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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 6pm on Tuesday 9 July 2019 in the Pavilion for the purpose of transacting the business set out in the agenda below.**

Signed: Date 4 July 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 28 May 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 254/19.2 Clerk – comments recorded on ADC planning portal.

Minute 257/19.2.5 Clerk – Speedwatch team contacted and response received.

**6. Planning applications**

1. Considered out of meeting.

1. WA/46/19/HH. 14 Barnfield Cottages, Arundel Road, Fontwell. Single storey side extension and bay window to front elevation. Comment by 4 July 2019. No objection.

2. WA/44/19/PL. Walberton Baptist Church, The Street, Walberton. Temporary permission (maximum 12 months) for a single storey timber framed WC & lobby extension. This application affects the character & appearance of the Walberton Village Conservation Area. Comment by 4 July 2019. Objection. Walberton Parish Council objects to this application. It supports the comments of the affected neighbours. Whilst the application seeks planning permission for just one year, the Design and Access Statement confirms that this is until the Church can raise funds to build the approved extension. The applicants also confirm that they do not have the funds to build the extension and have provided no evidence on how they propose to do so and what their timescale will be. As such there is every chance that the extension would become permanent.

3.WA/49/19/HH. Southwood Lodge, West Walberton Lane, Walberton. Replacement of two flat roofs with pitched roofs and cladding to the upper elevations including juliette balcony to north elevation. Comment by 4 July 2019. No objection.

4. WA/54/19/NMA. Fairmead Farm, Binstead Lane, Binsted. Non-material amendment following the grant of reference WA/84/17/PL for change of colour of wall cladding and infill open bay with sectional door.

Objection. Walberton Parish Council objects to this application on the grounds that the amendment infers a change of use to the original planning permission given, which specified in point 3 "the building shall not be used for any other business purpose including agricultural contracting or for vehicle repair except in relation to vehicles used in connection with Fairmead Farm. Any farm equipment stored within the building must be needed in connection with Fairmead Farm"An amendment to add a roller shutter door to a Hay and Straw storage area is totally unnecessary, unless the owner intends to keep other than the intended feed/bedding materials in that area. ie storage of additional machinery for external contractual purposes. To change the colour of the building to other than green to would be out of keeping, particularly in its location adjacent to a grade II listed building and the surrounding open countryside.

2. For consideration this meeting.

1. WA/6/19/CLP. Farplants Sales Ltd, Lake Lane Barnham. Lawful development certificate for a proposed Anti-Vandal Open Plan unit. Comments by 18 July 2019.

2. WA/48/19/RES. Land to the east of Fontwell Avenue, Fontwell. Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate. Comment by 18 July 2019.

3. WA/53/19/HH. Berberis, London Road, Fontwell. To replace overhanging tatty hedge with wooden fence and driveway gate. Comments by 18 July 2019.

4. WA/58/19/TC. 4 Parsons Walk, Walberton. Fell 1 conifer tree, prune 1 Norway Maple by 1.5m to previous points and prune 1 Silver Birch by 2m to previous points within the Walberton Village conservation area. Comments by 2 August 2019.

5.WA/60/19/A. Land east of Tye Lane, Walberton (Tuppers Field). Retrospective erection of 8 flags and 3 sign boards for a temporary period during construction of up to 3 years. Comments by 18 July 2019.

6. WA/61/19/PD. Stoney Brook Farm, Eastergate Lane, Walberton. Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 dwelling (Class C3).

3. Development control.

To note receipt of Notification of a Development Control Committee Meeting at 2.30 pm on the 10th July 2019.

Application number: WA/75/18/OUT  
Site: Land to the rear of 7 The Meadows, Walberton.

**7. Planning decisions**

1. WA/27/19/A. South of corner of The Street & Yapton Lane, Walberton. One non illuminated pole free standing sign. Approved conditionally.

2. WA/30/19/PL. Walberton House, The Annexe, The Street, Walberton. Application for change of use from part of accommodation of Walberton House to separate self-contained dwelling. This application affects the character and appearance of the Walberton Village Conservation Area and the setting of a Listed Building. Approved conditionally.

3.WA/33/19/HH. Longacres, Eastergate, 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 fenestration. Approved conditionally.

4. WA/39/19/T. Fir Tree Cottage, The Street, Walberton. Remove deadwood from 1 ash tree in front of property and crown reduction up to 3m to 1 ash tree at rear of property. Approved conditionally.

5. WA/75/17/PL. Sunny Corner, Copse lane, Walberton. Appeal successful. Approval for 9 market houses.

6. WA/76/17/PL. Land south of Wandleys Farm, Wandleys Lane, Walberton. Appeal successful. Approval for 4 affordable homes with local connections Sec 106 and 1 market house.

**8. Neighbouring Parish Applications and updates**

To receive an update.

**9. Lane’s End**

To receive an update.

**10. Highways and Traffic**

1. Highways Working Group

1. To receive an update.

2. To note letter sent to Ms Sandra Fryer, Independent Chair, Elected Representatives Forum.

2. A27 – to receive an update.

1. To note thereport and minutes of the A27 Arundel Bypass Elected Representatives’ Forum meeting of 12 June 2019.

2. To note Mr Edmund Camerer Cuss’ feedback and representation comments on the documents and minutes from the above.

3. To consider a proposal by West Walberton Lane Safety Project to install Village Gateway signs (carried over from last meeting).

4. To consider response to WSSC refusal of 20 mph speed limit in The Street (carried over from last meeting).

**11.** **Town and Parish Council Proforma**

**12. Neighbourhood Plan & Review**

1. To note meeting with prospective developers for Walberton Green field and Pigeon House Farm.

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

To receive Mrs Claire Lewis’s report.

**14. Green Infrastructure Masterplan**

To receive any report.

**15. SDNP**

To note the SDNPA Planning Committee meeting on 11 July 2019. The agenda and meeting papers were published on the Authority website on 4 July 2019.

**16. CPRE**

**17. Conservation issues**

**18. Correspondence**

Ms Angela English – dip in road Eastergate Lane reported to WSCC. Southern Water problem and they are dealing.

Ms Sue Wallgrove – speeding quad bikes Wandleys Lane and Arundel Road. Cllr Mrs Clark has responded.

Dr Mike Davis – request for a surgery with WSCC and ADC councillors.

Mr John Roberts (Dandara) – request for a briefing meeting on a date to be agreed.

Ben Daines on behalf of Welbeck Strategic Land – request for a meeting with the Neighbourhood Plan Group regarding land east of Wandleys Lane, Fontwell.

Alan Allison – request for updates on minute 252/19 of last meeting regarding questions on items 5 and 10.

**19. Quotes and payments**

**20. Any other business**

**21. Date of next meeting**

To confirm the date of the next meeting as Tuesday 20 August 2019. The proposed date for the following meeting is 1 October 2019.

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