



**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 15 July 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 10 July 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 10<sup>th</sup> June 2025.

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

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

**5. Matters arising**

**6. Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell)**

- a. Draft S106 agreement – an update
- b. New childcare centre

**7. Planning applications**

**Out of meeting**

a. <a href="#">WA/21/25/PL</a>	<b>Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton</b>
No objection submitted on 11/5/25	Siting of 6 No. glamping pods with associated access, car parking and landscaping. This application is in CIL zone 3 (zero rated) and may affect the setting of a listed building.
RE-ADVERTISED (30/5/25)	
Certificate D and substitute Technical Note & Visibility Splay	
No comment – for ADC decision	

b.	<a href="#">WA/29/25/HH</a> No comment – for ADC decision	<b>8 The Chase, Fontwell</b> Loft conversion including dormer to front elevation and rooflight.
c.	<a href="#">WA/35/25/HH</a> No comment – for ADC decision	<b>Acorn House, Wandleys Lane, Walberton</b> Detached side garage to replace previously approved car port.
d.	<a href="#">WA/43/25/S73</a> No comment – for ADC decision	<b>Brookfield Farm, Eastergate Lane, Walberton</b> Variation of conditions following the grant of WA/41/24/S73 relating to amendment and re-wording of conditions 3 and 4.
e.	<a href="#">WA/42/25/DOC</a> No comment – for ADC decision	<b>Riverwood Centre Yapton Lane Walberton</b> Approval of details reserved by condition imposed under reference WA/29/24/PL relating to condition number 5 – surface water drainage network, condition number 6 - proposed foul drainage system, condition number 7 - Reptile Mitigation Strategy, condition number 8 - Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), condition number 9 – Noise Management Plan (NMP) and condition number 10 - Biodiversity Enhancement Strategy.
f.	<a href="#">WA/46/25/T</a> No comment – for ADC decision	<b>Thatched Cottage, The Street, Walberton</b> 1 No. Mature Silver Birch (T1) to fell and 1 No. Mature Ash to remove low southern limb.
g.	<a href="#">WA/45/25/S73</a> No comment – for ADC decision	<b>Willows, West Walberton Lane, Walberton</b> Removal of condition following the grant of WA/28/21/HH relating to condition 6 - surface water drainage scheme.
h.	<a href="#">WA/54/25/TC</a> No comment – for ADC decision	<b>Langdale House Tye Lane Walberton</b> Fell 1 No Semi mature Monterey Pine and replant with Hornbeam and fell 1 No Mature Beech Tree and replant with Hawthorn and/or Hornbeam within the Walberton Village Conservation Area.

#### In meeting

i.	<a href="#">WA/44/25/PL</a>  Comments to be submitted by 17 July 2025	<b>Longacres, Eastergate Lane, Walberton</b> Erection of 1 No self build dwelling with associated parking and landscaping (resubmission following WA/101/24/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.
j.	<a href="#">WA/47/25/DOC</a>  Comments to be submitted by 13 August 2025	<b>Land East of Tye Lane Walberton</b> Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition number 23(b) - implementation of the approved SuDS and condition number 25(b) - completed construction of the SuDS System.
k.	<a href="#">WA/50/25/DOC</a>  Comments to be submitted by 15 August 2025	<b>Fleurie Nursery Lake Lane Barnham</b> Approval of details reserved by condition imposed under reference WA/75/20/PL relating to condition number 3 – surface water drainage scheme, condition number 4 - surface water drainage system and condition number 7 – surface water drainage scheme.
l.	<a href="#">WA/53/25/TC</a>  Comments to be submitted by 31 July 2025	<b>The Red Cottage, The Street, Walberton</b> 2 No. Acacia (T1, T2) crown reduction to leave a height of 15m and a spread of 9m and 1 No. Horse Chestnut (T3) crown reduction to leave a height of 15m and a spread of 9m.

These trees are within the Walberton Village Conservation Area.

## 8. Planning decisions

a.	<a href="#">WA/24/25/HH</a> Approved subject to Conditions	<b>Clear Springs Farm, Arundel Road, Walberton</b> 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.
b.	<a href="#">WA/26/25/PL</a> Refused	<b>Potwell Park, Potwell Copse, Arundel Road, Fontwell</b> Change of use of stable to tourist accommodation, the barn to 1 No. residential unit including an extension and the erection of 2 No. self build 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.
c.	<a href="#">WA/78/24/DOC</a> Refused	<b>Land East of Tye Lane, Walberton</b> Approval of details reserved by condition imposed under reference WA/124/23/S73 relating to condition numbers 23 – SUDS scheme, 25 - drainage maintenance manual.
d.	<a href="#">WA/1/25/DOC</a> Approved	<b>Brookfield Farm Eastergate Lane, Walberton</b> 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.
e.	<a href="#">WA/32/25/PD</a> No Objection subject to conditions	Land to the Rear of Melrose Cottage, Freeman Close, Walberton Prior notification under Schedule 2, Part 3, Class Q for the change of use of former agricultural building to 1 No. dwelling.
f.	<a href="#">WA/33/25/PDH</a> Objection	<b>1 Boniface Close, Fontwell</b> Notification under extended permitted development rights for a single storey rear extension (conservatory) measuring 3m from beyond the rear wall of the original dwelling house, with a maximum height of 2.8m and an eaves height of 2.1m
g.	<a href="#">WA/36/25/L</a> Approve conditionally	<b>Jessamine Cottage The Street Walberton BN18 0PJ</b> Listed building consent to re-instate a front door to the front porch of the house on the South East aspect.
h.	<a href="#">WA/24/25/HH</a> Approve Conditionally	<b>Clear Springs Farm Arundel Road Walberton BN18 0SD</b> 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.
i.	<a href="#">WA/38/25/HH</a> Approve conditionally	<b>Little Danes Yapton Lane Walberton BN18 0LS</b> Demolition of existing swimming pool house and construction of new swimming pool house. This application may affect the setting of a listed building

## 9. Appeals

## 10. Compliance/Enforcement

- Update on HGV movements issues
- Tye Lane new footpath

**11. Neighbourhood Plan**

To receive an update

**12. Rights of Way**

- a. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway  
An update
- b. Update on upgrade of Yapton Lane footpath from permissive to actual right of way (P23)

**13. Arun District Council**

To receive an update

**14. Neighbouring Parish Applications and updates**

BN/11/22/OUT Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham -Notification of a Planning Committee meeting on 21 July 2025 (previously circulated)

**15. Business Plan activity**

To consider any projects for Business Plan activity.

**16. Highways and Traffic**

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

**17. Fontwell Meadows**

To receive an update

**18. Avisford Grange**

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

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

To receive an update – I need to check this.

**20. Community Infrastructure Levy trajectory**

To receive an update

**21. South Downs National Park**

- a. To note the July news (8/7) and update

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

- a. To note the June newsletter, circulated (8/7)

**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 yet to be confirmed.