



**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 17 February 2026 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 12 February 2026

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 20 January 2026.

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. 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/1/26/T - 18 Hunters Mews, Walberton

Fell 1 No. Ash (T1)

[View Details](#)

Comments to be made by 26 February 2026

b. WA/3/26/DOC - Land East of Tye Lane Walberton

Application for approval of matters reserved by condition relating to WA/124/23/S73 for condition 23(b)- SuDS scheme.

[View Details](#)

Decision due by: 25-03-26

8. Planning Decisions

To be noted:

a. WA/102/25/HH - 21 Orchard Way, Fontwell, Arundel

Single storey side extension to replace conservatory, front porch extension, new roof to garage and alterations to fenestration.

Approved subject to Conditions By: Delegated Powers 15-01-26

[View Decision Details](#)

b. WA/47/25/DOC - 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.

Part Approved By: Delegated Powers 13-01-26

[View Decision Details](#)

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).

Part Approved By: Delegated Powers 09-01-26

[View Decision Details](#)

d. WA/94/25/HH - 2 Henty Close, Walberton

Pitched dormer to side of property and loft conversion, consisting of two hip to gables and flat roofed first-floor extension to rear of property.

Approved subject to Conditions By: Delegated Powers 15-01-26

[View Decision Details](#)

e. WA/109/24/OUT - Sussex Business Village, Lake Lane, Barnham

Outline planning permission for 3 No. attached dwellings with associated gardens, access and parking. This application is in CIL zone 3 (CIL liable as new dwellings) and is a dual parish application with Yapton Parish Council.

Approved subject to Conditions By: Delegated Powers 19-01-26

[View Decision Details](#)

f. WA/100/25/PL - Sunny Corner, Cope Lane, Walberton

1 No. self build dwelling, garage and outbuilding with associated landscaping.

This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.

Refused By: Delegated Powers 27-01-26

[View Decision Details](#)

WA/103/25/HH - Gable House, The Street, Walberton

Single storey rear extension (this application may affect the character and setting of the Walberton Village Conservation Area).

Approved subject to Conditions By: Delegated Powers 04-02-26

[View Decision Details](#)

List of Notices of intention to develop under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 - These are notifications of telecommunication works that are considered to be "permitted development" under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.

PE/00080/26 - Hooe Farm Units Tye Lane Arundel

Notice of Intention under the Electronic Communications Code (Conditions and Restrictions) Regulations (2003) to upgrade existing base station.

9. Neighbouring Parish Applications and updates

BN/13/26/DOC - Cedar End Eastergate Lane Eastergate

Approval of details reserved by condition imposed under BN/65/22/PL relating to conditions 10-EV charging and 11-energy efficiency measures.

[View Details](#)

Decision due by: 31-03-26

10. Appeals

To receive an updates

11. Compliance/Enforcement

To receive an update

12. Neighbourhood Plan

To receive an update and set a date for the next meeting.

13. Rights of Way

- a. The upgrade of Yapton Lane footpath from permissive to right of way (P23)
- b. Avisford Park Road

14. 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

15. Fontwell Meadows

To receive an update on:

- a. 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 Winter Planning newsletter (previously circulated)

b. To note the invitation to SDNPA Parish Meeting 4 March 2026 (previously circulated)

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

a. To note the January newsletter (previously circulated)

20. Any other business

21. Date of next meeting

The proposed date of the next meeting is 7.15pm on 17 March 2026.