



**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 17 February 2026**

1. Record of attendance and apologies

P/47/26

In attendance were Councillors McElvogue (Chair), Hewson, Evans, Riordan and Kress Von Wendland

There were 2 members of the public present.

The Clerk: S Turner

Apologies received from Cllrs C Garlick and J Garlick.

2. Declaration of interests in items on the agenda

P/48/26

Cllr McElvogue declared a personal and prejudicial interest in project management.

Cllr Evans declared a personal and prejudicial interest in item 11a - WA/21/25/PL - Land to the South of the Black Horse Pub, Binsted and item 15 h. finger posts.

3. Confirmation of the Minutes

P/49/26

The minutes of the Planning Committee meeting of 20 January 2026 were confirmed as being a true record of the business conducted.

4. Matters arising

P/50/26

NPPF consultation – everyone was reminded of the consultation and that it could be responded to either from a personal perspective or from the Parish Council as a whole.

5. Public questions (max 15 minutes)

P/51/26

Questions were asked relating to why the new bus shelter from Yapton Lane had been moved. The Chairman explained its removal had been for safety reasons as there were several issues with it. That the Parish Council were now liaising with WSCC regarding some of the issues and once these issues had been resolved, the Parish Council would be able to make a decision on what to do with the bus shelters. Comments were also made relating to its wooden construction which fitted in well with the conservation area.

A request was made that a bus shelter was required at Black Smiths Corner. The Chairman advised that this request should be sent to the Parish Clerk.

At the chairman's discretion, other questions would be permitted in the meeting at the relevant items.

6. Correspondence

P/52/26

The Parish Council had received the following correspondence:

- a. Arun District Council's response to the Neighbourhood Development Plans and the National Planning Policy framework which had been previously circulated to Councillors.
- b. Complaints regarding Southern Water tankers and other HGVs in the Street causing many traffic problems and ignoring the a 7.5 tonne weight restriction. The Chairman confirmed that the Parish Council had been working with Arun District Council, WSCC and the local MP on these issues and had also been in contact with Southern Water, who had apologised.

7. Planning applications
P/53/26 Out of meeting

There were no 'out of meeting' decisions made.

8. In meeting

To consider the following planning applications:

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

Fell 1 No. Ash (T1)

[View Details](#)

Comments to be made by 26 February 2026

WPC Comment – no comment

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

WPC Comment – no comment

9. Planning decisions

NOTED: All planning decisions previously circulated with agenda

P/54/26

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, Copse 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](#)

g. 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.

No questions raised.

10. Neighbouring Parish Applications and updates

P/55/26

Noted:

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

11. Appeals

P/56/26

No appeals

11. Compliance/ Enforcement

P/57/26

- 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). The Parish Council are supporting Arun District Council with the enforcement/compliance issues that are being raised. The applicants will have to re-apply for planning permission in the Spring.
- 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

seen from all around the village. This was raised at the last meeting and the Clerk had written to Planning Enforcement regarding this.

12. Neighbourhood Plan (NP)

P/58/26 **DISCUSSED** the NP review, a meeting is to be set up and the revised NP should take into consideration the NPPF consultation document.

13. Rights of Way

P/59/26

- a. Update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23) **NOTED** this was still on-going with no further updates.
- b. Avisford Park Road (not Dowling Way). The footpath is a permitted Right of Way which WSCC are required to maintain, not the road and the Parish Council are unable to assist with the matter.

14. Highways and Traffic

P/60/26

To receive an update on the following:

- a. A27 – with the local elections and devolution etc., the Parish Council need to keep an eye on this. A question was asked if the Parish Council had any information on when the righthand turn into Yapton Lane to accommodate traffic was going to be undertaken as this had been postponed to 2026. The Chairman confirmed that the Parish Council did not have any information but would investigate the matter.
- b. A29 Bypass – this is on-going, strategic sites going through Barnham and Eastergate.
- c. Local cycling and walking infrastructure plan – The S106 contribution must be spent by 2027. Once the feedback information had been checked, this would be circulated to residents, further consultation would also be undertaken. The Parish Council was hoping to set up an advisory working group, consisting of parish councillors, residents and cyclists.
- d. Traffic Calming – a report had been submitted by Cllr Garlick in his absence which referred to traffic calming and specifically the proposed reduction of speed to 20 mph in The Street remaining the subject of the Traffic Calming Project in Consultation with the Parish and WSCC. A question was raised by a member of the public as to whether the traffic calming should be part of cycle path improvement scheme and that traffic calming schemes in other parishes had not been successful. The Chairman explained the primary purpose of the S106 contribution being for cycle path improvements.
- e. Traffic Surveys – The Chairman explained that traffic survey capture types of vehicles, directions they travel in and their speeds. Locations need to be identified (suggested, The Street, Blacksmiths Corner, Tye Lane, Yapton Lane) Once costs had been obtained to carry out the surveys, licences would be required.
- f. HGV's – this item was discussed earlier in the meeting in correspondence, item 6.
- g. Verges – no update
- h. Signage / finger posts – these are being repaired by the Parish Council's handyman.

15. Fontwell Meadows

P/61/26

Cllr Riordan gave an update on the Paddocks.

Dandara were going to commence works on the roadway and we may be able to accept the transfer towards end of March/early April.

16. Avisford Grange

P/62/26

The transfer options of the two play parks and the allotments to the Parish Council was discussed with the request for an additional £800 payment towards fees that had not been anticipated. Cllrs McElvogue and Kress Von Wendland due to their personal and prejudicial interest did not vote.

RESOLVED: Cllrs Riordan, Evans and Hewson voted yes in favour of continuing and to pay the additional £800.

17. HELAA (Housing & Economic Land Availability Assessment)

P/63/26 To receive an update
NOTED There had been no correspondence received from Arun District Council

18. South Downs National Park Authority

P/64/26 **NOTED:**

- Winter Planning newsletter (previously circulated)
- The invitation to the Parish Meeting on 4 March 2026 (previously circulated) and if any Councillor wished to attend, they could.

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

P/65/26 **NOTED** the January newsletter (previously circulated)

20. Any other business

P66/26 None

21. Date of next meeting

P/67/26 The proposed date of the next meeting on 17 March 2026

There being no further business, the meeting closed at 9.40 pm

Signed: Date.....
Chair