|  |  |
| --- | --- |
|  | **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 30 April 2019 in the Pavilion for the purpose of transacting the business set out in the agenda below.**

Signed: Date: 25 April 2019

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 5 March 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**

Minute 108/19. Cllr Mrs Lewis sent letter to Arun’s Compliance officer.

Minute 113/19. Cllr Ratcliffe prepared a draft to the consultation which ends on the 26April 2019.

Minute 115/19.Clerk to wrote to ADC, response received.

**6. Planning applications**

1. Considered out of meeting.

1. WA/15/19/TC. Amber, The Street, Walberton. Crown reduction of 4m and crown thin 30% to 1 birch tree within the Walberton Village Conservation Area. Comment by 22 April. No objection.

2. WA/16/19/TC. Old Stores House, The Street, Walberton. Fell to ground 1 field maple tree within the Walberton Village Conservation Area. Comment by 12 April. No objection.

3. WA/18/19/PL. Land adjacent to 1 Orchard Way, Fontwell. Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway (resubmission following WA/58/18/PL). Comment by 18 April. Objection on the grounds that this application conflicts with its Neighbourhood Development Plan.

3. SDNP/19/00871/BBPN. Side of 58 Havenwood Park, Chichester Road, Arundel. Notification of the Proposed Installation of a high speed broadband cabinet. Comment by 16 April. Support.

4. WA/20/19/HH. 11 Orchard Way, Fontwell. Extend existing garage, front and rear with first floor extension over new front porch & canopy. Comment by 27 April. No objection.

5. WA/22/19/PL. The White Cottage West Walberton Lane Walberton. Demolition of existing dwelling & erection of 1 No. replacement dwelling (amendment to WA/49/18/PL). Comment by 27 April. No objection but recommend a permeable driveway.

2. For consideration this meeting.

1. WA/27/19/A. South of corner of The Street & Yapton Lane Walberton. 1 non illuminated pole mounted free standing sign. Comment by 12 May.

2. WA/30/19/PL. Walberton House, The Annexe, The Street. Walberton. Listed building for change of use from part of accommodation of Walberton House to separate self-contained dwelling. This application affects the character and appearance of Walberton Village Conservation Area. Comment by 31 May.

3. WA/33/19/HH. Longacres Eastergate Lane Walberton. Replace rear flat roof with pitched roof, replace front porch, replace cladding and remove front conservatory with alterations to internal arrangements and alterations to fenstration. Comment by 24 May.

**7. Planning decisions**

1. WA/95/18/RES. Land east of Tye Lane, Walberton. Approval of reserved matters following outline consent WA/44/17/OUT for the erection of 175dwellings, 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 affect the character and appearance of the Walberton Village Conservation Area. Approved conditionally.

2. WA/109/18/T. Willow Tree Cottage, The Street, Walberton. Crown reduction 1m and crown thin 10% to 1 beech tree. Re-pollard 1 willow tree. Approved conditionally.

3.WA/112/19/CLE. Star Plants, Lake Lane, Barnham. Lawful development certificate for the existing use of the land & associated structures. This application also lies within the parish of Yapton. Planning permission not required.

4. WA/118/18/CLE. Star Plants, Lake Lane, Barnham. Lawful development certificate for the existing use of the land & associated structures. This application also lies within the parish of Yapton. Planning permission not required.

5. WA/113/18/HH. 9 Orchard Way, Fontwell, Walberton. Two storey rear extension, first floor extension & conversion of garage to habitable use. Approved conditionally.

6. WA/114/18/HH. 5 Orchard Crescent Arundel Road Fontwell Walberton. Single storey front extension, internal works & brick-built garage with a pitched tiled roof. Approved conditionally.

7. 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. Approved conditionally.

8. WA/3/19/T. Walberton Park Walberton. Fell 1 ash tree and crown reduction up to 3m to 1 magnolia tree. Approved conditionally.

9. 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). Approved conditionally.

10. WA/10/19/HH. Minden, Yapton Lane, Walberton. Rear extension with flat roof. Approved conditionally.

11. WA/15/19/TC. Amber, The Street, Walberton. Crown reduction of 4m and Crown thin 30% to 1 birch tree within the Walberton Village Conservation area. No objection.

**8. Development Control**

Notification of a Development Control Committee Meeting at 2.30 pm on the 10th April 2019 at which the below application is expected to be determined:

Application number: WA/1/19PL. Site: Land east of Fontwell Avenue, Fontwell.

**9. Community Infrastructure Levy (CIL)**

To note publication of ADC Community Infrastructure Levy Draft Charging Schedule for consultation 21 March – 2 May 2019.

**10. Neighbouring Parish Applications and updates**

To receive an update.

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

**12. A27 Arundel Bypass**

1. To receive an update. Note further non-statutory consultation is now planned for late summer 2019.

2. To note creation of working group. To note Arun’s response and consider responding. To note the sharing of sensitive data on social media.

3. To note the meeting of the A27 Elected Representatives Forum held at Arundel Town Hall on 14 March 2019.

**13. Neighbourhood Plan & Review**

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

To create a working group to liaise with Wates/Linden/Pegasus. To note that Reserved Matters have been agreed and a meeting with Linden/Pegasus regarding timings will be held soon.

**15. Dandara site**

Consider draft responses to questions raised by Fontwell Green Committee. To note that Arun are investigating a possible breach of Hedgerow regulations.

**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**

1. To receive an update on West Walberton Lane discussions.

2. To note comments submitted on the A29 realignment.

3. To note letter sent to the chairman of the Elected Representatives Forum.

**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**

**22. Conservation issues**

**23. Correspondence**

Correspondence from Julie Robinson on A29 Realignment & BEW Site and Arundel A27 Bypass Scheme. (Email in Highways).

Correspondence from Jacky Collins suggesting “No construction vehicles through the village” signs in Walberton and surrounding areas.

Correspondence from Michael Boult on parking around Church Lane / Parsons Walk.

Correspondence from Jonathan Hill regarding WA/75/18/OUT.

Correspondence from Lichfields regarding development of land at Pigeon House Farm, Walberton, for 200 homes.

Correspondence from Community Play Centre considering a proposal to build a new two storey building in the Tuppers Field or Fontwell fields development sites.

Correspondence from WYG regarding development on Walberton green site between Eastergate and West Walberton Lane for 46 homes.

Correspondence from Andrew Titmus regarding Fontwell development.

Correspondence from Richard Sherman regarding research on behalf of Arun District Council related to the Walberton NSS DPD.

**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.

< end >