



**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 6 February 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: C Stevens – Clerk

Date – 1 February 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 28 November 2023.

**4. Public questions (max 15 minutes)**

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

**5. Matters arising**

**6. Planning applications**

Out of meeting

- a. WA/111/23/PL Brookfield Farm Eastergate Lane Walberton BN18 0BA. 2 No detached 4 bedroom dwellings (resubmission following WA/101/22/PL). This application is a Departure from the Development Plan and in CIL Zone 3 and is CIL Liable as new dwellings. Comment by 7 January 2024. Objection submitted 15 December 2023.
- b. WA/105/23/HH 8 Fontwell Close Walberton BN18 0SW. Double side extension and addition of front and rear dormer. Garage conversion into utility room. Comment by 14 January 2024.

- c. WA/114/23/PIP Land at Stoney Brook Farm Eastergate Lane Walberton BN18 OBA. Application for permission in principle for the erection of 2 No detached dwellings. Comment by 14 January 2024. Objection sent 13 January 2024.
- d. WA/126/23/TC St Marys Church, The Street Walberton BN18 OPB. Various works to various trees in the Walberton Village conservation area. Comment by 24 January 2024. No objection submitted 22 January 2024.
- e. WA/119/23/L Magnolia Cottage The Street Walberton BN18 OPJ. Listed building consent for removal of cracked and leaning boundary wall, including replacement of 6m section displaced by tree roots with wood post and rail fence and removal of the current boundary wall street sign. Comment by 1 February 2024. Support comment submitted 1 February 2024.
- f. WA/118/23/HH Magnolia Cottage The Street Walberton BN18 OPJ. Removal of cracked and leaning boundary wall, including replacement of 6m section displaced by tree roots with wood post and rail fence and removal of the current boundary wall street sign. (This application may affect the character and appearance of the Walberton Village Conservation Area). Comment by 1 February 2024. Support comment submitted 1 February 2024.
- g. WA/109/23/PL Mill Ball Binsted Lane Walberton BN18 OLJ. Demolition of existing dwelling and outbuildings and erection of 1 No. dwelling. This application is a departure from the development plan, is in CIL Zone 3 and is CIL liable as a new dwelling. Comment by 1 February 2024. No objection comment submitted 1 February 2024.

In meeting

- a. WA/124/23/S73 Land East of Tye Lane Walberton. Variation of conditions 26 and 29 imposed under WA/44/17/OUT (which was the subject of a Section 106 agreement) relating to rewording of conditions concerning time triggers concerning as built drawings and updated management manual for SuDS system.
- b. WA/4/24/T The Bungalow Church Lane Walberton BN18 OFH. 1 No. Lime tree (T1) pollard back to previous pollard points.
- c. WA/117/23/TC 2 Parsons Walk Walberton BN18 OPA. 1 No. Silver Birch (T1) crown reduction to a height of 10m, spread of 6m and crown lift to 4m from ground level. This tree is in the Walberton village conservation area.
- d. WA/123/23/PL Lower Farm Yapton Lane Walberton BN18 OAS. The construction of 5 hectares of glasshouses, a service area and a reservoir on agricultural land to grow long season strawberries. This application is in CIL Zone 3 (Zero Rated) as other development.
- e. WA/108/23/A Land west of Tye Lane 1 Tye Lane, Walberton Arundel, West Sussex, BN18 OPS. Installation of 1x standing fascia sign to front of site.
- f. WA/6/24/T 4 Goodacres Arundel Road Fontwell BN18 OSF. 1 No. Monterey Pine (T1) crown reduction to leave a radial spread of 10m on the West and South aspects.
- g. WA/10/24/HH Brailsford Walberton Green Walberton BN18 OAT. Single storey rear extensions, entrance porch, replacement garage and external alterations (This application may affect the character and appearance of the Walberton Green Conservation Area).

## **7. Planning decisions**

- a. WA/92/23/HH Barnfield House Arundel Road Fontwell Arundel BN18 OSD. Two storey side, single storey rear extension, installation of new double car barn and alterations to outbuilding and fenestration/openings following partial demolition of existing outbuilding and side extension. Approve conditionally.
- b. WA/93/23/HH 10 Barnfield Cottages Arundel Road Fontwell Arundel BN18 OSE First floor side extension and installation of 1 x rear dormer, following the removal of existing first floor side window. Approve conditionally.
- c. WA/86/23/HH Quince Cottage Hedgers Hill Walberton BN18 OLR. Erection of a 3-bay garage with guest accommodation above, following the demolition of an existing 3-bay garage. (This application may affect the setting of a listed building). Approve conditionally.
- d. WA/89/23/HH 9 Pound Road Walberton BN18 OPU. Single storey side/rear extension with access ramp. Approve conditionally.

- e. WA/103/23/T Land West Of Yapton Lane Walberton BN18 0LS. 1 No. Oak (T1) crown spread reduction to 12m. 1 No. Oak (T2) crown spread reduction to 14m. 1 No. Lime (T3) crown spread reduction to 6m. Approve conditionally.
- f. WA/101/23/HH 2 Prime Close Walberton BN18 0PL. Loft conversion with erection of rear dormers and insertion of rooflights. (This application may affect the character and appearance of the Walberton Village Conservation Area). Approve conditionally.
- g. WA/107/23/L 5 Goodacres Arundel Road Fontwell Arundel BN18 0SF. Removal of internal wall and new internal glazed doors. Approve conditionally.
- h. WA/115/23/HH 4 Barnfield Cottages Arundel Road Fontwell Arundel BN18 0SE. Single storey rear extension. Approved conditionally.
- i. WA/116/23/HH Highdown West Walberton Lane Walberton BN18 0QS. Proposed two storey front and rear extension and internal alterations. Approved conditionally.
- j. WA/114/23/PIP Land at Stoney Brook Farm Eastergate Lane Walberton BN18 0BA. Application for permission in principle for the erection of 2 No detached dwellings. Refused.

## **8. Appeals**

## **9. Compliance/Enforcement**

Lanes End update.

## **10. Neighbourhood Plan**

To review and update.

## **11. Rights of Way**

## **12. Arun District Council**

## **13. Neighbouring Parish Applications and updates**

BN/11/22/OUT Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham. Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

## **14. Business Plan activity**

To consider any projects for Business Plan activity.

## **15. Highways and Traffic**

- a. A27 / A29 Arundel Bypass  
To receive an update.
- b. Traffic Calming Working Group  
To receive an update  
20mph TRO application, The Street.
- c. Double yellow lines
- d. Local cycling and walking infrastructure plan.

Cllr McElvogue  
Cllr Smyth

## **16. Fontwell Meadows**

To receive a Working Group report.

Cllr Vawer

## **17. Avisford Grange working group**

To receive an update.

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

To receive an update.

**19. Community Infrastructure Levy trajectory**

**20. BEWAG (Barnham, Eastergate & Westergate Advisor Group)**

To receive an update.

Cllr Vawer

**21. South Downs National Park**

To note South Downs December 2023 & January 2024 newsletters.

To note correspondence regarding the new Interim CEO.

**22. Campaign for the Protection of Rural England (CPRE)**

To note CRPE's January newsletter.

**23. Correspondence**

**24. Quotes and payments**

To consider any quotes and payments

**25. Any other business**

**26. Date of next meeting**

The proposed date of the next meeting is 26 March 2024.