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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 2 November 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: 28 October 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 21 September 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 469/21. Clerk – application comments recorded.

Minute 472/21. Cllr Vawer – personal response to WSSC Transport Plan and Quiet Lanes survey submitted.

**6. Planning applications**

1. Out of meeting

1. WA/85/21/T. Myrtle Cottage, The Street, Walberton. 1 Hazel tree (T1) - Crown lift to approx 2.4m and Crown thin by 15%. 1 Holly tree (T2) - Crown reduction to height 4.5m and spread 2.5m. 1 Bay tree (T3) - Crown reduction to height 4.5m and spread 2.5m. 1 Magnolia tree (T4) - Crown thin by 15% and 1 Maple tree (T6) Crown thin by 15%. Comment by 21 October 2021. No objection.

2. In meeting

1. WA/83/21/L. 8 Walberton Park, Walberton, Arundel. Listed building consent to replace existing french doors with like for like and with heritage slim double glazing. Comment by 11 November 2021.

2. [WA/88/21/DO](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/88/21/DOC&from=planningSearch)C - reserved matters for the GTR site.  Includes noise impact assessment, construction management plan, lighting, and management of the footpath during entrance construction. AV’s initial thoughts are that deliveries/HGV/forklift use from 7am every day apart from 8am on Saturday may be disruptive to a residential area (85 inward movements in the 7am to 9am period).

3. WA/93/21/PL. Land adjacent to Oak Bank, Wandleys Lane, Walberton. New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as new dwelling. Comments by 4 November 2021.

4. WA/96/21/TC. Amber, The Street, Walberton. 1 Magnolia tree (T1) crown reduction to height 4m spread 8m and 10% crown thin and 1 Prunus tree (T2) remove any deadwood and crown reduction to height 4m and spread 2.5m within the Walberton Village Conservation area. Comment by 18 November 2021.

5. WA/98/21/PL. Brookview Nursery, Eastergate Lane, Walberton. Removal of outdoor storage, including caravan and polytunnels and the erection of 7 No. units comprising of 12 offices and 3 workshops, associated parking, drainage and turning spaces (resubmission following WA/58/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 18 November 2021.

3. Notifications of determination

1. Notification of a Planning Committee Meeting at 2:00pm on the 27 October 2021 APPLICATION NO: BN/18/21/RES. GTR land east of Fontwell Avenue, Arundel Road, Fontwell.

2. Notification of a Planning Committee Meeting at 2:00pm on the 27 October 2021 APPLICATION NO: WA/63/21/PL Site Address: Land East of Tye Lane, Walberton.

**7.** **Planning decisions**

1. BN/62/21/PL. The Croft Surgery, Barnham Road, Eastergate. Medical centre with pharmacy retail unit & other ancillary uses together with access onto Barnham Road, associated car parking and other hard and soft landscaping works. This site is in CIL zone 2 (Zero Rated) as other development. Approved conditionally.

2 WA/73/21/HH. Westing House, Barnham Lane, Walberton. Erection of tree house. Approved conditionally.

3. 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. Objection.

4. 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. No objection.

**8. Compliance**

1. Fairfield

There are mobile homes being lived in at the rear of the property. Permission is only for the storage of fairground equipment and lorries – WA/34/12/CLE. To be referred to ADC Compliance Officer.

2. Stoneybrook Farm

  Follow up on refusal issued 13 January 2021 for converting to a flat - WA/87/20/CLE. Clarification to be sought as to permitted buildings and use, referring to advert on Facebook Marketplace, and whether permission was granted for the newly built workshop. To be referred to ADC Compliance Officer.

**9. Arun District Council**

**10. 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.

To receive an update.

**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**

1. To receive an update. Cllr Ratcliffe

2. To note ADC’s Arun HELAA update 2021 – Walberton.

**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 14 October 2021. Cllr Ratcliffe

**19. South Downs National Park**

1. To note  SDNPA Planning Committee meeting 10am 14 October 2021.

2. To note invuiation to contribute to preparation of Technical Advice Note (TAN) on community-based renewable energy proposals and we’d welcome the input of parish and town councils. Feedback requested by 1 November 2021.

3. To note SDNP Community Infrastructure Levy 2020/21 letter of 7 October 2021 regarding Community Infrastructure Levy (CIL) bidding , and the upcoming recommendations for funding.

4. To note October newsletter.

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

**21. Arun District Council parish briefings**

To receive any reports Cllr Mrs Clark

**23. Correspondence**

Email of apology from Dandara 8 Oct 2021 regarding a concrete mix issue causing unexpected work outside of core site working hours.

**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 25 January 2022.