



**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 20 January 2026**

1. **Record of attendance and apologies**
P/26/26 In attendance were Councillors McElvogue (Chair), Hewson, Evans, Riordan, Arun District Council (ADC) Cllr Pencycate
There was 19 members of the public present.
The Clerk: S Turner
Apologies received from Cllr Higham, Kress Von Wendland, C Garlick and J Garlick.
2. **Declaration of interests in items on the agenda**
P/27/26 Cllr McElvogue declared a personal and pecuniary interest in project management.
Cllr Evans declared a personal and prejudicial interest in item 12a - WA/21/25/PL - Land to the South of the Black Horse Pub, Binsted
3. **Confirmation of the Minutes**
P/28/26 The minutes of the Planning Committee meeting of 18 November 2025 were not confirmed as being a true record of the business conducted and 2 amendments were made.
4. **Matters arising**
P/29/26 Mapping Layers – to discuss additional cost and the motive for providing layers.
This was to be discuss later in meeting
5. **Public questions (max 15 minutes)**
P/30/26 Questions from the public were asked in relation to the cycle path improvements and BP Civils, what decisions had been made from the feedback, what funding would be required and would there be any further consultations.
The Chairman confirmed the following:
 - No decision had been made; feedback was being collated.
 - Generally, most people consider the 20mph limit as a priority.
 - There would be further consultations.
 - There is no tender process yet, as nothing has been decided.
 - As no decisions have been made, the Parish Council did not know what funding would be required.

The Chairman also confirmed, there was no link between BP Civils being contracted for this work and WA/52/24/RES planning application. Other consultants had been invited to tender.

Hopefully, the next public consultation would be before Easter. If anyone wished to submit further feedback, they should submit it to the Clerk. Suggestions were also made regarding future public consultation having more contextual material.

Questions from were raised from the public for Cllr J Garlick in relation to traffic data and surveys. The Chairman apologised that Cllr Garlick was not at the meeting but explained the difference between traffic data, SIDS and traffic survey.

6. **Correspondence**

P/31/26

Considered the following correspondence

- a. Issues with hedges obstructing pavements and making it difficult for people to pass.
RESOLVED to write to the parties involved asking them to cut the hedges.
- b. The Play Centre taking over the small garden area by the village hall.
RESOLVED to write confirming that they can utilise the garden area but this needs to be an agreement between the Village Hall and the Play Centre.
- c. Are the white wooden signs that are located either end of West Walberton Lane with the 30mph speed signs paid for by or approved by the Parish Council.
CONFIRMED that the signs were approved by WSCC and supported and paid for by the Parish Council.
- d. Received several communications concerning a large HGV blocking The Street on 14/1/26, which drove into the fir tree, breaking a large branch which fell on to a parked vehicle. The driver of the HGV did not stop.
DISCUSSED This issue should be taken up with the Police.
- e. Southern Water transport tankers are regularly using The Street to enter and exit the area, this means that regularly we have fully loaded tankers driving past in the evenings up to 12.00 midnight daily. A fully laden tanker can weigh up to 33 tonnes. I would be grateful if the Council would let us know why this has been allowed.
CONFIRMED The Parish Council has not allowed this, they are doing this illegally and have raised it with Southern Water.

7. **Section 106 agreements – update on:**

P/32/26

Childcare facility - Fontwell Field (WA/74/24/OUT - Land off Arundel Road Fontwell. This planning application was withdrawn in December, regardless of previous negotiations, the childcare facility is no longer a possibility. However, another planning application may be submitted which may require a community play centre, if there is still a need.

8. **Planning applications**

P/33/26

Out of meeting

The following out of meeting decisions were made (previously circulated with the agenda)

a. **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

WPC Comment regarding road access, compliance with New Roads and Street Works Act and NP submitted 27/11/25

b. **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

(Part Approved By: Delegated Powers 02-12-25, noted in item 9, Planning Decisions below)

WPC Comment regarding road access, compliance with New Roads and Street Works Act and NP submitted 27/11/25

- c. **WA/94/25/HH - 2 Henty Close Walberton BN18 0PW**
Loft conversion, consisting of two hip to gables and flat roofed dormer to rear of property. Pitched dormer to side of property.
[View details](#)
Decision due by: 27-12-25
WPC Comment: No comment
- d. **WA/44/25/PL - Longacres. Eastergate Lane. Walberton**
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. RE-ADVERTISED Amended red edge and certificate and various amended documents
[View Details](#)
Comment on this Application by 04 January 2026
WPC Comment: Comment submitted 2/12/25 regarding attention being drawn to Engineer's comments regarding surface water drainage.
- e. **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.
[View Details](#)
Comment on this Application by 04 January 2026
WPC Comment: No comment
- f. **WA/101/25/DOC - Barnfield House Arundel Road Fontwell**
Approval of details reserved by condition imposed under WA/58/23/S73 relating to condition 18-acousting testing.
[View Details](#)
Decision due by: 15-01-26
(Approved 3/12/25, noted in item 9, Planning Decisions)
WPC Comment: No comment
- g. **WA/99/25/DOC - Land West of Tye Lane Walberton**
Approval of details reserved by condition imposed under WA/6/23/PL relating to conditions 12a-as built drawings fully implemented surface water drainage scheme and 13-surface water drainage onto public highway.
[View Details](#)
Decision due by: 19-01-26
WPC Comment: No comment
- h. **WA/100/25/PL - Sunny Corner Copse Lane Walberton BN18 0QH**
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.
[View Details](#)
Decision due by: 11-01-26
WPC Comment: No comment

- i. **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).
[View Details](#)
Decision due by 18 January 2025
WPC Comment: No comment
- j. **WA/104/25/NMA - Riverwood Centre Yapton Lane Walberton**
Non material amendment following the grant of WA/29/24/PL to amend description to read: Erection of a single storey church building with capacity for 250 persons along with creation of associated car park. This application is in CIL zone 3 (zero rated) as other development. This application is a Departure from the Development Plan.
[View Details](#)
Decision due by: 13-01-26
WPC Comment: No comment

In meeting

To consider the following planning applications:

- a. **WA/105/25/PL - Cherry Tree Nursery, Eastergate Lane, Walberton BN18 0BA**
Removal of residential caravan and erection of 1 No self-build dwelling (resubmission of WA/52/25/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.
[View Details](#)
Decision due by 23 January 2026
WPC Comment: Previously objected to change of use and reference for covenant, re agricultural, covenant on land.
- b. **WA/107/25/PL - Tennis court, Avisford Park Hotel Yapton Lane Walberton BN18 0LS**
Installation and operation of ground mounted solar array with 308 panels, associated batteries and inverters and connection into existing building including extension of wire mesh fence. This application is a Departure from the Development Plan, may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.
[View Details](#)
Comments by 12 February 2026
WPC comment: Change of use of amenity provision.
- c. **WA/108/25/PL - Tennis court, Avisford Park Hotel Yapton Lane Walberton BN18 0LS**
Listed building consent for the installation and operation of ground mounted solar array, with 308 panels, associated batteries and inverters and connection into existing building including extension of wire mesh fence.
[View Details](#)
Comments by 12 February 2026
WPC comment: Change of use of amenity provision.

9. Planning decisions

NOTED: All planning decisions previously circulated with agenda

P/34/26

- a. **WA/108/24/PL - Stoneybrook Farm, Eastergate Lane, Walberton**
Erection of a re-purposed building for use as Class E (g) (iii) floor space, access, parking, drainage and landscaping. This application is in CIL Zone 3 (Zero Rated) as other development.
Approved subject to Conditions and a Planning Obligation By Delegated Powers 19-11-25 [View Decision Details](#)

- b. **WA/106/24/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) - SuDS System, and condition number 25(b) - SuDS Maintenance Manual.
Part Approved By: Delegated Powers 21-11-25 [View Decision Details](#)
- c. **WA/80/25/HH - Oak Bank, Wandleys Lane, Walberton**
Two storey rear and single storey side Extension.
Approved subject to Conditions By: Delegated Powers 24-11-25 [View Decision Details](#)
- d. **WA/101/25/DOC - Barnfield House, Arundel Road, Fontwell**
Approval of details reserved by condition imposed under WA/58/23/S73 relating to condition 18-acousting testing.
Approved By: Delegated Powers 03-12-25 [View Decision Details](#)
- e. **WA/74/24/OUT - Land off Arundel Road, Fontwell**
Outline application with all matters reserved, other than access, for the erection of up to 56 No. residential dwellings including affordable housing and a stand-alone community building. This application may affect the setting of a listed building and may affect a public right of way.
Withdrawn By: Delegated Powers 02-12-25 [View Decision Details](#)
- f. **WA/83/25/HH - Pantiles, West Walberton Lane, Walberton**
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.
Approved subject to Conditions By: Delegated Powers 02-12-25 [View Decision Details](#)
- g. **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-addiitonal surface water run-off and 5-surface water drainage survey).
Part Approved By: Delegated Powers 02-12-25 [View Decision Details](#)
- h. **WA/11/25/DOC - Snetterton, West Walberton Lane, Walberton**
Approval of details reserved by condition imposed under WA/46/22/HH relating to condition 3-surface water drainage.
Approved By: Delegated Powers 05-12-25 [View Decision Details](#)
- i. **WA/87/25/PDH - The Greenway, West Walberton Lane, Walberton**
Notification under extended permitted development rights for a single storey rear extension measuring 8m from beyond the rear wall of the original dwelling house, with a maximum height of 3m and an eaves height of 2.4m.
Prior Approval Not Required By: Delegated Powers 08-12-25 [View Decision Details](#)
- j. **WA/96/25/T - 16 Walberton Park, The Street, Walberton**
Crown reduction to 18 No. Lime trees to leave:
(T1) height of 16.5m, spread of 6.5m (N), 7m (E), 2m (S), 3m (W).
(T2) height of 16.5m, spread of 5m (N), 7m (E), 4m (S), 3m (W).
(T3) height of 16.5m, spread of 5m (N), 6m (E), 4m (S), 3m (W).
(T4) height of 16.5m, spread of 5m (N,S), 7m (E), 4m (W).
(T5) height of 16.5m, spread of 5m (N, W), 6m (E, S).
(T6) height of 16.5m, spread of 5m (N, W), 6m (E, S).

(T8) height of 16.5m, spread of 5m (N), 4m (E), 3m (S, W).
 (T9) height of 16.5m, spread of 6m (N,E,S,W).
 (T10) height of 16.5m, spread of 4m (N), 6m (E,S), 7.5m (W).
 (T11, T12) height of 16.5m, spread of 5m (N, E, S), 7m (W).
 (T13) height of 16.5m, spread of 6m (N), 4m (E), 5m (S), 7m (W).
 (T14) height of 16.5m, spread of 5m (N), 4m (E, S), 8.5m (W).
 (T15) height of 16.5m, spread of 5m (N, S), 4m (E), 7.5m (W).
 (T16) height of 16.5m, spread of 5m (N, S), 4m (E), 7m (W).
 (T17) height of 16.5m, spread of 6m (N, S), 4m (E), 7.5m (W).
 (T18) height of 16.5m, spread of 8m (N, W), 5m (E), 6m (S).
 (T19) height of 16.5m, spread of 6.5m (N), 5m (E), 6m (S), 7.5m (W).
 Crown reduction to 1 No. Lime tree (T7) to leave a height of 16.5m, spread of 6m (N, S), 8m (E), 4m (W) and crown lift to 7m from ground level.
 Crown reduction to 1 No. Lime tree (T20) to leave a height of 20m, spread of 6m (N) 7m (E,W,S) and crown lift to 4.5m from ground level.
 (Decision was due by: 11-12-25 (WPC response, out of meeting – no comment)
 WITHDRAWN by Delegated Powers 24/12/25. [View decision details](#)

k. **WA/104/25/NMA - Riverwood Centre, Yapton Lane, Walberton**

Non material amendment following the grant of WA/29/24/PL to amend description to read: Erection of a single storey church building with capacity for 250 persons along with creation of associated car park. This application is in CIL zone 3 (zero rated) as other development. This application is a Departure from the Development Plan.
 Refused By: Delegated Powers 05-01-26 [View Decision Details](#)

l. **WA/50/25/DOC - 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.
 Refused By: Delegated Powers 05-01-26
[View Details](#)

No questions raised.

10. **Neighbouring Parish Applications and updates**

P/35/26

Noted:

Y/9/25/DOC - Fleurie Nursery, Lake Lane, Barnham

Approval of details reserved by condition imposed under reference Y/26/24/PL relating to condition number 4 – surface water drainage scheme, condition number 5 - discharge flows to watercourses, condition number 6 - maintenance and management of the surface water drainage system and condition number 10 – Biodiversity Enhancement Layout.
 Approved By Delegated Powers 05-01-26 [View Decision Details](#)

11. **Appeals**

P/36/26

Appeal Notification – WA/102/24/PL - Longacre, The Street, Walberton BN18 0PY (appeal decision previously circulated)

NOTED: Dismissed by Planning Inspectorate – 17/12/2025

12. **Compliance/ Enforcement**

P/37/26

- a. WA/21/25/PL – Land south of The Black Horse Pub, Binsted Farm (Siting of 6 No. glamping pods with associated access, car parking and landscaping).
 An update on ADC – planning compliance and the Environment Agency.
 Issues have been forwarded on to planning compliance and the Environment Agency based on what has been built and requirement for drainage.

- b. Light pollution – Glasshouses, Lower Farm, Yapton Lane (WA/123/23/PL and WA/65/24/PL). The light pollution of red light in the sky from the glass houses can be seen from all around the village. The glass houses are supposed to have blinds.
RESOLVED the Clerk to contact Planning Enforcement at ADC.
13. **Neighbourhood Plan (NP)**
P/38/26 **DISCUSSED** the NP review, a meeting is to be set up after the budget has been agreed. Everyone is to look at the wording which needs tightening up.
14. **Rights of Way**
P/39/26 a. Update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23) **NOTED** there was no further update.
15. **Highways and Traffic**
P/40/26 To receive an update on the following:
a. A27 – there was no further information, although this was not going away.
b. A29 Bypass – this is on-going, strategic sites going through Barnham and Eastergate.
c. Local cycling and walking infrastructure plan – to amend plan to strategy.
d. Traffic Calming – data to be put on the website and this was discussed earlier in the meeting, refer to item 5 public questions.
e. Traffic Surveys – need to collect more data around the parish, up and down Yapton Lane. This was discussed earlier in the meeting, refer to item 5 public questions.
f. HGV's – this item was discussed earlier in the meeting, refer to item 5, public questions.
g. Verges – some are WSCC's responsibility, some are the Parish Councils. We can write to WSCC if required.
h. Signage / finger posts – these are being repaired by the Parish Council's handyman.
16. **Fontwell Meadows**
P/41/26 Cllr Riordan gave an update on the Paddocks.
The Paddocks should have been handed over months ago. There are still some issues and a final walk over needs to be undertaken.
17. **Avisford Grange**
P/42/26 The transfer options of the two play parks and the allotments to the Parish Council. The Parish Council had requested additional land for the allotment area, as the allotment plots were small. Initially, it had been agreed this was possible, but the developer has since refused as the Parish Council could then sell the land.
RESOLVED not to accept but request for a covenant to be included where the land could not be sold.
18. **HELAA (Housing & Economic Land Availability Assessment)**
P/43/26 To receive an update
NOTED There had been no correspondence received from Arun District Council
19. **South Downs National Park Authority**
P/44/26 **NOTED**: December news (previously circulated)
20. **Campaign for the Protection of Rural England (CPRE)**
P/45/26 **NOTED** the December newsletter (previously circulated)
21. **Any other business**
P/46/26 None
22. **Date of next meeting**
P/47/26 The proposed date of the next meeting on 17 February 2026

There being no further business, the meeting closed at 9.16 pm

Signed: Date.....
Chair