



**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 30 September 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 25 September 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 17th July 2025.

4. Public questions (max 15 minutes)

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

5. Matters arising

6. Section 106 agreements – update on:

- a. Childcare facility - Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell
- b. North Choller Farm for sale

b

7. Planning applications

Out of meeting

- a. **WA/34/25/PL - Greenways Dairy Lane Walberton BN18 0PT** [View Details](#)

Comment: Objection submitted to ADC with comments on 30 May 2025.

(ADC's Planning Committee held a meeting on the 6th August 2025 to determine the planning application – decision still pending.)

- b. **WA/63/25/PL - Fairmead farm land, Binsted Lane, Walberton** [View Details](#)
Demolition of existing dilapidated structure and erection of a commercial building with associated permeable hardstanding. This application is in CIL Zone 3 (Zero Rated) as other development.
Comment: No comment
- c. **WA/65/25/T - Flat 6, Exmoor Court, Hermitage Lane, Fontwell** [View Details](#)
1 No. Oak (T1) crown lift to 2.4m from ground level and reduction of NW spread to leave a spread of 20m.
Comment: No comment
- In meeting**
- d. **WA/62/25/DOC - Brookfield Farm Eastergate Lane, Walberton**
Approval of details reserved by condition imposed under reference WA/43/25/S73 relating to condition number 3 - proposed surface water drainage scheme and condition number 4 - discharge flows to watercourses. [View Details](#)
Decision due by: 18-09-25
- WA/71/25/DOC - GTR New Site Arundel Road Fontwell**
Approval of details reserved by condition imposed under reference WA/22/15/OUT relating to condition number 14 - maintenance and management of the SUDs and condition number 13 – surface water drainage. [View Details](#)
Decision due by: 21-10-25
- e. **WA/52/25/PL - Cherry Tree Nursery, Eastergate Lane, Walberton**
Removal of residential caravan and erection of 1 No. self-build dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL liable. [View Details](#)
Comments to be submitted by 02 October 2025
- f. **WA/73/25/TC - Holly Tree Cottage The Street Walberton**
1 No. Loquat (T1) crown reduction to leave a height of 3m and a spread of 2.5m and crown lift to 1m from ground level (southern side), 1 No. Portugal Laurel (T2) crown reduction to leave a height of 5m and a spread of 4m, 1 No. Magnolia (T3) crown reduction to leave a height of 3.5m and a spread of 3.5m and crown lift to 1m from ground level. 1 No. Portugal Laurel (T4) crown reduction to leave a height of 5.5m and a spread of 5.5m, 2 No. Lawson Cypress (T5 & T6) to fell, 1 No. Lawson Cypress (T7) crown lift to 3m from ground level and 1 No. Eucalyptus (T8) crown reduction to leave a height of 4m. These trees are within the Walberton Village Conservation Area. [View Details](#)
Decision due by: 11-10-25
- g. **WA/74/25/TC - Old Stores House The Street Walberton**
Fell 1 No. Cherry (T1), crown reduction to 1 No. Persian Ironwood (T2) to leave a height of 6m and lateral spread of 3m and crown lift 1 No. Sycamore (T3) by removing the lowest branches to a height of 4m from ground level. These trees are in the Walberton Village conservation area. [View Details](#)
Decision due by: 15-10-25
- h. **WA/70/25/HH - Walberton House, The Street, Walberton**
Installation of detached car port. (This application may affect the character and appearance of the Walberton Village Conservation Area and a listed building). [View Details](#)
Comments to be submitted by 16 October 2025
- i. **WA/76/25/T - Land West Of Yapton Lane, Walberton**

Raise crown of 2 No. Willow Trees on northern side to 4m by removing two to three damages to lower limbs, reduce remaining upper limbs by 2m on northern side to suitable growth points leaving branch length of 2m. [View Details](#)

Comments to be submitted by 16 October 2025

j. **WA/78/25/TC - The Old Stables The Street Walberton**

Fell 1 No. Crabapple (T1) within the Walberton Village Conservation area. [View Details](#)

Decision due by: 28-10-25

Planning decisions

Refer to Decision List – Appendix 1

8. Appeals

Appeal Notification - WA/26/25/PL - Potwell Park, Potwell Copse, Arundel Rd, Fontwell
(previously circulated. All representations must be received by the 15th September 2025)
Parish Council submitted an objection in May 2025

Appeal Notification – WA/102/24/PL - Longacre, The Street, Walberton BN18 0PY
(Previously circulated. Representations to be submitted by 15 October 2025)
Parish Council submitted an objection in January 2025

9. Compliance/Enforcement

- a. Update on HGV movements issues
- b. ENF/35/25 - Walberton Place Care Home Yapton Lane Walberton - notification that the case is closed (previously circulated)
- c. Choller Farm
- d. Binsted Glamping site

10. Neighbourhood Plan

To receive an update

11. Rights of Way

- a. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway
Final decision on the inspector's decision (previously circulated)
- b. Update on upgrade of Yapton Lane footpath from permissive to actual right of way (P23)

12. Arun District Council

To receive an update

13. Neighbouring Parish Applications and updates

BN/11/22/OUT Barnham, Eastergate, Westergate

BEW Parcel SC1 Barnham - Planning Committee meeting held on 21 July 2025 which was attended by Cllr Evans.

BN/83/25/PL - Hill View, Eastergate Lane, Eastergate

Demolition of existing dilapidated commercial sheds and the erection of 9 No. dwellings with associated car 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

BN/85/25/OUT

Proposed development at Land North of Barnham Road and east of Fontwell Avenue Eastergate. (on 16th July 2025 Barratt David Wilson Homes applied to Arun District Council for Planning permission for Outline application with all matters reserved, other than means of access, for and the construction of up to 525 No residential dwellings, care home, public open space including recreational space and associated infrastructure, following the demolition of existing dwelling and outbuildings. This application is in strategic allocation SD5, affects a Public Right of Way, may affect the setting of listed buildings and is the subject of an Environmental Statement. Readvertisement due to amended description

14. Business Plan activity

To consider any projects for Business Plan activity - To consider that this item be removed from the planning committee agenda and to be considered at Full Council instead.

15. Highways and Traffic

- a. A27 / A29 Bypass
To receive an update.
- b. Local cycling and walking infrastructure plan.
To receive an update

16. Fontwell Meadows

To receive an update

17. Avisford Grange

- a. The transfer options of the two play parks and the allotments to the Parish Council

18. HELAA (Housing & Economic Land Availability Assessment)

To receive an update

- 19. Community Infrastructure Levy trajectory** – To consider that this item be removed from the planning committee agenda and to be considered at Legal and Finance instead.

20. South Downs National Park

- a. To note the August and September South Down news – previously circulated

21. Campaign for the Protection of Rural England (CPRE)

- a. To note the August newsletter, previously circulated

22. Correspondence

23. Quotes and payments – to be considered at FC and therefore to be removed from planning

To consider any quotes and payments

24. Any other business –

- a. General planning training to be completed by all councillors
- b. To have consultancy on planning and how to respond.
- c. Do we need additional staffing?

25. Date of next meeting

The proposed date of the next meeting is 7.15pm on 21 October 2025.