



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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**MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE
HELD IN THE PAVILION AT 7.15pm ON TUESDAY 15 JULY 2025**

1. Record of attendance and apologies

P/303/25 In attendance were Councillors McElvogue (Chair), Evans, Riordan and Titmus.
PCSO Caroline Wilson
The Clerk: S Turner
There was 5 members of the public present.
Apologies received from Cllr Higham

2. Declaration of interests in items on the agenda

P/304/25 Cllr McElvogue declared a pecuniary interest in project management.

3. Confirmation of the Minutes

P/305/25 The minutes of the Planning Committee meeting of 10 June 2025 were confirmed as being a true record of the business conducted.

4. Public questions (max 15 minutes)

P/306/25 A question was raised from a member of the public asking if the Parish Council would support her request to WSCC regarding a right of way/pathway to enable safer access to the underpass when riding from Wandleys Lane via West Walberton Lane and Arundel Road.
The Chairman confirmed that the Parish Council would have to consider this proposal further before responding to this request.

A question was raised by another member of the public regarding planning application WA/74/24/OUT – Land off Arundel Road and the current position regarding the provision of the childcare facility.

The Chairman explained that the Parish Council were in discussion with Arun District Council and the developers regarding the Section 106 and that the developers were probably going to sell the site on. He explained the Parish Council's requirements; the gift of land fully serviced, extending the time period to build and CIL funding.

5. Matters arising

P/307/25 There were no other matters arising.

6. Fontwell Field (WA/74/24/OUT – Land off Arundel Road, Fontwell)

P/308/25 a. Draft S106 agreement – an update
b. New childcare centre

Both these items were discussed in public questions, refer to item 4. P306/25.

7. Planning applications

P/309/25 **Out of meeting**

<p>a. WA/21/25/PL</p> <p>No objection submitted on 11/5/25 RE-ADVERTISED (30/5/25) Certificate D and substitute Technical Note & Visibility Splay</p> <p>No comment – for ADC decision</p>	<p>Land to the south of The Black Horse Pub, Binsted Farm, Binsted Lane, Walberton</p> <p>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.</p>
<p>b. WA/29/25/HH</p> <p>No comment – for ADC decision</p>	<p>8 The Chase, Fontwell</p> <p>Loft conversion including dormer to front elevation and rooflight.</p>
<p>c. WA/35/25/HH</p> <p>No comment – for ADC decision</p>	<p>Acorn House, Wandleys Lane, Walberton</p> <p>Detached side garage to replace previously approved car port.</p>
<p>d. WA/43/25/S73</p> <p>No comment – for ADC decision</p>	<p>Brookfield Farm, Eastergate Lane, Walberton</p> <p>Variation of conditions following the grant of WA/41/24/S73 relating to amendment and re-wording of conditions 3 and 4.</p>
<p>e. WA/42/25/DOC</p> <p>No comment – for ADC decision</p>	<p>Riverwood Centre Yapton Lane Walberton</p> <p>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.</p>
<p>f. WA/46/25/T</p> <p>No comment – for ADC decision</p>	<p>Thatched Cottage, The Street, Walberton</p> <p>1 No. Mature Silver Birch (T1) to fell and 1 No. Mature Ash to remove low southern limb.</p>
<p>g. WA/45/25/S73</p> <p>No comment – for ADC decision</p>	<p>Willows, West Walberton Lane, Walberton</p> <p>Removal of condition following the grant of WA/28/21/HH relating to condition 6 - surface water drainage scheme.</p>
<p>h. WA/54/25/TC</p> <p>No comment – for ADC decision</p>	<p>Langdale House Tye Lane Walberton</p> <p>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.</p>

In meeting

<p>i. WA/44/25/PL</p> <p>Comments to be submitted by 17 July 2025</p> <p>RESOLVED No objection</p>	<p>Longacres, Eastergate Lane, Walberton</p> <p>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.</p>
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<p>j. WA/47/25/DOC Comments to be submitted by 13 August 2025 <u>RESOLVED</u> No comment</p>	<p>Land East of Tye Lane Walberton 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.</p>
<p>k. WA/50/25/DOC Comments to be submitted by 15 August 2025 <u>RESOLVED</u> No comment</p>	<p>Fleurie Nursery Lake Lane Barnham 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.</p>
<p>l. WA/53/25/TC Comments to be submitted by 31 July 2025 <u>RESOLVED</u> Support.</p>	<p>The Red Cottage, The Street, Walberton 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.</p>

8. Planning decisions

P/310/25 **NOTED:** All planning decisions as per the agenda.

9. Appeals

P/311/25 None

10. Compliance/Enforcement

P/312/25 Updates were given on the following:

- a. HGV movements issues
No updates to report
- b. Tye Lane new footpath –
RESOLVED to be removed from the agenda.

11. Neighbourhood Plan

P/313/25 **DISCUSSED** Current position regarding the withdrawal of the Locality funding. The Clerk is to remind the consultant for outstanding fee. A date for the next NP meeting to be arranged mid to late September. The Clerk is to circulate the revised Design Codes along with the notes from the last NP meeting.

12. Rights of Way

P/314/25 a. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway

NOTED: that the consultation period had closed and the Inspector was now making a final decision. An update had been previously circulated.

b. Update on upgrade of Yapton Lane footpath from permissive to actual right of way (P23)
No update had been received.

13. Arun District Council

P/315/25 There were no reports from Arun District Council.

14. Neighbouring Parish applications and updates

P/316/25 **NOTED:** BN/11/22/OUT Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham -Notification of a Planning Committee meeting on 21 July 2025 (previously circulated). This is a strategic development, and it would be beneficial if a Parish Councillor could attend. Cllr Evans volunteered.

15. Business Plan activity

P/317/25 To consider any projects for Business Plan activity.
There were no new projects to be added.

16. Highways and Traffic

P/318/25 Updates were given on the following:

a. A27 / A29 Bypass

NOTED the impact of the traffic from the strategic development

b. Local cycling and walking infrastructure plan.

This project is on-going.

17. Fontwell Meadows

P/319/25 Updates were received from Cllr Riordan

a. Still waiting for the paddock land to be transferred. It was noted that little maintenance has been carried out on this land.

b. In discussion with Dandara regarding the trees on the land that has already been transferred to the Parish Council.

c. **DISCUSSED** the recent complaint regarding parking and behaviour of a hirer at Fontwell Community Centre.

18. Avisford Grange

P/320/25 The transfer options of the two play parks and the allotments to the Parish Council.
This is on-going.

19. HELAA (Housing & Economic Land Availability Assessment)

P/321/25 The Clerk confirmed that no correspondence had been received from Arun District Council.
NOTED that planning applications were no longer on the HELAA – Tye Lane and Yapton Lane.

20. Community Infrastructure Levy trajectory

P/322/25 There were no updates to report.

21. South Downs National Park Authority

P/323/25 **NOTED:** July's news had been circulated (8/7)

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

P/324/25 **NOTED:** the July newsletter (circulated 8/7)

25. Correspondence

P/325/25 Correspondence had been received concerning the following planning issues:

- To ban fishing at the Village Pond, 2 emails had been received, plus a petition.

RESOLVED not to ban fishing at the Village Pond. Any fishing at the pond should be with a licence. Appropriate signage would be investigated by Cllr Evans who will liaise with the Project Manager and the Parish Council will consider regular maintenance at the village pond.

- Improvements to make Fontwell roundabout safer

DISCUSSED The Parish Council would support any safety improvements to the roundabout; however, this would be the responsibility of Highways, WSCC.

26. Quotes and Payments

P/326/25 To consider any quotes and approve payments (retrospectively).

4 payments were **APPROVED** which were yet to be made and 8 direct debit payments were noted.
1 quote for revised NP review was **APPROVED**

27. Any other business

P/327/25 Cllr Evans raised a query regarding St Mary's Church, Binsted regarding the cost of the works that are required to the porch which is in a poor condition. **DISCUSSED:** that the Parish Council would be happy to support the project, however, any requests for funding would require at least 3 quotes and confirmation that additional funding was also being sought.

NOTED: Cllr McElvogue had been in discussion with the architect regarding drawings to ascertain costs and concept of size for the proposed new pavilion project. The architect was putting together drawings – based on a gold, silver or bronze design, so that the Parish Council could consider what options would be available. It was hoped that the plans could be circulated next week.

28. Date of next meeting

P/328/25 The proposed date of the next meeting is yet to be confirmed but would be September.

There being no further business, the meeting closed at 21.35pm

Signed:
Chair

Date.....