



**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 30 SEPTEMBER 2025**

1. Record of attendance and apologies

P/351/25 In attendance were Councillors McElvogue (Chair), Hewson, Riordan and Kress Von Wendland.

The Clerk: S Turner

There was 8 members of the public present.

Apologies received from Cllr Higham and Evans

2. Declaration of interests in items on the agenda

P/352/25 Cllr McElvogue declared a personal interest in project management.

3. Confirmation of the Minutes

P/353/25 The minutes of the Planning Committee meeting of 15 July 2025 were confirmed as being a true record of the business conducted.

4. Public questions (max 15 minutes)

- P/354/25
- a. A resident raised concerns about the appeal for Longacres, The Street (WA/102/24/PL) and those involved were not local who do not understand the area. The chairman explained that the appeal was all part of the planning process which gives an opportunity to comment about the planning application and concerns should be raised through this process. He also explained that if the planning application was permitted and if it was necessary, conditions could be applied to the planning application. The Parish Council is reviewing its Neighbourhood Plan to ensure it is current and do respond to planning consultations.
 - b. Questions were raised concerning the proposed reinstallation of the bus shelter at the corner of the school entrance and The Street. The Chairman explained that the Parish Council has statutory power to provide and maintain bus shelters in the Parish. Previous consultation and correspondence had identified several locations for bus shelters, including this one and that the landowner for this specific site had been contacted. There is no timetable for the reinstallation of this bus shelter yet.
 - c. Questions were raised regarding traffic calming, the Chairman agreed that traffic calming might be brought back to this Committee. The proposed consultation on the cycle path is on our Web Site and improvements to The Street would be included which includes a reduce traffic speed to 20 mph and improve safety. The consultation event date had yet to be set but the Parish Council hopes that residents will attend and provide comments and feedback.

5. Matters arising

P/355/25

- a. Childcare facility - Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell). S106 negotiations are still on going with the Developer and Arun District Council (ADC). A meeting was held last week.
- b. North Choller Farm for sale. This is now being advertised, and bookings are being taken for people interested in the housing, not the land.
- c. The Paddock area at Fontwell. The Parish Council requested works to be carried out prior to the land transfer as per the development agreement and believed the works undertaken were minor, not to the extent that has been carried out. The Parish Council supports ADC with raising this with enforcement as it is a known protected species habitat.

6. Section 106 agreements – update on:

P/356/25

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

7. Planning applications

P/357/25

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

P/358/25

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 **WPC Resolved:** No comment
- e. **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 **WPC Resolved:** No comment
- f. **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 2/10/25 **WPC Resolved:** Objection with comments.
- g. **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 **WPC Resolved:** No comment

h. **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 **WPC Resolved:** No comment

i. **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 **WPC Resolved:** No comment

j. **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 **WPC Resolved:** No comment

k. **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 **WPC Resolved:** No comment

Planning decisions

P/359/25

NOTED: All planning decisions as per the decision list, circulated with agenda.

DISCUSSED WA/21/25/PL – Land to the south of the Black Horse Pub, Binsted. That the pods had been raised and are large. That there are concerns regarding the run off to the chalk stream and cycling with the placement of the bicycle racks/storage. ADC have been alerted to these issues which are being monitored. The Parish Council will support the proposed traffic calming initiative to reduce the speed to 30mph along Binsted Lane.

8.

Appeals

P/360/25

- a. 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
- b. 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

NOTED both appeals with no further comments to make.

9.

Compliance/ Enforcement

P/361/25

Updates were given on the following:

- a. Update on HGV movements issues
Although not many issues had been received, there are still plenty still going through The Street. There has been damage to the Village Green fencing several times. To confirm and as explained in Full Council, traffic surveys will be conducted which will identify average speed and vehicle type. The intended cycle path scheme will incorporate measures to reduce some of the traffic issues. A sign could be installed, stating that the road is not suitable for HGVs.

- b. **NOTED** ENF/35/25 - Walberton Place Care Home Yapton Lane Walberton notification that the case was closed.
- c. Choller Farm – issues had been raised through ADC
- d. Binsted Glamping site – this was discussed in item P/359/25 above.

10. Neighbourhood Plan

P/362/25 **DISCUSSED** the NP review and due to the withdrawal of funding, the Parish Council has had to reassessed what is feasible to keep the NP current for planning applications and appeals etc. The Clerk is to set the date for the next NP meeting with Parish Councillors.

11. Rights of Way

- P/363/25
- a. ROW/3253424 - (Walberton and Arundel Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway **NOTED** 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) **NOTED** there was nothing to report.

12. Arun District Council

P/364/25 To receive an update
RESOLVED to be removed from the agenda.

13. Neighbouring Parish applications and updates

- P/365/25
- a. **BN/11/22/OUT Barnham, Eastergate, Westergate**
NOTED BEW Parcel SC1 Barnham - Planning Committee meeting held on 21 July 2025 which was attended by Cllr Evans.
 - b. **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.
RESOLVED to support the surrounding Parish Council's if they wishes to object.
 - c. **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
NOTED This planning application is still pending and is part of the whole redevelopment of Barnham.

14. Business Plan activity

P/366/25 To consider any projects for Business Plan activity.
RESOLVED that this item be removed from the Planning Committee agenda and to be considered at Full Council.

15. Highways and Traffic

P/367/25 To receive an update on the following:

- a. A27 / A29 Bypass
Land north of Arundel, A27 – the development is progressing as the old glass houses have been taken down. This development could have an impact on the Parish and is

part of the bigger strategic development. Information relating the development can be found on Barnham and Eastergate's website.

b. Local cycling and walking infrastructure plan.

The drawings of the proposed cycle path are now available on the Parish Council website. The improvements are intended to connect the existing cycle paths. The speed reduction in The Street to 20mph could be part of those improvements.

The Parish Council has already received some comments and date for the consultation event will be arranged.

16. Fontwell Meadows

P/368/25

Cllr Riordan gave an update on the Paddock although a date for the handover of the land had not been given. There continue to be issues with the newly planted trees and existing hedgerows.

The Fontwell Community Centre was running well but the bollards in the carpark and the nearby bus shelter in Arundel Road had been vandalised.

17. Avisford Grange

P/369/25

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

This is still on-going and as Highways England have a right over the land, this has delayed the transfer. The Chairman confirmed that the transfer would consist of the allotments and plays areas but not the community orchard. This would stay with the management company and the residents would have to take any issues up with the management company.

18. HELAA (Housing & Economic Land Availability Assessment)

P/370/25

To receive an update

NOTED There had been no correspondence received from ADC.

19. Community Infrastructure Levy trajectory

P/371/25

RESOLVED to remove this item from the Planning Committee agenda and to be considered at Full Council within Legal and Finance

20. South Downs National Park Authority

P/372/25

NOTED: August and September's news had been previously circulated

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

P/373/25

NOTED the August newsletter which had been previously circulated

22. Correspondence

P/374/25

Correspondence had been received from residents on the following:

- a. **NOTED** a complaint regarding the work that had been undertaken at the Paddock, Fontwell which had been discussed earlier in the meeting in item 16, Fontwell Meadows.
- b. Concerns relating to the reinstalment of the bus shelter on the corner of the school and The Street had been discussed earlier in the meeting under item 4 b. Public Questions.
- c. **NOTED** the formal objection which the Parish Council had been copied into relating to TPO WA/4/25.
- d. **RESOLVED** that the silhouettes for Remembrance Day be permanent fixtures. It was also confirmed that WSCC had granted permission for the proposed locations which were on their land.
- e. **NOTED** that if Binsted would like a silhouette they could apply for one with the grant from the Parish Council

23. Quotes and Payments

P/375/25

To consider any quotes and approve payments (retrospectively).

3 payments were **APPROVED** retrospectively.

9 payments were **APPROVED** which were yet to be made and 6 direct debit payments were noted.

24. Any other business

P/376/25

- a. General planning training to be completed by all councillors. The Clerk is to invite a planning consultant to provide planning training to all Councillors specific to Walberton. This would assist with the completion of the Neighbourhood Plan
- b. To have consultancy on planning and how to respond. **DISCUSSED** in the above point.
- c. Do we need additional staffing? **DISCUSSED** that the responsibility of the planning needs to be taken on by other Parish Councillors.
- d. WSCC Rivers Trust could be invited to look at the village pond. They can also assist with identifying funding. They could be invited to the Parish Annual Meeting next year.
- e. **RESOLVED** to accept the quote for the replacement SID pole.

25. Date of next meeting

P/377/25

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

There being no further business, the meeting closed at 20.52pm

Signed:

Chair

Date.....