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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 4 May 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 Sunday 2 May 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: 28 April 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 2 March 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 102/21. Clerk - applications comments recorded.

Minute 121/21. Recommendation referred to Full Council meeting of 13 April 2021.

**6. Planning applications**

1. Out of meeting

AB/135/20/OUT.  Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area. Comments by 10 April 2021. Comment made expressing concerns about HGV traffic being rerouted along Yapton Lane.

2. BN/18/21/RES. GTR land east of Fontwell Avenue, Arundel Road, Fontwell. 5000 sq m of light industrial floor space (ClassB1 (b)/(c) following grant of outline planning permission WA/22/15/OUT (resubmission following BN/57/19/RES). This site is in CIL Zone 1 (Zero Rated) as other development. Comment by 24 April 2021. No further comment to be made at this time.

3. WA/18/21/TC. Peach Cottage, The Street ,Walberton. Canopy thin by15% and a crown lift to 5.5m above ground level for 1 Goat Willow. Comment by 24 April 2021. No objection.

4. WA/23/21/TC. The Old School House, The Street, Walberton. Crown thin by 10% and crown lift to 2- 3m 1 No. Silver Birch tree within the Walberton Village Conservation area. No objection.

2. In meeting

1. WA/93/20/PL. Land East of Tye Lane Walberton. Alternative vehicular access off Tye Lane & emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES. This site is in CIL Zone 2 (Zero Rated) as other development. Comment by 14 May 2021.

2. WA/19/21/PL. Wandleys Farm, Wandleys Lane, Walberton. Variation of condition 2 imposed under WA/76/17/PL relating to condition 2-approved plans. Comment by 21 May 2021.

3. WA/21/21/DOC Approval of details reserved by condition imposed under ref APP/C3810/W/18/3209249 Wandleys Farm, Wandleys Lane, Walberton QAPLWSGADV(ODB) 2018 List Date: 19th March 2021 12 of 22 (WA/76/17/PL) relating to Condition Nos 3 - materials & finishes, 4 - surface water drainage, 5 - Written Scheme of Investigation, 7 - hard & soft landscaping and 8 - Construction Method Statement View Details Decision due by 10 May 2021.

4. WSCC/011/21. Ford Circular Technology Park, Ford Road, Ford. Demolition of existing buildings and structures and construction and operation of an energy recovery facility and a waste sorting and transfer facility for treatment of municipal, commercial and industrial wastes, including ancillary buildings, structures, parking, hardstanding, and landscape works. Comment by 16 May 2021.

5. WA/32/21/PL. Land west of 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. Comment by 27 May 2021.

3.Other

1. Enforcement – ENF/170/21. To note Temporary Stop Notice/plan & site notice served on Dandara at the site at 10:15hrs on 9 April by ADC until 17:00 hours on the 6th May 2021. The reasons for the notice were cited as Works have commenced without discharging conditions 6 (Materials & finishes of buildings), 12 (Surface Water Drainage), 14 (Management and Maintenance of Sustainable Urban Drainage Systems) & 15 (Foul Drainage) of application reference WA/22/15/OUT. It is necessary to cease all unlawful development of the land to prevent harm to the environment and to safeguard the amenity of the area. Should development continue before the materials & finishes of the buildings and all drainage details required under conditions 6, 12, 14 & 15 are approved, there is a risk that the land may not be satisfactorily drained, and construction of the buildings is commenced without approval of the relevant materials & finishes.

2. Enforcement - ENF/202/20 Cherry Tree Nursery. Letter received from ADC with reference to the alleged breach of planning control at the property. Council records reveal that planning permission has neither been sought nor granted for this development. Following the initial investigation, it is confirmed that the development in question does constitute a breach of control under the above Act and that planning permission is required.

3. To note the Ford Energy Recovery Facility revised proposals update of 4 March 2021.

**7. Planning decisions**

1. 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. Approved conditionally.

2. WA/4/21/CLE. The Old Apple Store, The Street, Walberton. Application for a lawful development certificate following grant of planning permission WA/38/17/PL for an existing development - confirmation that permission has been lawfully commenced. Withdrawn.

3. 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. Approved conditionally.

4. WA/10/21/TC. The Coach House, The Street, Walberton. Remove the three lowest easterly limbs to 1No. Red Oak (T1) and prune back easterly upper canopy spread to approximately 3.5m. Prune back 1 White Bean (T2) to approximately 2.5m on the easterly canopy Prune back 1 No. Macrocarpa (T3) to approximately 3m on the north easterly canopy. No objection.

5. WA/12/21/PL. Land east of Fontwell Racecourse, Fontwell Avenue, Eastergate. Variation of Condition 1 under WA/48/19/RES relating to approved plans. Withdrawn.

6. WA/18/21/TC. Peach Cottage, The Street, Walberton. Canopy thin by15% and a crown lift to 5.5m above ground level for 1 Goat Willow. No objection.

**8. Arun District Council**

To note any documents.

**9. Neighbouring Parish Applications and updates**

Aldingbourne Neighbourhood Plan Modification Proposal – Consultation 4th February 2021 until 1 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.

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

2. To note ENF/170/21.

**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 Consultation letter and questionnaire for completion by 26 April 2021.

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

To receive a report of the meeting of 13 April 2021. Cllr Ratcliffe

**17. Green Infrastructure Masterplan**

**18. South Downs National Park**

1. To note the SDNPA Planning Committee meeting of 15 April 2021.

2. To note invitation to join the first National Park Authority ‘Dark Skies’ Webinar for Parishes. 18.30 – 20.00 on 21 April 2021.

3. To note SNDP March and April newsletters.

4. To note receipt of SDNP CIL payment and consider how the money should be spent.

5. To note the SDNP West Sussex Parish online workshop of 15 June 2021.

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

Email looking for expressions of interest in developing work relating to Quiet Lanes.

**21. Arun District Council parish briefings**

To receive a report of the briefing of 11 March 2021. Cllr Mrs Clark

**22. Neighbourhood Plan & Review**

To receive an update Cllr Ratcliffe

**23. Cherry Tree Nursery**

**24. Stoneybrook Farm**

**25. Tree Preservation Orders**

To note the TPO notices on the land between DM Chainsaws and the allotments.

**26. Quiet lanes** Cllr Ratcliffe

**27. Other updates**

**28. Correspondence**

Email from Ann Rollinson with reference to planning application AB/135/20/PL. Clerk responded

Email from Peter Hake regarding the 30mph speed limit in Eastergate Lane and Speedwatch. Clerk responded

Email from Paula Tinkler as to why Slindon was not invited to attend a meeting called by Walberton PC for residents of Walberton and Arundel directly affected by proposals for the A27 Arundel Bypass Grey route. Cllr Mrs Clark responded.

**29. Quotes and payments**

**30. Any other business**

**31. Date of next meeting**

The proposed date of the next meeting is Tuesday 15 June 2021.