



**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 21 October 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 15 October 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 30 September 2025.

4. Matters arising

5. Public questions (max 15 minutes)

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

6. Correspondence

7. Section 106 agreements – update on:

- a. Childcare facility - Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell

8. Planning applications

Out of meeting

- a. No out of meeting decisions were made.

In meeting

- b. To consider the following planning applications:

WA/80/25/HH - Oak Bank, Wandleys Lane, Walberton [View Details](#)

Two storey rear and single storey side extension.

Comment on this Application by 30 October 2025

WA/83/25/HH - Pantiles West Walberton Lane Walberton BN18 0QS

Roof extension to facilitate creation of new habitable first floor, single storey front porch, side and rear extensions, and installation of solar panels, following demolition of existing detached garage

Comment on this Application by 13 November 2025

Planning decisions

- c. To be noted:

WA/63/25/PL - Fairmead Farm Land, Binsted Lane, Walberton

Approved subject to Conditions By: Delegated Powers 23-09-25

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. [View Decision Details](#)

WA/34/25/PL - Greenways, Dairy Lane, Walberton

Approved subject to Conditions by Committee 2/10/25

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. [View Decision Details](#)

WA/65/24/PL - Lower Farm, Yapton Lane, Walberton

Approved subject to Conditions and a Planning Obligation By: Committee 01-10-25

Addition of 3 No 5ha glasshouses, ancillary structures and reservoir to existing permission for 1 x 5ha glasshouse and reservoir. This application is in CIL Zone 3 (Zero Rated) as other development. [View Decision Details](#)

WA/65/25/T - Flat 6, Exmoor Court, Hermitage Lane, Fontwell

Approved subject to Conditions By: Delegated Powers 01-10-25

1 No. Oak (T1) crown lift to 2.4m from ground level and reduction of NW spread to leave a spread of 20m. [View Decision Details](#)

9. Appeals

To receive updates

- a. Appeal Notification - WA/26/25/PL - Potwell Park, Potwell Copse, Arundel Rd, Fontwell
- b. Appeal Notification – WA/102/24/PL - Longacre, The Street, Walberton BN18 0PY

10. Compliance/Enforcement

11. Neighbourhood Plan

To receive an update

12. Rights of Way

- a. Update on upgrade of Yapton Lane footpath from permissive to actual right of way (P23)

13. Neighbouring Parish Applications and updates

14. Highways and Traffic

- a. A27
- b. A29 Bypass
- c. Local cycling and walking infrastructure plan.

- a. Traffic Calming
- b. Traffic Surveys – (2 on Yapton Lane, top and bottom, 1 in The Street)
- c. HGV's
- d. Verges
- e. Signage / finger posts

15. Fontwell Meadows

To receive an update on Paddocks

16. Avisford Grange

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

17. HELAA (Housing & Economic Land Availability Assessment)

To receive an update

18. South Downs National Park Authority (SDNPA)

- a. To note SDNPA's October news, previously circulated

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

- a. To note the September newsletter, previously circulated

20. Correspondence

21. Any other business

22. Date of next meeting

The proposed date of the next meeting is 7.15pm on 18 November 2025.