|  |  |
| --- | --- |
| 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 15 November 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: 10 November 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 27 September 2022.

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

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

**5. Matters arising from previous minutes**

**6. Planning applications**

1. Out of meeting

1. WA/96/22/T.West Gables, 5 , Arundel Road, Fontwell. Dismantle and fell to ground level 1 No. Monterey Pine. Comment by 3 November 2022. Objection.

2. WA/97/22/PL. Oak Bank, Wandleys Lane, Walberton. Erection of a new dwelling in garden land of Oak Bank with access from the existing dwelling. Resubmission following application WA/50/22/PL. This application seeks to overcome the previous reason for refusal. Comment by 3 November 2022. No objection.

3. WA/98/22/HH. Wickstead House, Binsted Lane, Walberton. Proposed detached garage and storeroom and conversion of existing detached garage to garden room and hobby room. Comment by 3 November 2022. No objection.

2. In meeting

1. WA/87/22/PL. Brookview Nursery, Eastergate Lane, Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No flexible E (g) flexible units comprising of offices and workshops, associated parking, drainage and turning spaces (resubmission following WA/98/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 17 November 2022.

2. WA/101/22/PL. Brookfield Farm, Eastergate Lane, Walberton. 2 x detached 4-bedroom dwellings. Comment by 17 November 2022.

3. SDNP/22/04821/FUL. Barn and land west of Arundel Road, Fontwell. Erection of Use Class 'E' workshop building and associated landscaping works. Alternative to scheme approved under SDNP/21/06220/FUL to allow for an amended roof design. Comments by 22 November 2022.

4. WA/105/22/PL.Land Adjacent 1 Orchard Way, Fontwell. Variation of condition 2 imposed under WA/18/19/PL relating to plans condition. Comments by 1 December 2022.

5. WA/107/22/PL. Morelands, Arundel Road, Fontwell. 4 dwellings, associated car parking and access. This site is in CIL Zone 2 and is CIL Liable as new dwellings. Comments by 1 December 2022.

6. WA/108/22/HH. 17 Barrack Row, The Street, Walberton. Single storey rear extension and replacement of front (north) elevation windows and door. (This application may affect the setting of a Listed Building) (This application may affect the setting and characteristics of the Walberton Green Conservation Area). Comments by 1 December 2022.

7. WA/109/22/L. 17 Barrack Row, The Street, Walberton. Single storey rear extension and replacement of existing front elevation door and windows.(This application may affect the setting of a Listed Building) (This application may affect the character and appearance of the Walberton Green Conservation Area). Comments by 1 December 2022.

8. WA/112/22/TC. Holly Tree Cottage, The Street, Walberton. Fell and grind out the stumps of 3 No. Lawson Conifer Trees (G1) within the Walberton Village Conservation Area. Comments by 1 December 2022.

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

1. 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. Withdrawn at request of applicant.

2. 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. Approved conditionally.

3. WA/92/22/L. Brewery Cottage, The Street, Walberton. Renovation of windows (This application may affect the character and appearance of the Walberton Village conservation area) (This application affects the setting of a Listed Building). Withdrawn at request of applicant.

4. WA/93/22/T. Oak House, 6 Holly Tree Grove, Walberton. 1 No. Lime Tree (T1). Crown Reduction to leave height 22m and Spread 7m and Crown Lift to 4m. Approved conditionally.

5. WA/96/22/T. West Gables, 5 Goodacres, Arundel Road, Arundel. Dismantle and fell to ground level 1 No. Monterey Pine. Refused.

**9. Appeals**

APP/C3810/W/22/3299514. Appeal against ADC decision to refuse planning application WA/80/21/OUT. Outline application with all matters reserved (except Access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a departure from the Development Plan.

**10. Enforcement**

ENF/329/22. Land adjacent to Sunny Corner, Copse Lane, Walberton. Acknowledgement of complaint received. Currently the compliance team is very short staffed so there will be a delay in handling all compliance cases. Further contact will be made once it has been determined whether a breach has occurred and what action, if any, will be taken.

**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

3. To investigate having double yellow lines around and opposite the entrance to the petrol station in Fontwell (passed to Planning by General Purposes)

**15. Fontwell Meadows**

To receive a Working Group report. Cllr Vawer

**16. Wandleys Lane**

To note notification of notification concerning land off Wandleys Lane for 95 dwellings.

**17. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**18. HELAA**

To receive an update. Cllr Ratcliffe

**19. Community Infrastructure Levy trajectory**

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

To receive an update. . Cllr Vawer

**21. South Downs National Park**

1. To note Equestrian Development Technical Advice Note (TAN) Consultation will run for a period of 6 weeks, starting on Thursday the 29th of September. All comments must be received by 5pm on Thursday the 3rd of November.

2. To note the SDNPA Planning Committee meeting on the 10 November 2022 .

3. To note October newsletter.

4. To note October parish workshop presentations.

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

To note summer newsletter.

**23. Arun District Council parish briefings**

To note any update on ADC’s Planning service.

**24. Correspondence**

Email from Cllr Vawer to ADC Enforcement regarding the nuisance from bulldozers etc on the GTR site next to residential properties.

Email from resident to ADC Planning and WSCC Highways to address the previous errors in the Transport Assessment submitted for Wandleys Lane.

Email regarding grazing interest on paddock behind Barnfield Cottages, Fontwell.

**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 January 2023.