



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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To all members of the Planning Committee – You are summoned to attend a meeting of the Planning Committee in The Pavilion at 7.15pm on Tuesday 24th September 2024 for the purpose of transacting the business set out below.

PLEASE NOTE

Members of the public are welcome to attend the meeting. Limited participation will be available via Teams – contact the Clerk for details.

Signed: Shona Turner, Clerk

Date – 19th September 2024

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 9th July 2024.

4. Application WA/65/24/PL - Lower Farm Yapton Lane Walberton BN18 0AS : Addition of 3 No 5ha glasshouses, ancillary structures and reservoir to existing permission for 1 x 5ha glasshouse and reservoir.

- a. To receive a presentation from the applicant's representatives
- b. Questions

5. Site 'Land North of Eastergate Lane'

- a. To receive a presentation from Reside Developments concerning their Vision Document
- b. Questions

6. Public questions (max 15 minutes)

To consider questions from members of the public on items on the agenda.

7. Matters arising

8. Project Manager Reports

- a. Tennis Courts

- b. Cycle path
- c. Fontwell Allotments

9. Planning applications

Out of meeting

- a. [WA/68/24/TC](#) Longwall The Street Walberton BN18 0PQ T1, Mature Monterey Pine - Prune back the low south westerly limb growing in amongst all the phone lines above the Street Walberton by approximately 3.5m leaving a final south westerly crown spread of approximately 5-6m and prune back the growth on the contorted limb which grows out to the south east over the top of the leylandii by approximately 3.5m leaving the final south easterly crown spread at approximately 5-6m within the Walberton Village Conservation Area. **'No objection' submitted**
- b. [WA/71/24/DOC](#) The Old Rectory Binsted Lane Walberton BN18 0LL Approval of details reserved by condition imposed under reference WA/28/24/L relating to condition 3 - window details. **'No objection' submitted**

In meeting

- a. [WA/65/24/PL](#) Lower Farm Yapton Lane Walberton BN18 0AS Addition of 3 No 5ha glasshouses, ancillary structures and reservoir to existing permission for 1 x 5ha glasshouse and reservoir. This application is in CIL Zone 3 (Zero Rated) as other development.
- b. [WA/74/24/OUT](#) Land off Arundel Road Fontwell Outline application with all matters reserved, other than access, for the erection of up to 56 No. residential dwellings including affordable housing and a stand-alone community building. This application may affect the setting of a listed building and may affect a public right of way.
- c. [WA/75/24/DOC](#) Snetterton West Walberton Lane Walberton BN18 0QS Approval of details reserved by condition imposed under WA/46/22/HH relating to condition 3-surface water drainage.
- d. [WA/78/24/DOC](#) Land East of Tye Lane Walberton Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition numbers 23 - SUDS scheme, 25 - drainage maintenance manual.
- e. [WA/81/24/T](#) Boniface Close Fontwell BN18 0YP 1 No. English Oak Tree (T66B) crown lift to 5m above ground level.
- f. [WA/82/24/T](#) Rear of 34 to 42 Alfred Day Lane Fontwell BN18 0YU Various trees (G11 and T14, T15, T16) to reduce North-West sectors leaving spread of 4m.

10. Planning decisions

- a. [WA/71/24/DOC](#) The Old Rectory Binsted Lane Walberton BN18 0LL Approval of details reserved by condition imposed under reference WA/28/24/L relating to condition 3 - window details. **DOC Approved**
- b. [WA/68/24/TC](#) Longwall The Street Walberton BN18 0PQ T1, Mature Monterey Pine - Prune back the low south westerly limb growing in amongst all the phone lines above the Street Walberton by approximately 3.5m leaving a final south westerly crown spread of approximately 5-6m and prune back the growth on the contorted limb which grows out to the south east over the top of the leylandii by approximately 3.5m leaving the final south easterly crown spread at approximately 5-6m within the Walberton Village Conservation Area. **No Objection**
- c. [WA/62/24/HH](#) Potwell Lodge Potwell Park Arundel Road BN18 0QP Conversion of store room to habitable accommodation & new pitched roof (re-submission of previously approved application WA/18/16/HH). **Approved Conditionally**
- d. [WA/59/24/AG](#) Pigeon House Farm Dairy Lane Arundel BN18 0PT Prior notification under Schedule 2, Part 6, Class A for the formation of an irrigation reservoir. **No Objection**
- e. [WA/57/24/L](#) Jessamine Cottage The Street Walberton BN18 0PJ Listed building consent to replace an external door in the kitchen extension. **Approved Conditionally**
- f. [WA/54/24/TC](#) The Dower Cottage Church Lane Walberton BN18 0UD Fell 1 No. Boxelder and 1 No. Briancon Apricot, both on the western boundary. These trees are in the Walberton Village conservation area. **No Objection**
- g. [WA/53/24/DOC](#) Barnfield House Arundel Road Fontwell BN18 0SD Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to conditions 4 -

landscaping scheme, 16 - external lighting scheme and 25 - decentralised and renewable or low carbon energy sources. **DOC Approved**

- h. [WA/55/24/TC](#) Ingleside The Street Walberton BN18 0PE 1 No. Stone Pine (T1) fell to ground level (This tree stands in the Walberton Village Conservation Area). **No Objection**

- i. [WA/50/24/HH](#) Beech Cottage West Walberton Lane Walberton BN18 0QF Single storey rear extension, replacement conservatory, windows and fascias and soffits. (This application may affect the character and appearance of the Walberton Green Conservation Area).

Approved Conditionally

- j. [WA/49/24/DOC](#) Land East of Tye Lane Walberton Approval of details reserved by condition following WA/124/23/S73 relating to condition 25(b)-updated management manual. **Refused**

- k. [WA/48/24/HH](#) The Dower Cottage Church Lane Walberton BN18 0UD Erection of a single storey rear extension. (This application may affect the character and appearance of the Walberton Village Conservation Area and the setting of Listed Buildings). **Approved Conditionally**

- l. [WA/47/24/HH](#) Clearsprings Farm Arundel Road BN18 0SD Conversion of detached garage into ancillary residential annexe, including installation of 1 No. rear dormer and alterations to fenestration/openings. **Approved Conditionally**

11. Appeals

12. Compliance/Enforcement

- a. Update on HGV movements issues
- b. Update on Golf Course/Avisford Grange

13. Neighbourhood Plan

14. NPPF update consultation

- a. To consider a response to the current consultation

15. Rights of Way

16. Arun District Council

17. Neighbouring Parish Applications and updates

- a. To note Ford Parish Council's submission to Arun District Council of their Neighbourhood Plan Modification. Consultation period runs from 19 September 2024 to 31 October 2024

18. Business Plan activity

To consider any projects for Business Plan activity.

19. Highways and Traffic

- a. [A29 Bypass](#)
To receive an update.
- b. [Traffic Calming Working Group](#)
To receive an update
- c. [Local cycling and walking infrastructure plan.](#)

Cllr McElvogue

20. Fontwell Meadows

To receive an update

Cllr Vawer

21. Avisford Grange

To receive an update.

22. HELAA (Housing & Economic Land Availability Assessment)

To receive an update

23. Community Infrastructure Levy trajectory

24. BEWAG (Barnham, Eastergate & Westergate Advisory Group)

25. South Downs National Park

- a. To note the Summer 2024 Newsletter
- b. To note the recent early engagement stage for the updated SDNP Local Plan

26. Campaign for the Protection of Rural England (CPRE)

- a. To note the August 2024 newsletter

27. Correspondence

- a. Parking at Fontwell Meadows
- b. Enquiry regarding WA/65/24/PL
- c. Enquiry regarding WA/59/24/AG - Dairy Lane
- d. Comment on WA/74/24/OUT from Community Play Centre Trustees

28. Quotes and payments

To consider any quotes and payments

29. Any other business

30. Date of next meeting

The proposed date of the next meeting is 26th November 2024.