



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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Planning Committee

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 7 April 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 1 April 2026

AGENDA

1. Record of attendance and apologies

2. Declaration of interest and dispensations in items on the agenda

- a. To receive disclosures of interests and requests for dispensations from members

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:

- i. the item they have the interest in
- ii. whether it is a pecuniary, personal and/or prejudicial interest
- iii. the nature of the interest
- iv. if it is a pecuniary or prejudicial interest, whether they will be exercising their right to speak under Question Time.

- b. To consider and approve any requests for dispensations

3. Confirmation of Minutes

To confirm the minutes of the Planning Committee meeting of 17 March 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/13/26/CLP - North Choller Farm Cottage Barnham Lane, Walberton

Application for certificate of lawfulness for a proposed 2 storey rear extension.

[View Details](#)

Decision due by: 06-05-26

b. WA/18/26/PL - Land off Arundel Road, Fontwell

Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

[View Details](#)

Comment on this Application by 25 April 2026

c. WA/17/26/HH - Fairview, 8 Daffodil Gardens, Arundel Road, Fontwell

Proposed garden building for ancillary use.

[View Details](#)

Comment on this Application by 25 April 2026

8. Planning Decisions

To be noted:

a. WA/10/26/DOC - Land South of Wandleys Lane, Walberton

Approval of details reserved by condition under WA/35/23/OUT (Appeal ref. APP/C3810/W/24/3349836) relating to condition 19- Archaeology

Approved by Delegated Powers 12-03-26

[View Decision Details](#)

b. WA/8/26/DOC - Stoneybrook Farm, Eastergate Lane, Walberton

Approval of details reserved by condition under WA/108/24/PL relating to conditions 9- Habitat Management and Monitoring Plan and 11- Biodiversity Gain Plan.

Part Approved By: Delegated Powers 10-03-26

[View Decision Details](#)

c. WA/107/25/PL - Tennis court, Avisford Park Hotel, Yapton Lane Walberton

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.

Approved subject to Conditions By: Committee 18-03-26

[View Decision Details](#)

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

Fell 1 No. Ash (T1).

Approved subject to Conditions By: Delegated Powers 24-03-26

[View Decision Details](#)

e. 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.

Approved subject to Conditions By: Delegated Powers 24-03-26

[View Decision Details](#)

f. 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.

Part Approved By: Delegated Powers 24-03-26

[View Decision Details](#)

9. Neighbouring Parish Applications and updates

BN/20/26/DOC - Land South Of Wandleys Lane Eastergate

Approval of details reserved by condition under BN/46/25/PL relating to conditions 7- Archaeology, 8- Contamination and 13- Materials & Finishes.

Approved By: Delegated Powers 13-03-26

[View Decision Details](#)

10. Appeals

To receive any appeals

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. The Addition of a Footpath from Yapton Lane to Ford Lane, Walberton and Yapton (CC803.15927) – to note the consultation period (papers previously circulated)

14. Highways and Traffic – reports on the following:

- a. A27 - To consider ideas for A27 improvements
- 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

To receive an update

17. HELAA (Housing & Economic Land Availability Assessment)

To receive an update

18. South Downs National Park Authority (SDNPA)

- a. To note SDNPA's March newsletter (previously circulated)
- b. To note the agenda and meeting papers for SDNPA planning committee meeting on Thursday 9 April 2026 (previously circulated)

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

To note the March newsletter (previously circulated)

20. Any other business

21. Date of next meeting

The proposed date of the next meeting is 7.15pm on Tuesday 5 May 2026.