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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 24 November 2020 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 ‘virtually’ 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 Monday 23 November 2020. 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: 19 November 2020**

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 27 October 2020.

**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 383/20. Clerk. Applications – comments recorded.

**6. Planning applications**

1. Out of meeting.

WA/85/20/DOC. Land to the East of Fontwell Avenue Fontwell. Approval of details reserved by condition imposed under ref APP/C3810/V/163143095 (WA/22/15/OUT relating to Condition No 5 - scheme of phasing for construction. Comment by 23 November 2020. No objection.

2. In meeting

1. WA/48/19/RES. Land east of Fontwell Avenue, Fontwell. Amendments to various plans.

2. WA/62/20/PL. Lower Farm Yapton Lane Walberton. Construction of 5 hectares of glasshouses, a service area & a reservoir on agricultural land. This site is in CIL Zone 3 (Zero Rated) as other development. Comment by 10 December 2020.

3. WA/65/20/PL. Little Box Cottage, Walberton Green, Walberton. Change of use of upstairs of barn/garage building as occasional holiday let, use of half of one of the 3 lower bays of the garage as a workshop/office & addition of 2 wooden garage doors to the 2 open bays on the front elevation with addition of window to rear elevation (easterly bay). This application affects the character & appearance of the Walberton Green Conservation Area & may affect the setting of a listed building. This site is in CIL Zone 2 (Zero Rated) as other development. Comment by 26 November 2020.

4. WA/70/20/DOC. Land East of Tye Lane, Walberton. Approval of details reserved by condition imposed under ref WA/44/17/OUT relating to Condition No 6 - Construction Management Plan. For reconsideration.

5. WA/78/20/HH. Ross Cottage, Eastergate Lane, Walberton. Two storey side extension, single storey rear extension, porch and detached garage.

6. WA/79/20/PL. Spindlewood, Yapton Lane, Walberton. Demolition of existing dwelling & erections of 8 No. 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. Comment by 24 December 2020.

7. WA/87/20/CLE. Stoneybrook Farm, Eastergate Lane, Walberton. Lawful development certificate for the existing use of first floor of southern end of building as a single dwelling house. Comment by 17 December 2020.

**7. ADC Development Control notifications**

1. WA/48/19/RES: Land to the East of Fontwell Avenue, Fontwell. 25 November 2020.

2. BN/50/20/PL: Land west of Fontwell Avenue, Eastergate. 25 November 2020.

**8. Planning decisions**

1. WA/50/20/RES. Former Lanes End House, West Walberton Lane ,Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for appearance, landscaping, layout & scale for the demolition of 1 No. dwelling & the erection of 6 No. dwellings (resubmission following WA/7/19/RES). Refused.

2. WA/67/20/TC. Bramble Cottage, West Walberton Lane, Walberton. 1 Mature/Over mature Walnut tree reduce back northerly lateral spread growing towards the property roof line to 3.5m & reduce back two lateral limbs growing out north easterly to 3.5m and remove major dead wood. No objection.

**9. Arun District Council**

To note any documents.

**10. Neighbouring Parish Applications and updates**

**11. Business Plan activity**

To consider any projects for Business Plan activity.

**12. Highways and Traffic**

1. Highways Working Group Cllr Fisher

1. To receive an update

2. ﻿Barnham, Eastergate and Westergate Framework Masterplan Consultation.

2. A27 Arundel Bypass

1. To receive an update Cllr Fisher

3. A29 Bypass

To receive an update Cllr Fisher

4. Traffic Calming Working Group

1. To receive an update Cllr McElvogue

2. Speedwatch.

5. Other

To note WSCC Transport Plan Review survey; closes 17 Dec 2020.

To note WSCC November newsletter.

**13. Fontwell Meadows**

To receive a Working Group report. Cllr Vawer

**14. Avisford Grange – access via Tye Lane.**

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

To receive an update. Cllr Ratcliffe

**16. HELAA**

1.To receive an update. Cllr Ratcliffe

2. To check that all points raised by us on 4 May 2020 have been actioned and if necessary, send them to ADC again to assist their update.

**17. Community Infrastructure Levy trajectory**

To receive an update Cllr Mrs Clark

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

To note meeting of 26 October 2020.

**19. Green Infrastructure Masterplan**

**20. Southdowns National Park**

1. To note the SDNP Planning Committee meeting of 12 November 2020.

2. To note SDNP the West Sussex parish workshop 2 December 2020.

3. To note WSCC and SDNP are working in partnership to prepare a Soft Sand Review of the Joint Minerals Local Plan (2018) allowing representations to be made on their ‘soundness’ and legal compliance and procedural compliance, until 8 January 2021.

4. To note SDNP November newsletter.

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

**22. Conservation areas**

**23. Town and Parish Council Proforma**

To receive a report of the 16 November 2020 meeting. Cllr Mrs Clark

**24. Neighbourhood Plan & Review**

To receive an update Cllr Ratcliffe

**25. Other updates**

Cherry Tree Nursery. To confirm submission of further changes on the site to ADC.

**26. Correspondence**

**27. Quotes and payments**

**28. Any other business**

**29. Date of next meeting**

The proposed dates of the next meetings are Tuesday 15 December 2020 and Tuesday 19 January 2021 or 9 February 2020.