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|  | **WALBERTON PARISH COUNCIL**  **INCLUDING FONTWELL AND BINSTED**  Parish Council Office, The Pavilion, The Street,  Walberton, Arundel, West Sussex, BN18 0PJ  Tel: 01243 554528  clerk@walberton-pc.gov.uk  [www.walberton-pc.gov.uk](http://www.arun.gov.uk/walberton) |

**MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITEE**

**HELD IN THE PAVILION AT 7.15pm ON TUESDAY 1st APRIL 2025**

**1.** **Record of attendance and apologies**

P/126/25 In attendance were Councillors Hewson, Higham, Titmus, McElvogue and Vawer.

The Clerk: S Turner

There were 5 members of the public present.

No Apologies

**2.** **Declaration of interests in items on the agenda**

P/127/25 Cllr Higham declared a personal interest in planning application L.

**3.** **Confirmation of the Minutes**

P/128/25 The minutes of the Planning Committee meeting of 21st January 2025 were confirmed as being a true record of the business conducted.

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

P/129/25 A member of the public asked about traffic calming and if the 20mph speed limit was still proposed for The Street. Cllr McElvogue explained that the cycle path scheme included various speed reduction measures. Cllr McElvogue also confirmed the consultant was liaising directly with WSCC.

**5.** **Matters arising**

P/130/25 There were no matters arising.

**6.** **Planning applications**

P/131/25 **Out of meeting**

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| a. | WA/1/25/DOC | Brookfield Farm Eastergate Lane, Walberton |
|  | **CONFIRMED** No objection submitted 10/2/25 | |
| b. | WA/10/25/DOC | Brookfield Farm Eastergate Lane |
|  | **CONFIRMED** Objection with comment submitted 5/3/25 | |
| c. | WA/11/25/DOC | Snetterton West Walberton Lane, Walberton |
|  | **CONFIRMED** No objection submitted 24/2/25 | |
| d. | WA/12/25/T | 16 Walberton Park, The Street Walberton BN18 0PJ |
|  | **CONFIRMED** No objection submitted 26/2/25 | |
| e. | WA/13/25/HH | Fairhaven, Avisford Park Road, Walberton |
|  | **CONFIRMED** No objection submitted 10/3/24 | |
| f. | WA/14/25/TC | The Dower House Church Lane Walberton |
|  | **CONFIRMED** No objection submitted 17/3/25 | |
| g. | WA/15/25/HH | Caseta Copse Lane Walberton BN18 0QH |
|  | **CONFIRMED** No objection submitted 17/3/25 | |

There were no comments regarding the above planning applications.

**In meeting**

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| h. | [WA/101/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/101/24/PL) | **Longacres Eastergate Lane, Walberton** |
|  | **RESOLVED** No objection | 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](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/18/25/DOC) | **Walberton Farm Yapton Lane Walberton** |
|  | **RESOLVED** No objection | 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](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/19/25/HH) | **8 Orchard Way Fontwell Arundel BN18 0SH** |
|  | **RESOLVED** No objection | Proposed single storey rear extension. |
| k. | [WA/17/25/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/17/25/PL) | **Land to the North of Lake Lane Barnham PO22 0AJ** |
|  | **RESOLVED** Objection with comments | 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](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/22/25/HH) | **Downs House Avisford Park Road Walberton BN18 0AP** |
|  | **RESOLVED** No objection | Demolition of existing garage, store and utility space. Single storey side and front extension with internal alterations. |
| m. | [WA/109/24/OUT](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/109/24/OUT) | **Sussex Business Village Lake Lane Barnham PO22 0AL** |
|  | **RESOLVED** To support provided any future development on this site remains within the agreed density and parameters of WPC Neighbourhood Plan, ref: WNP/HP16 2020 | 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**

P/132/25 **NOTED**: All planning decisions as per the agenda.

**8.** **Appeals**

P/133/25

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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 22/12/24    A Parish Councillor and the Chairman of the Parish Council attended the Hearing (11/3/25).  Decision pending. |

**9.** **Complicance/Enforcement**

P/134/25 Updates were given on the following:

1. HGV movements issues

No complaints received.

1. Golf Course/Avisford Grange

Nothing to report and to be removed from the agenda

1. Tye Lane new footpath

Due to further roadworks being undertaken, the road layout has changed, and additional signage has been put in place.

1. Walberton Place Care home

**NOTED** that the hardstanding at the care home is being used as an overflow car park/waiting area. This is being investigated and has a planning compliance number ENF/35/25

**10.** **Fontwell Field**

P/135/25 **DISCUSSED** the draft S106 agreement, and a response would be drafted and submitted by the Chairman.

**11.** **Neighbourhood Plan**

P/136/25 Cllr Vawer offered to do a presentation on the NP Review at the Annual Parish Meeting in May. Plus, the new website which is currently under construction, should also include the NP Review and the wildlife data recording – Irecord.

**12.**  **NPPF update consultation**

P/137/25 There was nothing to report and to be removed from the agenda.

**13.** **Rights of Way**

P/138/25 a. **DISCUSSED** ROW/3253424 - (Walberton and Arundel addition of a restricted byway

and upgrade of Footpath 342 to a bridleway) and what the additional changes, plus the proposed width of the footpath in various sections. A response is to be drafted and submitted to Rights of Way, Planning Inspectorate for clarification.

b. **NOTED** that the application process was underway, and the landowner had been informed regarding the upgrade of Yapton Lane footpath from permissive to actual right of way (P23).

**14.** **Arun District Council**

P/139/25 There were no reports from Arun District Council.

**15.** **Neighbouring Parish applications and updates**

P/140/25 Nothing to report.

**16.** **Business Plan activity**

P/141/25 The Clerk is to check that the Business Plan is up to date with the recent projects.

**17.** **Highways and Traffic**

P/142/25 Updates were given on the following:

1. A27 / A29 Bypass

The A29 is still being discussed, and Phase 1 is going to commence soon.

1. Traffic Calming Working Group

Additional Speed Indicator Device (SID) locations are possible and clarification on the proposed locations are required. **CONFIRMED** that the speed gun is available if it is required, and training will be considered. The SID data will be part of the Neighbourhood Plan review and downloaded for the website.

1. Local cycling and walking infrastructure plan.

The initial drawings have been completed, and phase 2 is being discussed. Speed reduction along with safety for pedestrians and cyclists are part of the plan. It is proposed to hold a small display of the plans and surveys for public display in the Pavilion.

**18.** **Fontwell Meadows**

P/143/25 Updates were given on the following:

1. The paddock. This is still to be handed over to the Parish Council and once this has been completed, the paddock will be available to hire for ponies.
2. Allotments – Due to an enquiry, the contractor is to be contacted regarding the spray used on the allotments.

**19.** **Avisford Grange**

P/144/25 Transfer of the Tennis Courts has been completed.

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

P/145/25 There has been an update with 1 addition, which is not currently developable.

**21.** **Community Infrastructure Levy trajectory**

P/146/25 There were no updates to report.

**22.** **BEWAG (Barnham, Eastergate & Westergate Advisory Group)**

P/147/25 There were no updates to report.

**23.** **South Downs National Park Authority**

P/148/25 **NOTED**: February news and updates had been circulated

**NOTED**: 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)**

P/149/25 **NOTED:** Their March newsletter had been circulated.

**25.** **Correspondence**

P/150/25 Correspondence had been received concerning the following planning issues:

* WA/101/24/PL which had been discussed earlier in item P/131/25 h.
* Fontwell allotments – which had been discussed earlier – item P/143/25/ b.

**26.** **Quotes and Payments**

P/151/25 To consider any quotes and approve payments (retrospectively).

1 payment was **APPROVED** (retrospectively) 4 payments were **APPROVED** which were yet to be made and 8 direct debit payments were noted.

4 quotes were **APPROVED** and 1 quote was to be discussed further prior to consideration.

**27.** **Any other business**

P/152/25 A reminder that ADC's planning and building control departments are migrating all their electronic documents to a new document management system starting on Friday 4 April and will not be completed until Friday 11th April.

**28.** **Date of next meeting**

P/153/25 The proposed date of the next meeting is 3rd June 2025

There being no further business, the meeting closed at 21.40pm.

Signed………………………………………………………………………. Date…………………………………………………………

Chair