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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@walbertonpc-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 6.00pm on Tuesday 5 March 2019 in the Pavilion for the purpose of transacting the business set out in the agenda below.**

Signed: Date:

Parish clerk

**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 29 January 2019 was a true record of the business transacted.

**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**

57/18 – Clerk. Planning comments recorded.

64/19/1. – Clerk. Letters to WSCC and ADC finalised and sent.

**6. Planning applications**

1. Considered out of meeting.

WA/1/19/PL. Land East of Fontwell Avenue, Fontwell. Variation of condition 24 following the grant of WA/22/15/OUT (APP/C3810/V/16/3143095) to read 'No more than 150 units hereby permitted shall be occupied for more than two years lapse from the date of first occupation of the development (whichever is sooner) until the completion of the improvements to the A/27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 REV A - Proposed Roundabout Improvements'. This application also lies within the parish of Eastergate. Comment by 14 Feb 2019. Object. Although Walberton Parish Council understands the reasoning behind the request and the timing issues of Highway improvements, the Council objects to this variation of a condition of Outline Planning. The Council has noted several communications from residents objecting to this change and is concerned that 150 houses, along with other developments to the south of Fontwell Avenue, will impact detrimentally on existing roads if there are no improvements to mitigate the increase in traffic.

2. For consideration this meeting.

1. WA/95/18/RES. Land East of Fontwell Avenue, Fontwell. Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175 dwellings, car parking including garages, internal access roads, footpaths, parking & circulation areas, hard & soft landscaping, allotments, play areas / equipment, community orchard, & other associated infrastructure & engineering works. This application may effect the character and appearance of the Walberton Conservation area. Comment by

2. WA/3/19/T. Walberton Park, Walberton. Fell 1 Ash tree and Crown reduction up to 3m to 1 Magnolia tree. Comment by 7 March 2019.

3. WA/4/19/HH. Ashogle, Eastergate Lane, Walberton. Alterations to the approved detached garage/store to be used as a detached garage/annex to the main dwelling (Retrospective). Comment by 14 March 2019.

4. WA/7/19/RES. Lanes End, West Walberton Lane, Walberton. Approval of reserved matters following outline consent WA/26/18/OUT for layout & scale for 6 dwellings and 6 detached garages. Comment by 14 March.

5. WA/10/19/HH. Minden, Yapton Lane, Walberton. Rear extension with flat roof. Comment by 21 March 2019.

**7. Planning decisions**

1. WA/58/18/PL. 1 Orchard Way Fontwell Walberton. Erection of 2 detached dwellings, adaption to existing crossover & new driveway. Withdrawn.

2. WA/89/18/L. 9 Walberton Park, Walberton. Listed building consent for a replacement 1.19m high privacy screen, affixed to the existing 0.48m high dwarf wall giving a total height of 1.81m to North and West sides of patio. Refused.

3.WA/105/18/L. 3 Forge Cottages, The Street, Walberton. Listed building consent for the replacement of 6 No. wood frame casement windows with 6 No. new identical wood frame casement windows to the front of property. Approved conditionally.

4. WA/108/18/PD. Cherry Tree Nursery, Eastergate Lane, Walberton. Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 5 dwelling houses (Class C3) & associated works. Objection.

**8. Planning appeal**

WA/75/17/PL. Land adjacent to Sunny Corner, Copse Lane, Walberton. 9 dwellings with associated car parking, bin storage, landscaping and creation of new access road from existing access on to West Walberton Lane. This application is a departure from the Development Plan.

**9. Neighbouring Parish Applications and updates**

**10. Town and Parish Council Proforma – For Review**

To note submission of WPC profile proforma.

**11. A27 Arundel Bypass**

1. To receive an update.

2. To note letter received from Roger Elkins, WSSC, regarding A27 Arundel Bypass consultation.

**12. Community Play Centre**

To consider any developments for the proposed new extension.

**13. Neighbourhood Plan & Review**

**14.** **Tuppers Field (Wates -Linden Homes)**

To receive an update.

**15. Dandara site**

Key stakeholder preview 28 February 2019.

**16 Land east of Tye Lane**

To note submission of revised plan by Pegasus Group to ADC pursuant to Outline Planning Permission WA.44.17.OUT (LPA reference: WA/95/18/RES).

**17. Highways and Traffic**

To note submission of application for a 20 mph Traffic Regulation Order along The Street.

**18. Green Infrastructure Masterplan**

To receive update **-** deferred from last meeting. To consider parish assets, links, biodiversity and constraints.

**19. JWAAC**

**20. SDNP**

To note the SDNP Local Plan Examination consultation period 1 February to 28 March 2019.

**21. CPRE**

To agree continued membership and authorise annual subscription of £36.00.

**22. Conservation issues**

**23. Correspondence**

1. Martin Sutton - planning conditions associated with the Dandara development on Fontwell Avenue.

2. Sue Oates – proposed Community Play Centre extension.

3. Mr G Gamble – proposed Community Play Centre extension.

**24. Quotes and payments**

**25. Any other business**

**26. Date of next meeting**

To confirm that the next meeting will be on Tuesday on 23 April 2019. The proposed date of the following meeting will be on 28 May 2019.