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| 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 21 January 2025**

 **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 – 15th January 2025

**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 26th November 2024.

1. **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**

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| a. | [WA/95/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/95/24/PL) | **Willow Tree Cottage, The Street, Walberton BN18 0PN** |
|  | No objection submitted 16/12/24 | Change of use of existing barn and stables to 1 No dwelling with proposed garage along with associated car and cycle parking. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling |
| b | WA/77/24/HH | **18 Barrack Row, The Street, Walberton** |
|  | No objection submitted 23/12/24 | Replace 2 front timber windows with like for like. (This application may affect the character and appearance of the Walberton Green Conservation Area). |

**In meeting**

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| c. | [WA/102/24PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/102/24/PL) | **Longacre, The Street Walberton BN18 0PY** |
|  | Comments to be submitted by 23/1/25 | Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings.  |
| d. | [WA/105/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/105/24/PL) | **Flintcroft Surgery, The Street, Walberton BN18 0PJ** |
|  | Comments to be submitted by 23/1/25 | Change of use of doctor's surgery (Use Class E) to place of worship (Use Class F1). This application affects the character and appearance of the Walberton Village Conservation Area, affects the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development. |
| e. | [WA/103/24/HH](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=WA/103/24/HH&KeyScheme=Planning) | **5 The Ridings, Arundel Road, Fontwell BN18 0SB** |
|  | Comments to be submitted by 23/1/25 | Single storey rear extension to existing garage to facilitate the conversion to habitable use. |
| f. | [WA/108/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/108/24/PL) | **Stoneybrook Farm, Eastergate Lane BN18 0BA** |
|  | Comments to be submitted by 23/1/25 | Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development. |
| g. | WA/4/25/TC | **Jessamine Cottage, The Street, Walberton BN18 0PJ** |
|  | Comments to be submitted by 23/1/25 | Reduce crown of 1 No Bay tree to 2m above ground level within the Walberton Village Conservation Area. |
| (DOC application is to check whether the details submitted satisfy the condition(s) on the corresponding planning permission.) |
| h. | [WA/106/24/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/106/24/DOC) | **Land East of Tye Lane Walberton** |
|  | Decision due by: 13-02-25Comments if to be submitted by 23/1/25 | Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - SuDS System, and condition number 25(b) – SuDS Maintenance Manual. |
| i. | [WA/107/24/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/107/24/DOC) | **Land East of Tye Lane Walberton** |
|  | Decision due by: 12-02-25Comments if to be submitted by 23/1/25 | Approval of details reserved by condition imposed under reference WA/6/23/PL relating to condition number 12a - drainage completion report and condition number 13 - surface water drainage plans. |

1. **Planning decisions**

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| a. | [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, Arundel** |
|  | **Approved subject to conditions** | Single storey front extension. |
| b. | [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, Arundel** |
|  | **Approved** | 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. |
| c. | [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** |
|  | **No objection** | 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 |
| d. | [WA/92/24/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/92/24/PL) | **Barnfield House, Arundel Road, Fontwell** |
|  | **Approved conditionally** | 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. |
| e. | [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** |
|  | **Approved**  | 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...'. |
| f. | [WA/99/24/NMA](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/99/24/NMA) | **Land South of Arundel Road Arundel** |
|  | **Approved** | 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 |
| g. | [WA/61/24/DOV](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/61/24/DOV) | **Land west of Tye Lane, Walberton** |
|  | **Approved**  | Application to enter a Deed of Variation to modify the Section 106 dated 22/07/2022 linked to WA/68/20/OUT (as amended by WA/6/23/PL) regarding amendments to schedule 1, paragraph 4, part B (affordable housing) and part C of schedule 1 (first homes provisions). |
| h. | [WA/26/24/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/26/24/DOC) | **Land west of Tye Lane, Walberton** |
|  | **Approved**  | Application to enter a Deed of Variation to modify the Section 106 dated 22/07/2022 linked to WA/68/20/OUT (as amended by WA/6/23/PL) regarding amendments to schedule 1, paragraph 4, part B (affordable housing) and part C of schedule 1 (first homes provisions). |
| i. | [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** |
|  | **Approved subject to conditions** | Construction of single storey rear extension and associated works. |
| j. | [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, Walberton** |
|  | **Approved subject to conditions** | Construction of single storey rear extension and associated works. |
| k. | [WA/77/24/HH](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/77/24/HH) | **18 Barrack Row, The Street, Walberton** |
|  | **Refused** | Replace 2 front timber windows with like for like. (This application may affect the character and appearance of the Walberton Green Conservation Area). |

1. **Appeals**

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| a. | [WA/35/23/OUT](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/35/23/OUT) | **Land East of Wandleys Lane Fontwell**  |
|  | An appeal has been made to the Secretary of State against the decision of Arun District Council to refuse planning permission. The appeal will be determined based on a hearing.  | Outline Planning Application for Up To 95 No. Residential Dwellings (Including 30% Affordable), With All Matters Reserved Apart from Access. This Application Is a Departure from the Development Plan.A representation from WPC was submitted 8/6/2023 and on the 22/12/24Chairman of the Parish Council is to attend the Hearing. |

1. **Compliance/Enforcemen**t
	1. Update on HGV movements issues
	2. Update on Golf Course/Avisford Grange
	3. Tye Lane new footpath
2. **Neighbourhood Plan**
3. **NPPF update consultation**
4. **Rights of Way**
5. **Arun District Council**
6. **Neighbouring Parish Applications and updates**
7. **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

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

To receive an update

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 December news and update
	2. To note the SDNPA’s briefing meeting (22/1/25) for West Sussex Parish, District and County Councillors on their Partnership Management Plan and their Local Plan Review Reg 18 consultation
4. **Campaign for the Protection of Rural England (CPRE)**
	1. To note the 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 1 April 2025.