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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 2 March 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 1 March 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: 25 February 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 19 January 2021.

**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 24/21. Clerk - applications comments recorded.

Minute 27/21.2. Clerk - applications comment recorded.

**6. Planning applications**

1. Out of meeting

1. 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. Comment by 24 February 2021. No objection.

2. WA/3/21/HH. Ashogle Eastergate Lane Walberton. Single-storey rear extension to detached dwelling. Comment by 25 February 2021. No objection.

3. WA/4/21/CLE. The Old Apple Store, The Street, Walberton. Lawful development certificate for the existing bicycle & bin enclosure facing Walberton Place, access drive as approved under WA/38/17/PL, and installation of Drains, and Gas, Water and Electricity Services. Comment by 25 February 2021. No objection.

2. In meeting

1. WA/6/21/HH. Snetterton, West Walberton Lane, Walberton. Remove of existing double garage, proposed single- storey extension, revised fenestration. Comment by 4 March 2021.

2. WA/9/21/PL. Arun House, Wandleys Lane, Fontwell. Modifications and extension to existing house to provide additional first floor space/additional bedroom and improved quality of downstairs living accommodation. Comments by 18 March 2021.

3. WA/10/21/TC. The Coach House, The Street, Walberton. Remove the three lowest easterly limbs to 1 Red Oak (T1) and prune back easterly upper canopy spread to approximately 3.5 mtrs. Prune back 1 White Bean (T2) to approximately 2.5 mtrs on the ,easterly canopy Prune back 1 Macrocarpa (T3) to approximately 3 mtrs on the north easterly canopy. Comment by 11 March 2021.

4. WA/12/21/PL. Land to east of Fontwell Racecourse, Fontwell Avenue, Eastergate. Variation of Condition 1 under WA/48/19/RES relating to approved plans. Comment by 25 March 2021.

3.Other

1. Enforcement – ENF/14/21. Little Chef Restaurant Arundel Road Walberton. Alleged Unauthorised Breach of Condition(s) – Litter.

2. Non-compliance – Cherry Tree Nursery, Eastergate Lane, Walberton (ref applications WA/98/16/CLE and WA/108/18/PD). Note email to ADC Planning on 4 January 2021 regarding number of mobile homes and consider action in light of recent video.

**7. Planning decisions**

1. WA/62/20/PL. Lower Farm, Yapton Lane, Walberton. Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development. Approved conditionally.

2. WA/90/20/HH. Pilgrim Cottage, Dairy Lane, Walberton. Single storey side extension. Approved conditionally.

3. WA/91/20/HH. Murroes, Dairy Lane, Walberton. Single storey side extension. Approved conditionally.

4. WA/75/20/PL. Fleurie (former Star Plants Nursery), Lake Lane, Barnham. New & replacement glasshouses & polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development. Approved conditionally.

5. WA/79/20/PL. Spindlewood Yapton Lane, Walberton. Demolition of existing dwelling & erections of 8 new dwelling houses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable. Refused.

6. WA/92/20/HH. 1 Fontwell Close Walberton. Retention of single storey rear extension. Approved conditionally.

7. WA/97/20/HH. 4 Barnfield Cottages, Arundel Road, Fontwell. Single storey extension. Approved conditionally.

**8. Arun District Council**

To note any documents.

**9. Neighbouring Parish Applications and updates**

Aldingbourne Neighbourhood Plan Modification Proposal - Consultation 4th February 2021 until 1st April 2021.

**10. Business Plan activity**

To consider any projects for Business Plan activity.

**11. Highways and Traffic**

1. Highways Working Group & A27 Arundel Bypass

1. To receive an update.

2. To note engagement of Norris Rose Fulbright LLP and approach and plan for first session with barrister on 5 March.

1. FOI request.

2. Strategy

3. List of questions

3. A27 Elected Reps Forum. - meeting postponed

4. A27 Mitigation list. Cllr Ratcliffe

5. Approach Isabel Thurston (Green Party) - SDNP Member representing ADC .

6. ‘No Grey’ banners.

7. Monitoring of HE Ground Investigations.

8. ‘Red and black’ line clarification on HE’s LiDAR imagery.

9. Correspondence.

1. To note WPC’s letter to Nigel Lynn at ADC and response that it was forwarded to Highways England and a further response is awaited.

2. To note lack of response from Lucy Butler and Paul Wagstaff, WSCC Education Department to WPC’s letter of 17 December 2021 and follow-up to Nigel Jupp on 22 January 2021 requesting they report on WSCC Education’s Dept view and policy with regard to the consequences of the recently selected preferred route of Grey for the A27 Arundel Bypass, particularly as it affects Walberton & Binsted C of E Primary School.

3. Consider request by Highway’s England to conduct non-intrusive surveys on the playing field between March 2021 and March 2022.

4. Note correspondence from Andrew Griffith MP.

5. To consider draft letter to northern MP’s.

3. A29 Bypass

To receive an update

4. Traffic Calming Working Group

To receive an update Cllr McElvogue

5. Other

**12. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

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

To receive an update. Cllr Ratcliffe

**14. HELAA**

To receive an update. Cllr Ratcliffe

**15. Community Infrastructure Levy trajectory**

1.To receive an update. Cllr Mrs Clark

2. To note email from ADC regarding WPC CIL trajectory 2021 and CIL update meeting on Thursday 11 March 2021. Cllr Ratcliffe

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

**17. Green Infrastructure Masterplan**

**18. South Downs National Park**

1. To note January and February newsletter.

2. To note SDNP consultation on the draft Camping and Glamping Technical Advice Note (TAN). Comments by 16 March 2021.

3. To note SDNP Parking Supplementary Planning Document (SPD) Consultation – opportunity to comment

on amended draft SPD. Comment by 18 March 2021.

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

To note CPRE February update.

**20. Conservation areas**

To note Kevin Owen’s response to Cllr Ratcliffe’s email regarding 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. To review examiner’s report.

**23. Other updates**

**24. Correspondence**

Email from Eric Wilkinson regarding litter in West Walberton Lane from development off Sunny Corner.

WSALC service provision.

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 20 April 2021.