|  |  |
| --- | --- |
| Logo  Description automatically generated with low confidence  |  **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](http://www.walberton-pc.gov.uk)   |

**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 26th November 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 November 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:

* 1. the item they have the interest in
	2. whether it is a pecuniary, personal and/or prejudicial interest
	3. the nature of the interest
	4. if it is a pecuniary or prejudicial interest, whether they will be exercising their right to speak under Question Time.
1. **Confirmation of Minutes**

To confirm the minutes of the Planning Committee meeting of 24th September 2024.

1. **Site ‘Land North of Eastergate Lane’**
	1. To receive a presentation from Reside Developments concerning their Vision Document
	2. Questions (max 15 minutes)
2. **WA/92/24/PL - Barnfield House, Arundel Road, Fontwell**
	1. To receive a presentation from the applicant
	2. Questions (max 15 minutes)
3. **Public questions (max 15 minutes)**

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

1. **Matters arising**
2. **Planning applications**

**Out of meeting**

|  |  |  |
| --- | --- | --- |
| a. | [WA/86/24/T](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/86/24/T) | **Willow Tree Cottage The Street Walberton BN18 0PN** |
|  | No objection submitted with comments | 1 No. Willow re-pollard to previous points. 1 No. Beech crown reduction to height 16m, spread 12m. |
| b | [WA/52/24/RES](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/52/24/RES) | **Land West of Yapton Lane Walberton** |
|  | No objection submitted | Approval of reserved matters relating to appearance, landscaping, layout and scale for the erection of 48 dwellings, dental surgery (use class E(e)), substation, foul-pump station, public open space and associated works pursuant to outline application WA/2/22/OUT |
| c. | [WA/85/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/85/24/HH) | **Potwell House, Potwell Park, Arundel Road, Fontwell** |
|  | No objection submitted | Single storey front extension. |
| d. | [WA/88/24/CLE](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/88/24/CLE) | **Potwell House, Potwell Park, Arundel Road, Fontwell** |
|  | No objection submitted | Lawful Development Certificate for the existing use of stables and barn as part office for the applicant’s construction business and an ancillary residential accommodation for family members. |
| e | [WA/89/24/TC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/89/24/TC)  | **Myrtle Cottage The Street Walberton** |
|  | For information only | Reduce height to 4m and spread to 3.5m to 1 No Hazel (T1), reduce height to 4m and spread to 3m to 1 No Birch (T2), reduce height to 5.5m and spread to 4.5m to 1 No Acer (T3), reduce height to 5m and spread to 4m to 1 No Magnolia (T4), reduce height to 3.5m and spread to 3m to 1 No Bay (T5) and reduce height to 3m and spread to 2.5m to 1 No Holly (T6) within the Walberton Village Conservation Area |
| f. | [WA/96/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/96/24/HH) | **77 Mount Pleasant, Binsted Lane, Walberton** |
|  | No objection submitted | Construction of single storey rear extension and associated works. |
| g. | [WA/97/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/97/24/HH)  | **78 Mount Pleasant, Binsted Lane** |
|  | No objection submitted | Construction of single storey rear extension and associated works. |

**In meeting**

|  |  |  |
| --- | --- | --- |
| a. | [WA/92/24/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/92/24/PL) | **Barnfield House, Arundel Road, Fontwell** |
|  | Comments to be submitted by 28/11/24 | Change of use of existing dwellinghouse (C3) to children's residential home (C2). This application is in CIL Zone 2 (Zero Rated) as other development. |
| b. | [WA/94/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/94/24/NMA)  | **Land West of Tye Lane Walberton** |
|  | Comments to be submitted by 28/11/24 | Non material amendment following the grant of WA/6/23/PL for the rewording of condition 16 to 'prior to the occupation of the 15th dwelling...'. |
| c. | [WA/99/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/99/24/NMA) | **Land East of Fontwell Avenue Fontwell** |
|  | Comments to be submitted by 10/12/24 | Non material amendment following the grant of WA/56/22/PL relating to the rewording of condition 6-delivery house from 08:00 - 18:00 to 07:00 - 20:00 |

1. **Planning decisions**

|  |  |  |
| --- | --- | --- |
|  | [WA/60/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/60/24/HH) | **Oakley's Barn, Binsted Lane, Walberton** |
|  | **Approved subject to conditions** | Removal of existing porch and proposed single storey extension. |
| b. | [WA/23/23/PO](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/23/23/PO) | **Land East of Fontwell Avenue Fontwell** |
|  | **Approved** | Application under S106A for the modification of the Section 106 dated 2nd December 2016 linked to WA/22/15/OUT for various modifications in respect of the Bus Service, Discount Housing Units, Healthcare and MUGA obligations (in accordance with the current Section 73 application WA/56/22/PL). |
| c. | [WA/56/22/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/56/22/PL) | **Land East of Fontwell Avenue** |
|  | **Approved subject to Conditions and a Planning Obligation** | Variation of condition imposed under WA/48/19/RES relating to condition 1-plans condition to allow an amendment to the non residential floorspace building at the entrance to the site (Block A) and the provision of 5 No new flats. This site also lies within the parish of Barnham and Eastergate. |
| d. | [WA/81/24/T](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/81/24/T) | **Boniface Close, Fontwell** |
|  | **Approved conditionally** | 1 No. English Oak Tree (T66B) crown lift to 5m above ground level. |
| e. | [WA/82/24/T](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/82/24/T&from=planningSearch) | **Rear of 34 to 42 Alfred Day Lane Fontwell BN18 0YU** |
|  | **Approved conditionally** | Various trees (G11 and T14, T15, T16) to reduce North-West sectors leaving spread of 4m. |
| f. | [WA/84/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/84/24/NMA) | **Land South of Arundel Road Arundel** |
|  | **Approved** | Non-material amendment following the grant of WA/63/19/PL relating to the cladding changing to brickwork to feature Bay on plot 4. |
| g. | [WA/86/24/T](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/86/24/T) | **Willow Tree Cottage The Street Walberton BN18 0PN** |
|  | **Approved subject to conditions** | 1 No. Willow re-pollard to previous points. 1 No. Beech crown reduction to height 16m, spread 12m. |

1. **Appeals**

|  |  |  |
| --- | --- | --- |
| b. | [WA/12/24/PIP](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/12/24/PIP) | **Land at Toddhurst Farmhouse, Lake Lane Barnham** |
|  | **The appeal is dismissed.**Previously ADC Decision was ‘not permitted’ as The site lies in the designated countryside and is an unsuitable location for new residential development having regard to the spatial characteristics of the area and the established building line along this section of Lake Lane in conflict with Arun Local Plan policy C SP1, Walberton Neighbourhood Development Plan policy HP1 and with reference to the weight to be afforded to Neighbourhood Plans by virtue of paragraph 14 of the NPPF. | Application for permission in principle for up to 3 No self-build residential dwellings. This application also lies within the parish of Yapton. |

1. **Compliance/Enforcemen**t
	1. Update on HGV movements issues
	2. Update on Golf Course/Avisford Grange
2. **Neighbourhood Plan**
3. **NPPF update consultation**
	1. To note that a response to the consultation was submitted by the 24/9/24 and that Arun District Council have shared their response to the consultation with the Parish Council.
4. **Rights of Way**
	1. ROW/3253424 - modification by the Inspector for further consultation
5. **Arun District Council**
6. **Neighbouring Parish Applications and updates**
	1. **REFUSED -** [BN/195/22/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=BN/195/22/PL) - **Land north of Barnham Rd and East of Fontwell Ave, Eastergate**

Hybrid application: 1)- Full planning application for the demolition of existing dwelling and outbuildings and the construction of residential dwellings, public open space including recreation space and associated infrastructure and works to be constructed in 5 distinct areas (A-E) each one independent from the other and 2)-Outline application with all matters reserved other than means of access for a care home. This application falls within Strategic Site HD5, CIL Zone 1 and 2 (Zero Rated) and may affect the setting of listed buildings. This application is subject to an Environmental Statement.

1. **Business Plan activity**

To consider any projects for Business Plan activity.

1. **Highways and Traffic**
	1. A27 / A29 Bypass

To receive an update.

* 1. Traffic Calming Working Group

To receive an update Cllr McElvogue

* 1. Local cycling and walking infrastructure plan.
1. **Fontwell Meadows**

To receive an update Cllr Vawer

1. **Avisford Grange**

To receive an update.

1. **HELAA (Housing & Economic Land Availability Assessment)**

To receive an update

1. **Community Infrastructure Levy trajectory**
2. **BEWAG (Barnham, Eastergate & Westergate Advisory Group)**
3. **South Downs National Park**
	1. No note the November news and update
	2. To note the SDNPA’s Parishes meeting with links to the presentations given and shared links from the meeting
4. **Campaign for the Protection of Rural England (CPRE)**
	1. To note the October 2024 newsletter
5. **Correspondence**
6. **Quotes and payments**

To consider any quotes and payments

1. **Any other business**
2. **Date of next meeting**

The proposed date of the next meeting is 28th January 2025.