



**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 18 November 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 11 November 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 21 October 2025.

**4. Matters arising**

S106 – WA/74/25/OUT - Land off Arundel Road, Fontwell - an agenda item at ADC's Planning Committee 19/11/25.

**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**

No out of meeting decisions were made.

### **In meeting**

To consider the following planning applications:

(Application for Matters Reserved by Condition (suffix of DOC) - This type of application is to check whether the details submitted satisfy the condition(s) on the corresponding planning permission.)

**a. WA/85/25/DOC - Barnfield House Arundel Road Walberton**

Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to conditions 12 - cycle parking and 18 - acoustic testing (see WA/86/25/DOC for condition 9 - as-built drawings of surface water drainage scheme). [View Details](#)

Decision due by: 04-12-25

**b. WA/86/25/DOC - Barnfield House Arundel Road Walberton**

Approval of details reserved by condition - imposed under reference WA/58/23/S73 relating to condition 9 - as-built drawings of surface water drainage scheme (see WA/85/25/DOC for conditions 12 – cycle parking and 18 - acoustic testing). [View Details](#)

Decision due by: 04-12-25

**c. WA/89/25/DOC - Lower Farm Yapton Lane Walberton**

Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 3-surface water drainage, 4- additional surface water run-off and 5- surface water drainage survey (please see WA/90/25/DOC for approval of details reserved by condition 6- Environmental Management Plan and 7- lighting plan, 11-Archaeological works, 13-vehicular access, 14-safeguarding mineral resources, 16-BNG plan-30 year monitoring plan, 17-Construction Environmental Management Plan and 19-statutory Biodiversity Net Gain Plan). [View Details](#)

Decision due by: 12-12-25

**d. WA/91/25/DOC Lower Farm Yapton Lane Walberton**

Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 7-lighting plan, 8- black out blinds,10-safeguarding land for cycle/footpath on western boundary and 15-covered and secure cycle parking. [View Details](#)

Decision due by: 17-12-25

**e. WA/92/25/DOC - Fairmead Farm Land Binsted Lane, Walberton**

Approval of details reserved by condition imposed under [WA/63/25/PL](#) relating to conditions 8-schedule of materials and finishes, 5-Biodiversity Enhancement Layout and 8-Biodiversity Gain Plan. [View Details](#)

Decision due by: 19-12-25

**f. WA/90/25/DOC - Lower Farm Yapton Lane Walberton**

Approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 6- Environmental Management Plan, 11-Archaeological works, 14- safeguarding mineral resources, 16-BNG plan-30 year monitoring plan, 17- Construction Environmental Management Plan and 19- statutory Biodiversity Net Gain Plan (please see WA/89/25/DOC for discharge of conditions 2-surface water drainage, 3- additional surface water run-off and 5- surface water drainage survey). [View Details](#)

Decision due by: 26-12-25

## **9. Planning Decisions**

To be noted:

**a. 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.

**No Objection By:** Delegated Powers 10-10-25 [View Decision Details](#)

**WPC Comment:** No comment

**b. 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.

**No Objection By:** Delegated Powers 10-10-25 [View Decision Details](#)

**WPC Comment:** No comment

**c. 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.

**Withdrawn By:** Delegated Powers 21-10-25 [View Decision Details](#)

**WPC Comment:** No comment

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

Fell 1 No. Crabapple (T1) within the Walberton Village Conservation area.

**No Objection By:** Delegated Powers 20-10-25 [View Decision Details](#)

**WPC Comment:** No comment

**e. WA/85/25/DOC - Barnfield House Arundel Road, Walberton**

Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to conditions 12 - cycle parking and 18 - acoustic testing (see WA/86/25/DOC for condition 9 - as-built drawings of surface water drainage scheme).

**Part Approved By:** Delegated Powers 21-10-25 [View Decision Details](#)

**WPC Comment:** To be considered at this meeting.

**f. 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).

**Refused By:** Delegated Powers 29-10-25 [View Decision Details](#)

**WPC Comment:** No comment

**g. 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.

**Refused By:** Delegated Powers 06-11-25 [View Decision Details](#)

**WPC Comment:** Objection with additional comments made.

**h. WA/93/25/TC - Peach Cottage, The Street, Walberton**

Fell 1 No. Mature Laburnum. This tree is in the Walberton Village Conservation area.

**Withdrawn By:** Delegated Powers 31-10-25 [View Decision Details](#)

**WPC Comment:** None made as planning application withdrawn prior to consideration by the Parish Council.

## 10. 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

**11. Compliance/Enforcement**

To receive an update

**12. Neighbourhood Plan**

To receive an update

**13. Rights of Way**

To receive an update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23)

**14. Neighbouring Parish Applications and updates**

**15. Highways and Traffic – reports on the following:**

- a. A27
- b. A29 Bypass
- c. Local cycling and walking infrastructure plan.
- d. Traffic Calming
- e. Traffic Surveys
- f. HGV's
- g. Verges
- h. Signage / finger posts

**16. Fontwell Meadows**

To receive an update on:

- a. Paddocks

**17. Avisford Grange**

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

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

To receive an update

**19. South Downs National Park Authority (SDNPA)**

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

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

- a. To note the October newsletter (previously circulated)

**21. Any other business**

Royal Mail letter box, Maple Road

**22. Date of next meeting**

The proposed date of the next meeting is 7.15pm on 16 December 2025.