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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 21 September 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: 16 September 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 10 August 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 385/21. Clerk – application comments recorded.

Minute 385/21.6. Letter to Michael Eastham sent 13 August 2021.

Minute 398/21. Cllr Vawer to draft response to WSCC transport plan 2022- 2036 consultation survey.

Minute 403/21.Clerk – emailed Data Protection Officer regarding suggested transcription service.

**6. Lanes End, Walberton**

Presentation by Smith Simmons on a proposed development at Lanes End, Walberton.

**7. Planning applications**

1. Out of meeting

WA/73/21/HH.Westing House, Barnham Lane, Walberton. Erection of tree house. Comment by 17 September 2021. No objection.

WA/75/21/CLP. Lower Farm, Yapton Lane, Walberton. Lawful development certificate for the proposed construction of a reservoir to hold harvested rainwater for the irrigation of horticultural crops. Decision by 30 September 2021. The council supported this application on the grounds that it will potentially increase the growing season, reduce the demand on local water supply, be environmentally beneficial and contribute to the local economy. It is supported by WPC’s Neighbourhood Plan Policy WE2 and ADC’s Local Plan Policy W SP1. Support. Application later withdrawn. WA/76/21/TC.Gable House, The Street Walberton. 1 Silver Birch tree (T1) fell, 1 Bay tree (T2) crown reduction to leave height 8m and spread 6m and 1 Magnolia tree (T3) crown reduction to leave height 3.5m and spread 5.5m within the Walberton Village Conservation area. Comment by 14 September 2021. Cllr Ratcliffe had declared a personal interest in this application and had abstained from voting. No objection.

2. In meeting

WA/80/21/OUT. Land east of Yapton Lane, Walberton. Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan. Comments by 7 October 2021.

WA/81/21/AG. Lower Farm, Yapton Lane, Walberton. Prior approval under Schedule 2 Part 6 for a proposed new reservoir on farm to hold harvest rainwater to irrigate horticultural crops. Decision by 30 September 2021.

**8. 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.

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 as new dwelling. 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 Cypress tree (T3), fell 1 Holly tree (T4) and fell 1 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 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.

**9. Arun District Council**

To note the request for opinions on ADC's Development Management policies (previously circulated) by 16 September 2021 and WPC’s response.

**10. Draft WSCC transport plan 2022- 2036 consultation and Quiet Lanes**

**11. Neighbouring Parish Applications and updates**

**12. Business Plan activity**

To consider any projects for Business Plan activity.

**13. Highways and Traffic**

1. Highways Working Group & A27 / A29 Arundel Bypass

1. To receive an update.

2. A27 Arundel Bypass.

3. A29 Bypass.

2. Traffic Calming Working Group

To receive an update and traffic survey report. Cllr McElvogue

3. Avisford Grange / Tye Lane access.

4.To note WSCC development of a Bus Services Improvement Plan (BSIP) and online survey 18 August – 14 September 2021.

**14. Fontwell Meadows**

1. To receive a Working Group report. Cllr Vawer

**15. Avisford Grange working group**

To receive an update. Cllr Ratcliffe

**16. HELAA**

To receive an update. Cllr Ratcliffe

**17. Community Infrastructure Levy trajectory**

1. To receive an update. Cllr Mrs Clark

2. Green Infrastructure Masterplan

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

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

**19. South Downs National Park**

1. To note SDNPA Webinar on Nature Recovery 13 October 2021.

2. To note August newsletter.

3. To note September newsletter.

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

1. To note WSCC’s parish note regarding ‘Quiet Lanes’, and CPR’s Guide to Quiet Lanes.

2. To note invitation to CPRE Sussex virtual AGM, Saturday 25 September 2021.

3. To note CPRE Sussex September 2021 News.

**21. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**22. North Choller Farm**

To consider WSCC proposed asset sale of Holding 21. Cllr Mrs Clark

**23. Correspondence**

Email from Simon Davis, ADC, concerning planning application WA/58/21/PL (Brookview Nursery, Eastergate Lane) and its relationship to the recent Walberton Neighbourhood Plan (WNP).

**24. Quotes and payments**

To consider any quotes and payments

**25. Any other business**

**26. Date of next meeting**

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