



**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

**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 1st April 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 – 27th March 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:

- 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 21st January 2025.

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/1/25/DOC No objection submitted 10/2/25	Brookfield Farm Eastergate Lane, Walberton Approval of details reserved by condition imposed under reference WA/41/24/S73 relating to condition number 3 – surface water drainage scheme and condition number 4 - discharge flows to watercourses.
b.	WA/10/25/DOC Objection with comment submitted 5/3/25	Brookfield Farm Eastergate Lane Approval of details reserved by condition imposed under reference WA/41/24/S73 relating to condition number 5 - landscaping scheme, condition number 7 - schedule of materials and finishes, condition number 8 - water

		consumption, condition number 10 – Biodiversity Enhancement Layout, condition number 11 - nesting bricks and condition number 12 - bat tubes, bricks or boxes.
c.	WA/11/25/DOC No objection submitted 24/2/25	Snetterton West Walberton Lane, Walberton Approval of details reserved by condition imposed under WA/46/22/HH relating to condition 3-surface water drainage.
d	WA/12/25/T No objection submitted 26/2/25	16 Walberton Park, The Street Walberton BN18 0PJ Removal of epicormic growth from 1 No. Lime tree up to 5m from ground level. Remove any dead wood throughout entire crown.
e.	WA/13/25/HH No objection submitted 10/3/24	Fairhaven, Avisford Park Road, Walberton Single storey rear extension and 2 No. new roof lights to existing dwelling.
f.	WA/14/25/TC No objection submitted 17/3/25	The Dower House Church Lane Walberton 5 No. Lime trees crown reduction to previously pruned points. Crown reduction to leave a height of 18m and spread of 12m (T1/T2/T3), to leave a height of 18m and spread of 10m (T4) and to leave a height of 18m and spread of 9m (T5). These trees are within the Walberton Village Conservation Area.
g.	WA/15/25/HH No objection submitted 17/3/25	Caseta Copse Lane Walberton BN18 0QH Demolition of existing rear lean-to, construction of new single storey rear extension and enlargement of side extension.

In meeting

h.	WA/101/24/PL Comments to be submitted by 3/4/25	Longacres Eastergate Lane, Walberton Erection of 1 No. self-build dwelling - with associated parking and landscaping. This application is in CIL zone 3 and is CIL liable as a new dwelling.
i.	WA/18/25/DOC Comments to be submitted by 10/4/25	Walberton Farm Yapton Lane Walberton Approval of details reserved by condition imposed under reference WA/95/24/PL relating to condition number 8 - Biodiversity Enhancement Layout and condition number 11 - Biodiversity Gain Plan.
j.	WA/19/25/HH Comments to be submitted by 17/4/25	8 Orchard Way Fontwell Arundel BN18 0SH Proposed single storey rear extension.
k.	WA/17/25/PL Comments to be submitted by 17/4/25	Land to the North of Lake Lane Barnham PO22 0AJ Demolition of stable block and erection of 7 No dwelling houses comprising 2 No three-bedroom detached bungalows & 5 No four- bedroom two storey detached houses together with associated car parking and landscaping (resubmission following WA/20/24/PL). This application is a Departure from the Development Plan, falls partly in both Barnham and Walberton parishes and is in CIL Zone 3 and is CIL Liable as new dwellings.
l.	WA/22/25/HH Comments to be submitted by 26/4/25	Downs House Avisford Park Road Walberton BN18 0AP Demolition of existing garage, store and utility space. Single storey side and front extension with internal alterations.
m.	WA/109/24/OUT	Sussex Business Village Lake Lane Barnham PO22 0AL

Comments to be submitted by 24/4/25	Outline planning permission for 3 No. attached dwellings with associated gardens, access and parking. This application is in CIL zone 3 (CIL liable as new dwellings) and is a dual parish application with Yapton Parish Council.
-------------------------------------	--

7. Planning decisions

n.	WA/103/24/HH Approved subject to conditions	5 The Ridings, Arundel Road, Fontwell BN18 0SB Single storey rear extension to existing garage to facilitate the conversion to habitable use.
o.	WA/4/25/TC No objection	Jessamine Cottage, The Street, Walberton BN18 0PJ Reduce crown of 1 No Bay tree to 2m above ground level within the Walberton Village Conservation Area.
p.	WA/52/24/RES Approved subject to Conditions	Land West of Yapton Lane Walberton 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
q.	WA/9/25/PIP (Objection submitted with comments 24/2/25) Refused	Land at Stoney Brook Farm Eastergate Lane Walberton BN18 0BA Application for permission in principle for the maximum erection of 2 No self build dwellings.
r.	WA/16/25/DOC Approved	Oak Bank Wandleys Lane Walberton Approval of details reserved by condition imposed under reference WA/2/23/PL relating to condition number 12 – covered and secure cycle parking spaces.
s.	WA/8/25/NMA Approved	Land West of Tye Lane Walberton Non-material amendment following the grant of WA/6/23/PL relating to changes to brick type.
t.	WA/105/24/PL Approved conditionally	Flintcroft Surgery, The Street, Walberton BN18 0PJ 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.
u.	WA/43/24/DOV Approved	Land East of Tye Lane Walberton Application to enter a Deed of Variation to modify the Section 106 dated 01/11/2017 linked to WA/44/17/OUT (as varied by WA/124/23/S73) in relation to the variation of the mortgagee exclusion clause.

8. Appeals

v.	WA/35/23/OUT 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.	Land East of Wandleys Lane Fontwell 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 22/12/24 Chairman of the Parish Council attended the Hearing.
----	--	---

9. **Compliance/Enforcement**
 - a. Update on HGV movements issues
 - b. Update on Golf Course/Avisford Grange
 - c. Tye Lane new footpath
 - d. Walberton Place Care home - hardstanding being used as an overflow car park/waiting area (has a planning compliance no.ENF/35/25 and is currently being investigated.)
10. **Fontwell Field**
 - a. Discuss draft S106 agreement and decide response
11. **Neighbourhood Plan**
12. **NPPF update consultation**
13. **Rights of Way**
 - a. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway
 - b. Update on upgrade of Yapton Lane footpath from permissive to actual right of way
14. **Arun District Council**
15. **Neighbouring Parish Applications and updates**
16. **Business Plan activity**

To consider any projects for Business Plan activity.
17. **Highways and Traffic**
 - a. A27 / A29 Bypass
To receive an update.
 - b. Traffic Calming Working Group
To receive an update
 - c. Local cycling and walking infrastructure plan.
18. **Fontwell Meadows**

To receive an update
19. **Avisford Grange**

To receive an update.
20. **HELAA (Housing & Economic Land Availability Assessment)**

To receive an update
21. **Community Infrastructure Levy trajectory**
22. **BEWAG (Barnham, Eastergate & Westergate Advisory Group)**
23. **South Downs National Park**
 - a. To note the February news (12/2) and update
 - b. 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
24. **Campaign for the Protection of Rural England (CPRE)**
 - a. To note the February newsletter, circulated 3/3
25. **Correspondence**

26. Quotes and payments

To consider any quotes and payments

27. Any other business

28. Date of next meeting

The proposed date of the next meeting is 3rd June 2025.