer

**20. South Downs National Park**

1. To note May and June newsletters.

2. To note review of South Downs Local Plan and invitation to contribute.

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

**22. Arun District Council parish briefings**

1.To note any update on ADC’s Planning service.

2. To note ADC Planning Committee seeking views on a proposed Updated Planning Compliance Strategy (2nd attachment). Comments by no later than 8th July.

**23. Correspondence**

To note WSCC’s adoption of their Transport Plan 2022-2036.

Response received from the office of Michael Gove MP to WPC’s letter of 28 April 2022.

Letter from Henry Adams in respect of seeking amendments to Outline Planning Permission and Reserved Matters approval at Fontwell Meadows.

Email from resident having problems with Dandara. Mr Paul Ebbs the operations director has agreed to a site meeting 2pm Thurs 16th June re noise, flooding, rubbish, dust.

Various emails concerning cutting down of trees and other activities at Lanes End, West Walberton Lane. Walberton.

Email from resident requesting to be informed of WPC’s response to appeal APP/C3810/W/22/3291254. Original Reference: WA/32/21/PL. Land at West Walberton Lane. Walberton.

Email from resident regarding Dudman HGV’s driving along The Street in contravention of the 7.5T weight restriction – Clerk reponded.

**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 9 August 2022.