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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 10th June 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 – 29th May 2025

**AGENDA**

1. **Record of attendance and apologies**
2. **Election of chair and Vice Chair**
3. **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 1st April 2025.

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/101/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/101/24/PL) | **Longacres Eastergate Lane, Walberton** |
|  | No objection submitted on 2/4/25  | 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. |
| b. | [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** |
|  | No objection submitted on 2/4/25  | Proposed single storey rear extension. |
| c. | [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** |
|  | Objection submitted on 4/4/25 | 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. |
| d. | [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** |
|  | No objection submitted on 2/4/25  | Demolition of existing garage, store and utility space. Single storey side and front extension with internal alterations. |
| e. | [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** |
|  | Support submitted on 2/4/25 | 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. |
| f. | [WA/26/25/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/26/25/PL) | Potwell House, Potwell Park, Arundel Road, Fontwell, Arundel |
|  | Objection with comments submitted 3/5/35 | Change of use of stable to tourist accommodation, the barn to 1 No. residential unit including an extension and the erection of 2 No. dwellings on former paddock with associated parking and landscaping. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. |
| g. | [WA/23/25/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/23/25/DOC) | Willows West Walberton Lane Walberton |
|  | No objection submitted on 1/5/25  | Approval of details reserved by condition imposed under reference WA/28/21/HH relating to condition number 6 – surface water drainage scheme. |
| h. | [WA/21/25/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/21/25/PL) | Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton |
|  | No objection submitted on 11/5/25  | Siting of 6 No. glamping pods with |
| i. | [WA/27/25/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/27/25/PL) | Stoneybrook Farm, Eastergate Lane BN18 0BA |
|  | Objection submitted on 16/5/25 | Change of use and associated works to annexe to form 1 No. self-build, self contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling. |
| j. | WA/24/25/HH | Clear Springs Farm, Arundel Road, Walberton |
|  | No Objection submitted on 12/5/25 | Two storey rear extension, including loft conversion with rear Juliet balcony. Changes to external materials to include insulated render and cladding. Alterations to fenestration/openings. |
| k. | [WA/32/25/PD](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/32/25/PD) | Land to the Rear of Melrose Cottage Freeman Close Walberton |
|  | No comment submitted on 22/5/25 | Prior notification under Schedule 2, Part 3, Class Q for the change of use of former agricultural building to 1 No. dwelling. |
| l. | WA/36/25/L | Jessamine Cottage, The Street, Walberton |
|  | No objection submitted on 19/5/25  | Listed building consent to re-instate a front door to the front porch of the house on the South East aspect. |
| m. | [WA/37/25/HH](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/37/25/HH) | 12 Pound Road Walberton BN18 0PU |
|  | No objection submitted on 22/5/25 | Single storey rear extension. |
| n. | [WA/30/25/HH](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/30/25/HH) | Fern Cottage The Street Walberton BN18 0PF |
|  | No objection submitted on 22/5/25 | Erection of office to rear of garden. (This application may affect the character and appearance of the Walberton Village Conservation Area). |
| o. | [WA/34/25/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/34/25/PL)  | Greenways, Dairy Lane, Walberton |
|  | Comments to be submitted by 30/5/25 | Erection of 1 No. detached dwelling to the south side of the existing property with formation of a new vehicular access including minor changes to the fenestration of existing dwelling. This application is in CIL Zone 2 and is CIL Liable as a new dwelling. |

**In meeting**

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| p. | WA/38/25/HH | Little Danes Yapton Lane Walberton BN18 0LS |
|  | Comments to be submitted by 19/6/25  | Demolition of existing swimming pool house and construction of new Swimming Pool House. This application may affect the setting of a listed building. |

1. **Planning decisions**

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| a. | WA/18/25/DOC  | Walberton Farm Yapton Lane Walberton |
|  | Approved  | 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. |
| b. | [WA/102/24/PL](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/102/24/PL) | Longacre, The Street Walberton BN18 0PY |
|  | Refused | 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. |
| c. | [WA/12/25/T](https://www.arun.gov.uk/planning-application-search) | **16 Walberton Park The Street Walberton BN18 0PJ** |
|  | Approvedsubjecttoconditions | Application for permission in principle for the maximum erection of 2 No self build dwellings. |
| d. | [WA/13/25/HH](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/13/25/HH) | Fairhaven, Avisford Park Road, Walberton |
|  | Approved subject to conditions | Approval of details reserved by condition imposed under reference WA/2/23/PL relating to condition number 12 – covered and secure cycle parking spaces. |
| e. | [WA/14/25/TC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/14/25/TC)  | The Dower House Church Lane Walberton |
|  | ADC had no objection | Non-material amendment following the grant of WA/6/23/PL relating to changes to brick type. |
| f. | WA/15/25/HH | Caseta Copse Lane Walberton BN18 0QH |
|  | Refused | 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. |
| g. | [WA/101/24/PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/101/24/PL)  | Longacres Eastergate Lane, Walberton |
|  | Withdrawn | 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. |
| h. | [WA/19/25/HH](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/19/25/HH) | 8 Orchard Way Fontwell Arundel BN18 0SH |
|  | Approved subject to Conditions and a Planning Obligation | Proposed single storey rear extension. |
| i. | [WA/17/25PL](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/17/25/PL) | Land to the North of Lake Lane Barnham PO22 0AJ |
|  | Refused | 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. |
| j. | WA/22/25/HH | Downs House Avisford Park Road Walberton BN18 0AP |
|  | Approved subject to Conditions and a Planning Obligation | Demolition of existing garage, store and utility space. Single storey side and front extension with internal alterations. |
| k. | [WA/31/25/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/31/25/DOC) | Alfred Court 1A Steeplechase Way, Fontwell, Arundel |
|  | Approved | Approval of details reserved by condition imposed under reference WA/56/22/PL relating to condition number 9 – layout plan and light schedule. |
| l. | [WA/10/25/DOC](https://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=WA/10/25/DOC&keyscheme=planning)  | Brookfield Farm Eastergate Lane |
|  | Approved | 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. |
| m. | [WA/25/25/DOC](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=WA/25/25/DOC) | Willows West Walberton Lane Walberton |
|  | Refused | Approval of details reserved by condition imposed under reference WA/84/18/HH relating to condition number 4 – surface water drainage scheme and condition number 5 - flows to watercourses. |

1. **Appeals**

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| p. | [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 |
|  | Appeal allowed with Conditions | 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 |

1. **Compliance/Enforcemen**t
	1. Update on HGV movements issues
	2. Tye Lane new footpath
2. **Fontwell Field**
	1. Draft S106 agreement – an update
3. **Neighbourhood Plan**

To receive an update

1. **Rights of Way**
	1. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway

An update circulated 27/5/25

* 1. Update on upgrade of Yapton Lane footpath from permissive to actual right of way (P23)
1. **Arun District Council**

To receive an update

1. **Neighbouring Parish Applications and updates**

BN/46/25/PL, Land South of Wandleys Lane, Eastergate – Application for construction of 10 No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space.

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

* 1. Local cycling and walking infrastructure plan.

To receive an update

1. **Fontwell Meadows**

To receive an update

1. **Avisford Grange**
2. The transfer options of the two play parks and the allotments to the Parish Council
3. **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. To note the May news (12/5) and update
	2. To note the SNPA’s previous Planning Committees (10/4/25 and 8/5/25) with the next Planning committee on 10th July 2025 [SDNPA Planning committee](https://www.southdowns.gov.uk/national-park-authority/commitees-meetings/committees/planning-committee/)
4. **Campaign for the Protection of Rural England (CPRE)**
	1. To note the April newsletter, circulated 28/5 and May 29/5
5. **Correspondence**
6. **Quotes and payments**

To consider any quotes and payments

1. **Any other business**

**To be noted:**

* Planning responses – no objection, objection, support and no comment – explanation
* Eastergate Lane closed 9-10th June TRO

**For discussion**

1. Walberton Players banner - to agree that Walberton Players can hang up signs at x locations (or banner on the Jubilee Gate) to advertise their local events in the year so long as poster (banner) is not offensive and only put up a month before and taken down within a week of the event. This can be delegated to the clerk to decide and manage reducing email?
2. Devolution – Further to Cllr Trevor Bence’s talk at the Annual Full Council on 27/5/25 and as suggested at the meeting attended earlier in the year by Cllrs Higham, Vawer and the Clerk, to put together a comprehensive list of all of the Parish Council’s assets, with mapping details, general maintenance details, contractors etc To also include areas/assets that we look after and how etc but do not own. Plus areas/assets we would like to own.

This would enable the Parish Council to be better prepared and informed for Devolution/Restructuring and would also feed into the Parish Online mapping system. A possible new project for the Project Manager?

1. **Date of next meeting**

The proposed date of the next meeting is 15th July 2025.