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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 June 2021 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. Current Covid social distancing guidance will be complied with. Limited participation will be available via Zoom – contact the Clerk for details.**

**A. Peppler – Parish Clerk Date: 11 June 2021**

AGENDA

**1. Record of attendance and apologies**

**2. Election of chairman and vice chairman**

**3. 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.

**4. Confirmation of Minutes**

To confirm the minutes of the Planning Committee meeting of 4 May 2021.

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

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

**6. Updates of actions agreed at last meeting**

Minute 227/21. Clerk – application comments recorded.

**7. Vistry Homes presentation**

To receive a presentation from Vistry Homes on a proposed new access on land east of Tye Lane.

**8. Planning applications**

1.WA/28/21/HH. Willows West, Walberton Lane, Walberton. Erection of rear extension and loft conversion following the demolition of existing conservatory. No objection.

2.WA/29/21/HH.The Greenway West Walberton Lane Walberton. Erection of rear extension, detached garage and installation of front and rear dormers. Comment by 11 June. No objection.

3. WA/35/21/HH. 12 Fontwell Close, Fontwell. Erection of single storey side extension. Comment by 11 June 2021. No objection.

4. WA/36/21/PL. 3 Orchard Crescent, Arundel Road, Fontwell. Rear extension, attic conversion & conversion of shop front to form part of single residential dwelling. This site is in CIL Zone 2 & is CIL Liable. Comment by 11 June 2021. No objection.

5. WA/37/21/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 2 years. Comment by 11 June 2021.

6. WA/38/21/HH. 1 Orchard Terrace, The Street, Walberton. Erection of rear extension. (This application may affect the character and appearance of the Walberton Village Conservation Area). Comment by 11 June 2021. No objection.

**7.** WA/40/21/TC.The Old Stables, The Street, Walberton. Eucalyptus (T1) - Reduce the height by 5 meters leaving it at a final approximate height of 7 Meters. Comment by 11 June 2021. No objection.

8. WA/42/21/TC. The Old Apple Store, The Street, Walberton. Fell 1 No. Maple tree (T1), Fell 1 No. Yew tree (T2), Fell 1 No. Cypress tree (T3), Fell 1 No. Holly tree (T4) and Fell 1 No. Hawthorn tree (T5) within the Walberton Village Conservation area. Comment by 11 June 2021. No objection.

2. In meeting

1. Environmental permit EPR/MP3904BD, ERF Ford Technology Park. An environmental permit sets the conditions an operator will be required to meet when operating the facility. Comment by 23 June 2021.

2. BN/62/21/PL. The Croft Surgery, Barnham Road, Eastergate. Medical Centre with pharmacy retail unit & other ancillary uses together with access on to Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (zero rated) as other development. Comment by 24 June 2021.

3. WA/44/21/HH. Folie House, Wandleys Lane, Walberton. Erection of single storey rear and side extension with first floor terrace, associated internal alterations and amendments to hard and soft landscaping. Comment by 24 June 2021.

4. WA/48/21/TC. Walberton House, The Street, Walberton. Removal of 1 Ash (T1) because of Ash die back. Comment by 24 June 2021.

**9. Planning decisions**

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. Withdrawn at request of applicant.

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 to amend design of main house. Approved conditionally.

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

4. WA/59/20/PL. Land East of Tye Lane Walberton. A re-plan of part of the approved (outline planning permission WA/44/17/OUT and reserved matters approval WA/95/18/RES) and partially implemented development on the site, which currently has approval for 175 dwellings; to develop an additional 30 dwellings including 9 affordable units on part of the site. The proposal includes an increase in the number of dwellings on part of the site from 81 units to 111 units. Refused.

**10. Appeals**

WA/79/20/PL. Spindlewood, Yapton Lane, Walberton. Appeal to the Secretary of State against ADC’s decision to refuse planning permission for the 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. PiNS reference: APP/C3810/W/21/3269025. All representations must be received by the 16 June 2021.

**11. Arun District Council**

To note any documents.

**12. Neighbouring Parish Applications and updates**

To noteAldingbourne Neighbourhood Plan passed examination and shortly be ‘made’ by ADC.

**13. Business Plan activity**

To consider any projects for Business Plan activity.

**14. Highways and Traffic**

1. Highways Working Group & A27 Arundel Bypass

1. To receive an update.

2. A29 Bypass

To receive an update

3. Traffic Calming Working Group

To receive an update Cllr McElvogue

4. Other

To note complaint about motorcyclists causing nuisance in Fontwell.

**15. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

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

To receive an update. Cllr Ratcliffe

**17. HELAA**

To receive an update. Cllr Ratcliffe

**18. Community Infrastructure Levy trajectory**

1. To receive an update. Cllr Mrs Clark

2. Green Infrastructure Masterplan

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

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

**20. South Downs National Park**

To note the Spring, May and June newsletters.

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

**22. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**23. Neighbourhood Plan & Review**

To receive an update Cllr Ratcliffe

**24. Correspondence**

Email from Barnham & Eastergate PC that they have no plans to apply for Wandleys Lane to be designated ad a Quiet Lane,

Email to Cllr Joy Davis seeking support to ensure that Highways England rectifies its misrepresentations of WSCC's response to the 2019 Further Public Consultation.

Email from Jane and Bill Smail regarding their objections to any tree felling in Walberton House/Park grounds. Clerk responded.

Email from Anne Whitehouse regarding tree felling in Walberton House/Park grounds. Clerk responded.

Email from Dr Fisher regarding glamping site at The Greenway, West Walberton Lane, Fontwell.

**25. Quotes and payments**

**26. Any other business**

**27. Date of next meeting**

The proposed date of the next meeting is Tuesday 27 July 2021.