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|  | **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 19 January 2021 for the purpose of transacting the business set out in the agenda below.**

**PLEASE NOTE**

**Owing to the current Covid-19 situation this meeting will be held online complying with relevant guidance. Questions from members of the public on items on the agenda should be submitted by email to the Clerk no later than 5pm on Monday 18 January 2021. To view the meeting please email the Parish Clerk at** [**clerk@walberton-pc.gov.uk**](mailto:clerk@walberton-pc.gov.uk) **to receive instructions.**

**A. Peppler – Parish Clerk Date: 14 January 2021**

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 15 December 2020.

**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**

Minute 491/20. Clerk. Applications – comments recorded.

Minute 496/20.3. Clerk – letter sent to WSCC Education Dept.

Minute 496/20.4.2. Clerk – quote requested.

Minute 511/20. Clerk - ‘thank you’ sent to the children of the Community Play Centre for doing the Advent Trail window in the Pavilion.

**6. Planning applications**

1. Out of meeting

None.

2. In meeting

1. WA/90/20/HH. Pilgrim Cottage, Dairy Lane, Walberton. Single storey side extension. Comments by 28 January 2021.

2. WA/91/20/HH. Murroes, Dairy Lane, Walberton. Single storey side extensions. Comments by 28 January 2021.

3. WA/93/20/PL. Land east of Tye Lane. Note that this is ‘on hold’. WPC response will be delayed until after ADC meeting on 13 January. Comment by 19 January 2021.

4. WA/97/20/HH. 4 Barnfield Cottages Arundel Road Fontwell. Single storey rear extension. Comment by 28 January 2021.

5. WA/99/20/DOC. Land East of Fontwell Racecourse, Fontwell Avenue, Eastergate. Approval of details reserved by condition imposed under ref APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 6 - materials and finishes, 12 - surface water drainage, 13 - infiltration of surface water drainage, 14 - maintenance & management of SuDs, 15 - foul drainage and 27 - emergency access from site onto Arundel Road. Decision by 2 March 2021.

6. WA/100/20/DOC. Land to East of Fontwell Racecourse Fontwell Avenue Eastergate. Approval of details reserved by condition imposed under APP/C3810/V/16/3143095 (WA/22/15/OUT) relating to Condition Nos 9 - Public Open Spaces, 10 - hard & soft Landscaping, 11 - protection of retained trees, 19 - Construction Management Plan, 22 - decentralised & renewable energy, 25 - Travel Plan and 26 - Non-Motorised User Audit. Decision on 9 February 2021.

7. WA/103/20/HH. Downs House, Avisford Park Road, Walberton. Single storey side/rear extension including demolition of existing garage/utility. Comment by 4 February 2021.

**7. Planning decisions**

1. WA/48/19/RES. Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate. Approved conditionally.

2. WA/65/20/PL. Little Box Cottage, Walberton Green, Walberton. Change of use of upstairs of barn/garage building as occasional holiday let, use of half of one of the 3 lower bays of the garage as a workshop/office & addition of 2 wooden garage doors to the 2 open bays on the front elevation with addition of window to rear elevation (easterly bay). This application affects the character & appearance of the Walberton Green Conservation Area & may affect the setting of a listed building. This site is in CIL Zone 2 (Zero Rated) as other development. Approved conditionally.

3. WA/68/20/OUT. Land west of Tye Lane, Walberton. Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan. Refused.

4. WA/78/20/HH. Ross Cottage, Eastergate Lane, Walberton. Two storey side extension, single storey rear extension, porch and detached garage. Approved conditionally.

5. WA/87/20/CLE. Stoneybrook Farm, Eastergate Lane, Walberton. Lawful development certificate for the existing use of first floor of southern end of building as a single dwelling house. Refused.

6. WA/89/20/TC. Longwall, The Street, Walberton. Various works to various trees within the Walberton Village Conservation area. No objection.

**8. Arun District Council**

To note any documents.

**9. Neighbouring Parish Applications and updates**

1. F/4/20/OUT. Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1- D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated. Comment by 19 January 2021.

2. Y/151/20/PL. Pollards Nursery, Lake Lane, Barnham. Permanent siting of temporary seasonal horticultural worker' accommodation (8 mobile homes & 3 retrospective mobile homes), hardstanding & service building. This site also lies within the parish of Barnham, is in CIL Zone 3 (Zero Rated) as other development. Comment by 11 February 2021.

**10. Business Plan activity**

To consider any projects for Business Plan activity.

**11. Highways and Traffic**

1. Highways Working Group

To receive an update

2. A27 Arundel Bypass

1. To receive an update

2. Correspondence

1. To note correspondence with Highways England resulting from the virtual meeting of 4 December 2020, consider any response and their subsequent offer of a further virtual meeting.

2. To note response from Andrew Jackson, Senior Project Manager, regarding WPC’s letter of 29 Oct re A27 Impact Study.

3. Report on conference call with Andrew Griffith MP.

4.Receive any update on legal matters.

5. Consider ‘No to Grey’ posters.

3. A29 Bypass

To receive an update

4. Traffic Calming Working Group

To receive an update Cllr McElvogue

5. Other

Flooding, Eastergate Lane - to note that WSCC Highways will be undertaking kerbing in Eastergate Lane to reduce flooding and will be monitoring blocked drains.

**12. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

2. Street names.

**13. Developers liaison working group (Wates/Linden/Pegasus)**

1. To receive an update. Cllr Ratcliffe

2. To note correspondence to ADC regarding WA/93/20PL – Land east of Tye Lane, and the amended description, and that the deadline for comment is now 18 January 2021.

**14. HELAA**

1.To receive an update. Cllr Ratcliffe

2. To note new HELAA report; salient points of which previously circulated (item held over from previous meeting).

**15. Community Infrastructure Levy trajectory**

To receive an update Cllr Mrs Clark

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

**17. Green Infrastructure Masterplan**

**18. South Downs National Park**

1. To note winter planning newsletter.

2. To note SDNP Planning Committee meeting of 21 January 2021.

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

To note December 2020 update.

**20. Conservation areas**

To note Cllr Ratcliffe’s email to Kevin Owen, ADC  noting the renewed focus on reviewing and updating conservation areas and highlighting the importance of updating the Conservation Area.

**21. Arun District Council parish briefings**

**22. Neighbourhood Plan & Review**

1. To receive an update Cllr Ratcliffe

2. NP Review

1. To review comments on Reg 16 and note that Reg 17 has started.

2. To note letter from Lichfields representing the Church Commissioners for England (CCE) regarding Walberton Neighbourhood Plan Review 2020 Regulation 16: Representations relating to land at Pigeon House Farm (Land South of Walberton). Acknowledgement sent.

**23. Other updates**

**24. Correspondence**

Letter to ADC Planning re non-compliance Cherry Tree Nursery.

**25. Quotes and payments**

**26. Any other business**

**27. Date of next meeting**

The proposed date of the next meeting is Tuesday 2March 2021.