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| 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 10 August 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: 5 August 2021**

AGENDA

**1. Record of attendance and apologie**

**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 June 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 289/21. Clerk – application comments recorded.

**6. Planning applications**

1. Out of meeting

1. WA/51/21/HH. 5 North Pound, Walberton. Erection of single storey rear extension, open porch, part garage conversion and full flat roof re-roofing along with internal alterations. Comment by 15 July 2021.

2. WA/55/21/L. Days, Days Lane. Aldingbourne. Listed building consent for the removal of an unsafe wall and some landscaping to provide wheelchair access. Comment by 15 July 2021. No objection.

3. WA/58/21/PL. Brookview Nursery, Eastergate Lane, Walberton. The removal of outdoor storage, including caravan & polytunnels, the erection of 7 workshop units comprising of 12 offices & 3 commercial units, associated parking, drainage and turning spaces. This application is in CIL Zone 3 (Zero Rated) as other development. Object.

4. WA/59/21/T. Oak Bank, Wandleys Lane, Walberton. Pedunculate Oak - Tree Number 9 Crown reduction by approximately 25%-30%, Removal of dead wood and reduction of limbs to reduce crown over road. Comment by 29 July 2021. No objection.

5. WA/60/21/HH. 2 Nash Way Walberton. First floor extension, mono pitch roof to front and rear with re-built porch. Cladding to first floor walls. Comment by 29 July 2021. No objection.

6. WA/63/21/PL. Land East of Tye Lane, Walberton. Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development. Comment by 5 August 2021. Object.

7. WA/66/21/TC. Willow Tree Cottages, The Street, Walberton. Crown reduction of 1 No. Silver Birch tree to height 10m and spread 6m within the Walberton Village Conservation area. Comment by 5 August 2021. No objection.

2. In meeting

1. 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. Further comment by 16 August 2021.

2. WA/65/21/T. Willow Tree Cottages, The Street, Walberton. Crown reduction 1 Beech tree to height 11m and spread 6m and inner crown to be thinned by 5%. Re-pollard 1 Weeping Willow tree. Comment by 12 August 2021.

3. WA/68/21/PL. Land Adjacent to 1 Orchard Way, Fontwell. Variation of condition 1 imposed under WA/18/19/PL relation to updated (July 2021) Arboricultural Impact Assessment. Comment by 12 August 2021.

4. WA/69/21/T. Manor Lodge, The Street Walberton. 5 No. mature common limes (G1) - remove small-diameter growth from dormant buds on the main stem between the clipped basal suckers and 5m above ground level. 1 No. London plane (T1) - shorten tips of small-diameter secondary and tertiary branches from descending branches (by 1m to 2m) to provide 2m to 3m clearance above the roof and eaves of Manor Lodge. Comment by 12 August 2021.

5. WA/71/21/DOC. Sunny Corner, Copse Lane, Walberton. Approval of details reserved by condition imposed under WA/75/17/PL relating to condition 8-surface water drainage scheme & maintenance plan.

3. WSCC application

WSCC/011/21. Ford Circular Technology Park, Ford Road, Ford, Arundel. 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. Following the submission of the above planning application which is accompanied by an Environmental Statement, notice is hereby given that further information and other general clarifications on a range of matters have been submitted to West Sussex County Council under the above provisions inlcuding in respect of; Hard and Soft Landscaping, Odour, Dust, Noise/Vibration, Highways, Landscape and Visual Impacts, Heritage Impacts, Drainage, and Air Quality & Emissions. Further comment by 5 September 2021.

**7. Planning decisions**

1. WA/28/21/HH. Willows, West Walberton Lane, Walberton. Erection of rear extension and loft conversion following the demolition of existing conservatory. Approved conditionally.

2. WA/29/21/HH. The Greenway, West Walberton Lane, Walberton . Erection of rear extension and installation of front and rear dormers. Approved conditionally.

3. WA/32/21/PL. Land at 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. Refused.

4. WA/35/21/HH. 12 Fontwell Close, Fontwell. Erection of single storey side extension. Approved conditionally.

5. 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. Approved conditionally.

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

7. 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. No objection.

8. 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 l landscaping. Approved conditionally.

9. WA/48/21/TC. Walberton House The Street Walberton. Removal of 1 No. Ash (T1) because of Ash die back. Objection.

10. WA/51/21/HH. 5 North Pound, Walberton. Erection of single storey rear extension, open porch, part garage conversion and full flat roof re-roofing along with internal alterations. Approved conditionally.

11. WA/59/21/T. Oak Bank, Wandleys Lane, Walberton. Pedunculate Oak - Tree Number 9 Crown reduction by approximately 25%-30%, Removal of dead wood and reduction of limbs to reduce crown over road. Refused.

**8. Enforcement**

ENF/324/21. Land north of Morleys Croft, Binsted Lane, Binsted. Alleged unauthorised clearing of woodland.

**9. Arun District Council**

To note any documents.

**10. Neighbouring Parish Applications and updates**

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

**11. Business Plan activity**

To consider any projects for Business Plan activity.

**12. 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

1. To receive an update Cllr McElvogue

2. To receive data from traffic survey

**13. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

**14. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**15. HELAA**

1. To receive an update. Cllr Ratcliffe

2. To note that ADCis currently undertaking a ‘Call for Sites’ process from 2 June 2021 – 7 July 2021.

**16. Community Infrastructure Levy trajectory**

1. To receive an update. Cllr Mrs Clark

2. Green Infrastructure Masterplan

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

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

**18. South Downs National Park**

1. To note The South Downs National Park Authority (SDNPA) consultation on a draft Design Guide Supplementary Planning Document (SPD). Comments by 6 September 2021.

2. To note July newsletter.

3. To note the agenda and meeting papers for the Planning Committee meeting on the 12 August 2021.

**19. Draft WSCC transport plan 2022- 2036 consultation**

To note and consider.

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

**21. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**22. Neighbourhood Plan & Review**

To note that the Neighbourhood Plan was recently ‘made’ by ADC and SDNP.

**23. Committee vacancies**

To confirm vacancies on committees and outside bodies to be filled at next full council meeting.

Cllr Mrs Clark

**24. Transcription service** Cllr Ratcliffe

**25. Correspondence**

1. Copied in email from Ren Kitchener to Stride & Son regarding a ‘For sale’ board at Barn Farm, Wandleys Lane.

2. Emails from Richard Spencer and Maggie Alexander regarding HGV’s using Binsted Lane and building activity on land adjoining Morleys Croft, Binsted.

3. Email from Gill Thomas – letter of thanks regarding WPC’s proposed objection to the Tye Lane access.

4. Email from Julie Robinson  representing local equestrian interests regarding the proposed A27 Arundel Bypass Grey route.

**26. Quotes and payments**

To consider any quotes and payments

**27. Any other business**

**28. Date of next meeting**

The proposed date of the next meeting is Tuesday 21 September 2021.