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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 27 September 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: 22 September 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 28 June 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**

257/22. Clerk - application comments recorded.

**6. Presentation**

By representative of Smith Simmons & Partners regarding planning application WA/80/22/PL, Barnfield House, Arundel Road, Fontwell.

**7. Planning applications**

1. Out of meeting

1. WA/56/22/PL. Land East of Fontwell Avenue, Fontwell. Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non-residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate. Comment by 28 July 2022. No objection.

2. WA/66/22/HH. Magnolia Cottage, The Street, Walberton. Repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed Building.). Comments by 11 August 2022. No objection.

3. WA/67/22/HH. Magnolia Cottage, The Street, Walberton. Repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed Building.). Comments by 11 August 2022. No objection.

4. WA/71/22/T. Walberton House, The Street, Walberton. 1 Maple Tree (T1) - crown reduction to leave tree 10m high and 10m in spread within the Walberton Village conservation area. Comment by 4 August 2022. No objection.

5. WA/73/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 4 No 3 bedroom dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Comment by 25 August 2022. Withdrawn.

6. WA/80/22/PL. Barnfield House, Arundel Road, Fontwell. Demolition of 8 No existing buildings and redevelopment of garden land with 10 no. bungalows, amended access, landscaping and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings. Comments by 22 September 2022. No objection.

7. WA/86/22/RES. Land west of Tye Lane Walberton. Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings. Comment by 22 September 2022.

2. In meeting

1. WA/81/22/DOC. Land adjacent to Sunny Corner Copse Lane Walberton BN18 0QH. Approval of details reserved by condition imposed under ref APP/C3810/W/18/3210153 (WA/75/17/PL) relating to Condition Nos 11 - boundary treatments and bin stores and 12 - external lighting. Decision by 2 November 2022.

2. WA/85/22/DOC. GTR Factory site, Land to the east of Fontwell Avenue, Fontwell. Approval of details reserved by condition imposed under ref APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition No 21 (d) - forecourt layout & drainage and position and intensity of all lighting fitments. Decision by 6 October 2022.

3. WA/89/22/T. Rowan House, 7 Holly Tree Grove, Walberton. Crown reduction of 1no. Turkey Oak (T1) to reduce the height of the tree to 17m and the spread of the tree to 6m, remove any large deadwood. Comments by 29 September 2022.

4. WA/93/22/T. Oak House, 6 Holly Tree Grove, Walberton. 1 x Lime Tree (T1). Crown Reduction to leave height 22m and Spread 7m and Crown Lift to 4m. Comment by 13 October 2022.

5. WA/94/22/PL. Land to west of Tye Lane Walberton. Variation of conditions following WA/68/20/OUT relating to Condition Nos 8 - foul drainage, 14 - surface water drainage scheme/system and 19 - decentralised and renewable or low carbon energy. Comments by 20 October 2022.

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

To note the below planning decision made by Arun District Council:

1. WA/29/22/PL. Lower Farm, Yapton Lane, Walberton. Variation of condition following WA/62/20/PL relating to condition 2- plans condition to change orientation from east/west to north/south and change location of some water tanks. Approved conditionally.

2. 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. Refused.

3. 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. Refused.

4. WA/44/22/HH. Westing House, Barnham Lane, Walberton. Removal and erection of detached garage and single storey rear extension. Approved conditionally.

5. WA/46/22/HH. Snetterton, West Walberton Lane, Walberton. Proposed detached garage / store. Approved conditionally.

6. 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 and a detached summer house to rear. Approved conditionally.

7. WA/50/22/PL. Oak Bank, Wandleys Lane, Walberton. 1 x 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. Refused.

8. WA/51/22/PL. Land at London Road, Fontwell. 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. Approved conditionally.

9. 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. Approved.

10. 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. Approved.

11. 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. Approved conditionally.

12. WA/64/22/L. 18 Barrack Row, The Street, Walberton. Listed building consent for a single storey rear extension. Approved conditionally.

13. WA/66/22/HH. Magnolia Cottage, The Street, Walberton. Repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area and a Listed Building.) Refused.

14. WA/67/22/L. Magnolia Cottage, The Street, Walberton. Listed building consent for repairs to cracked and leaning wall, including replacement of 3m section displaced by tree roots with metal railings, including removing the current street sign. Refused.

15. 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. Withdrawn at request of applicant.

16. WA/71/22/T. Walberton House, The Street, Walberton. 1 Maple Tree (T1) - crown reduction to leave tree 10m high and 10m in spread within the Walberton Village conservation area. Approved conditionally.

17. WA/73/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 4 x 3 bedroom dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. Withdrawn at the request of the applicant.

18. 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. Withdrawn at the request of the applicant.

18. BN/99/22/OUT. Eastmere Stables, Eastergate Lane, Eastergate. Outline permission with all matters reserved, other than access, for 9 No residential dwellings. This application is a Departure from the Development Plan. Refused.

**9. Appeals**

**10. Enforcement**

1. ENF/148/22. Lanes End, West Walberton Lane, Walberton. Update received 7 June - To note grant of extension by ADC to the 21 day deadline to enable owners to fully answer all questions posed by close of business on Friday 29 July 2022. Further update received 2 August – ADC have received further information from the owners of Lanes End. The details they have provided require ADC to undertake further enquiries and investigations before being in a position to decide on the most appropriate way forward. Next update may not be for a further 6-8 weeks.

2. ENF/202/20. Alleged Unauthorised Mobile Homes at Cherry Tree Nursery. In order for the Local Planning Authority to assess the planning situation, a Planning Contravention Notice has been served on the owners/occupiers of the property. This is a formal questionnaire, and the owners/occupiers are legally obliged to complete and return the form to the Council within 21 days. you updated as the investigation progresses.

**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.

3. Local cycling and walking infrastructure plan. Cllr McElvogue

4. DfT circular

To note update to DfT’s circular: strategic road network and delivery of sustainable development.

5. Weeding of Walberton pavements and verges. Cllr Ratcliffe

**15. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. Review of draft Deed of Variation varying the s106 dated 2 December 2016 in relation to land to the east of Fontwell Avenue, Fontwell. Considered ‘out of meeting’ and approved.

**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 note receipt of Sec106 payment from Dandara in relation to Fontwell Meadows.

2. Referred by General Purposes Committee: The meeting suggested that WPC lawyers are asked what financial compensation is available for strategic development. Referred to Planning to follow up.

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

To receive an update. . Cllr Vawer

**20. South Downs National Park**

1. To note the invitation to the SDNP Climate Change Webinar 6.30pm Wednesday 13 July 2022.

2. To note SDNPA Planning Committee meetings on the 14 July and 8 September 2022.

3.To note the opportunity to comment on SDNP’s Land Availability Assessment (LAA) Draft Methodology by 21 July 2022.

4. To note the July and August newsletters, and summer planning newsletter.

5. To note that South Downs National Park Authority (SDNPA) has adopted a Design Guide Supplementary Planning Document (SPD).

6. To note the South Downs Local Plan Review – Launch of Call for Sites and Local Green Space nominations. Suggested sites must be submitted by midnight on Wednesday 28 September 2022.

7. To note the upcoming South Downs West Sussex Parish workshop will be held on Tuesday 18th October at The Memorial Hall, Midhurst from 6:00-8:30pm.

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

1. To note summer newsletter.

2. To note that the Annual General Meeting of the members of CPRE Sussex will be held on Saturday, 1st October 2022 at 10.30am (Doors open at 10am) in the Main Hall at the Shoreham Centre, 2 Pond Road, Shoreham-on-Sea, BN43 5WU.

**22. Arun District Council parish briefings**

To note any update on ADC’s Planning service.

**23. Correspondence**

Email from resident regarding fencing at Hazel Close development, West Walberton Lane. Cllr Vawer responded.

Email from resident regarding planning aspects relating to Welbeck, Barn Farm and Wandleys-West Walberton Lane.

Email from resident regarding the Hazel Close Development, West Walberton Lane, Walberton. Cllr Vawer responded.

Email from resident regarding the safety of trees and hedging resulting from the work on the development at Lanes End.

**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 15 November 2022.