



**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 21 OCTOBER 2025**

1. Record of attendance and apologies

P/398/25

In attendance were Councillors Riordan (Chair), Hewson, Kress Von Wendland, C Garlick and J Garlick.

The Clerk: S Turner

There was 3 members of the public present.

A Planning Agent via Teams

Apologies received from Cllr Higham, McElvogue and Evans

2. Declaration of interests in items on the agenda

P/399/25

None.

3. Confirmation of the Minutes

P/400/25

The minutes of the Planning Committee meeting of 30 September 2025 were confirmed as being a true record of the business conducted.

4. Matters arising

P/401/25

One item was noted which related to ROW/3253424 - (Walberton and Arundel) Addition of a Restricted Byway and Upgrade of Footpath 342 to a Bridleway. The Parish Council had received a copy of the confirmed order, the Inspector's Decision and had been informed that the notice of confirmation would be published in the Chichester Observer 25/9/25.

5. Public questions (max 15 minutes)

P/402/25

- a. The Planning Agent from Smith Simmons and Partners attended the meeting (via Teams) on behalf of the applicant of WA/83/25/HH – Pantiles, West Walberton Lane. The Planning Agent explained the proposed development and asked the Parish Council if they had any questions or concerns regarding the development. A question was raised regarding the height as the proposed development appears to be larger than its immediate neighbours. The Agent explained they had been mindful of this and the proposed height had been kept within the existing height of the housing in area. The applicant who attended the meeting explained the reason for the proposed build. The Parish Council had no further questions and **RESOLVED** no comment.
- b. A resident raised the question on the speed watch training course and when would this be taking place, especially as they had gained a few more volunteers since the Parish Meeting. Previous training had been undertaken at the village pond, and it was suggested that Yapton Lane might be a suitable location.
RESOLVED to progress the training.

The Chair informed the meeting that the traffic calming responsibility which included traffic surveys had been passed to Cllr J Garlick. Cllr J Garlick gave a brief update on his progress to date and that he would be taking a report to the next committee meeting on locations. The Clerk is to investigate the required training for the speed watch group.

- c. A question was asked relating to the 2 planning applications for Barnfield House, Arundel Road, Walberton. The Clerk explained that the consultation notification for the 2 applications had only just been received and were too late to be included on this agenda. They would be discussed at the next Planning Committee meeting which was within the time frame for a response to be submitted to Arun District Council (December 2025).
- d. A brief update was given on the Section 106 negotiations for the proposed Childcare facility from WA/74/24/OUT - Land off Arundel Road Fontwell.

6. Correspondence

P/403/25

DISCUSSED the 3 separate emails that had been received regarding HGVs in the Street, Tye Lane and Walberton and a 'No HGV' sign being put up in the Village. However, a sign is only advisory and can be ignored. The issue regarding HGVs needs to be investigated further and moved forward. Proposal to make the route to school safer could be an argument for no/restrictions on HGVs.

7. Section 106 agreements – update on:

P/404/25

- a. Childcare facility - Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell. This was discussed earlier in the meeting, refer to item 5d.

8. Planning applications

P/405/25

Out of meeting

None.

In meeting

To consider the following planning applications:

- a. **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
RESOLVED: No comment
- b. **WA/83/25/HH - Pantiles West Walberton Lane BN18 0QS** [View Details](#)
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
This planning application was discussed earlier in the meeting, refer to item 5a.
RESOLVED: No comment

Planning decisions

P/406/25

NOTED: All planning decisions previously circulated with agenda.

- a. **WA/63/25/PL - Fairmead Farm Land, Binsted Lane, Walberton** [View Decision Details](#)
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.
- b. **WA/34/25/PL - Greenways, Dairy Lane, Walberton** [View Decision Details](#)
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.

- c. **WA/65/24/PL - Lower Farm, Yapton Lane, Walberton** [View Decision Details](#)
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.
- d. **WA/65/25/T - Flat 6, Exmoor Court, Hermitage Lane, Fontwell** [View Decision Details](#)
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.

9. Appeals

- P/407/25
- a. Appeal Notification - WA/26/25/PL - Potwell Park, Potwell Copse, Arundel Rd, Fontwell (All representations must be received by the 15 September 2025. Parish Council submitted an objection in May 2025)
NOTED: Decision still pending
 - b. Appeal Notification – WA/102/24/PL - Longacre, The Street, Walberton BN18 0PY (Representations to be submitted by 15 October 2025) Parish Council submitted an objection in January 2025)
NOTED: Decision still pending

10. Compliance/ Enforcement

- P/408/25
- No reports were received, and HGVs were discussed earlier in the meeting, refer to item 6

11. Neighbourhood Plan (NP)

- P/409/25
- DISCUSSED** the NP review and that due to Government funding being cut, budgets would have to be considered. The Clerk suggested that the next meeting be held in November, dates to be circulated.

12. Rights of Way

- P/410/25
- a. Update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23) **NOTED** there was no further updates.

13. Neighbouring Parish applications and updates

- P/411/25
- Nothing to report.

14. Highways and Traffic

- P/412/25
- To receive an update on the following:
- a. A27 – no further update
 - b. A29 Bypass – no further update
 - c. Local cycling and walking infrastructure plan - Consultation event on 29 November 2025. Open to residents and general public from 1-3pm. The Clerk to update all Parish Councillors on confirmed times and to advertise the event.
 - d. Traffic Calming – this item was discussed earlier in the meeting, refer to items 5b.
 - e. Traffic Surveys – 3 more locations proposed: 2 in Yapton Lane, top and bottom and 1 in The Street. **RESOLVED** in principle, to be considered at Full Council for final approval once costs obtained.
 - f. HGV's – this item was discussed earlier in the meeting, refer to item 6.
 - g. Verges – nothing to report.
 - h. Signage / finger posts – the damaged finger post signage that has previously been reported, is currently with the Parish Council's handyman to gauge damage and obtain a quote. Due to the design of the signage, may have to go to a specialist contractor.

- 15. Fontwell Meadows**
P/413/25 Cllr Riordan gave an update on the Paddocks.
The contractor is still working on the area and unfortunately, when they removed the brambles etc, they also destroyed the natural habitat for a protected species. As a result, they are now going to provide a knee-high fence in the paddock, to prevent horses from going on the protected area.
- It will be several months before the paddocks are finished and handed over to the Parish Council. The Parish Council has a potential lessee for the Paddocks.
- 16. Avisford Grange**
P/414/25 The transfer options of the two play parks and the allotments to the Parish Council.
This is on-going and the Parish Council wanted the transfer to proceed to obtain control over those areas, thus ensuring quality and prevents future development.
- 17. HELAA (Housing & Economic Land Availability Assessment)**
P/415/25 To receive an update
NOTED There had been no correspondence received from Arun District Council.
- 20. South Downs National Park Authority**
P/416/25 **NOTED**: October news (previously circulated)
- 21. Campaign for the Protection of Rural England (CPRE)**
P/417/25 **NOTED** the September newsletter (previously circulated)
- 24. Any other business**
P/418/25 None
- 25. Date of next meeting**
P/419/25 The proposed date of the next meeting is 7.15pm on 18 November 2025.

There being no further business, the meeting closed at 7.56 pm

Signed:
Chair

Date.....