



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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Planning Committee

**MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE
HELD IN THE PAVILION AT 7.15pm ON TUESDAY 17 March 2026**

1. Record of attendance and apologies

P/110/26

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

There were 3 members of the public present.

Susan Leeson, S&L Land and Planning Services Ltd and David Plummer, Chairman Westhampnett Parish Council were present.

The Clerk: S Turner

Apologies received from Cllr Evans.

2. Declaration of interests in items on the agenda

P/111/26

None

3. Confirmation of the Minutes

P/112/26

The minutes of the Planning Committee meeting of 17 February 2026 were confirmed as being a true record of the business conducted.

4. Matters arising

P/113/26

None

5. Poplars Nursery and Eastmere Gallops

P/114/26

Susan Leeson from S&L Land and Planning Services Ltd introduced herself and gave a presentation on the two developments, explaining that she wished to engage with the Parish Council early in the planning process to understand what the Parish Council would like to see in planning gain rather than impose unrequired facilities.

David Plummer, Chair of Westhampnett Parish Council briefed the Committee on their experiences of new development within their Parish. Suggesting early engagement with developers, Parishes working together and sharing best practice. He offered to show the Parish Council around their Community Hall and could discuss plans and costs.

In response to Susan's question on what the Parish Council needs, the Chairman explained the requirement for more nursery places, whether an independent or multi-use building, referring to the previous planning application at Land off Arundel Road, Fontwell. Plus, the Parish Council are looking at plans for replacing the Pavilion which will be required at some point and are currently reviewing the Business Plan.

The timescale for responses would not be until September at the earliest.

6. Public questions (max 15 minutes)

P/115/26

Questions were asked relating to:

1. What is Parish Council doing about the Southern Water tankers that are going through The Street again. The Clerk will contact Southern Water.
2. Was anything going to happening with speed watch? The Chairman confirmed that this was with Cllr J Garlick who had since resigned from the Parish Council and yes, the Parish Council did want to continue with speed watch but this would now be more towards the summer, along with SID and traffic monitoring to support the 20mph.
3. Was there anything happening with Fontwell boundary change? The Chairman confirmed that there was not but Arun District Council were undertaking a Community Governance Review which Walberton Parish was part of. The Parish Council had requested an increase in the number of Councillors due to the new developments and increased population.
4. A resident had been looking at improving traffic safety for children and pedestrians in The Street and provided information on the road safety signs at Boxgrove. They also mentioned that there was Section 106 funding available from the abortive A27 which the Parish Council could apply for. They also asked what was happening with the 20mph for The Street. The Chairman explained that a 20pmh had been pursued previously but had not progressed. This was now being reviewed along with the consultation for the cycle path improvements.

7. Correspondence

P/116/26

1. An email had been received urging the Parish Council to refuse to the removal of Condition 30 of planning application WA/5/26/S73 as its removal would leave the community exposed to a lethal highway hazard and that it was necessary for the condition to remain. This planning application was to be discussed later in the agenda.
2. An email had been received asking the Parish Council to find out who is responsible for repairing the leak in the ditch that runs between the bike path and Barnham Lane opposite the entrance to Gustone Farm. The Chairman believed this to be responsibility of WSCC and the Parish would take it up.
3. Restricted access to large vehicles/HGVs using West Walberton Lane. The Parish Council will report this to WSCC.
4. Did the Parish Council know what was being built on the parcel of land opposite Fontwell race course, adjacent to the Co-op? The Chairman confirmed it is the GTR site, Land to the East of Fontwell Avenue.
5. A request to have the bus shelter that has been temporarily located beside the Village Hall be moved as it has an impact on planned events/hirers, plus there are H&S aspects. It was suggested to move the bus shelter to the car park. The Chairman explained that the bus shelter could not be temporarily located in the car park as it could be stolen. Cllr Hewson was attending a Village Hall meeting and would explain the situation.
6. An email had been received asking where the lovely wooden bus shelter that had been at Fontwell had gone. The Chairman confirmed that it was now temporarily located at the Fontwell Allotments and after the meeting with WSCC, it was hoped that the bus shelter would be reinstated.

8. Planning applications

P/117/26

Out of meeting

There were no 'out of meeting' decisions made.

In meeting

To consider the following planning applications:

- a. **WA/5/26/S73 - Land West of Yapton Lane, Walberton**

Removal of condition 30 following grant of WA/2/22/OUT relating to improvement to A27/Yapton Lane

[View Details](#)

For information - Planning documentation relating to WA/2/22/OUT [OcellaWeb](#)

Comments to be submitted by 26 March 2026

RESOLVED: to object but the Clerk to request where the construction drawings are, in order for proper consideration to be given to the planning application.

b. WA/7/26/HH - Abbeylands, West Walberton Lane, Walberton

Single storey rear extension, following demolition of existing rear conservatory.

[View Details](#)

Comment on this Application by 26 March 2026

RESOLVED: further consideration to be taken and decision to be made out of meeting.

c. 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.

[View Details](#)

Decision due by: 16-04-26

RESOLVED: The Clerk to find out when comments needed to be submitted by.

d. WA/9/26/S73 - Riverwood Centre, Yapton Lane, Walberton

Variation of condition 1 imposed under WA/25/23/PL relating to extending the use of temporary marquee for a further three years.

[View Details](#)

Comment on this Application by 26 March 2026

RESOLVED: The marquee to be disassembled when no longer in use and in the winter months

e. WA/11/26/HH - Rose Cottage, Dairy Lane, Walberton

Construction of a detached, single storey, timber framed granny annexe for ancillary use to the main dwelling.

[View Details](#)

Comment on this Application by 02 April 2026

RESOLVED: a condition be requested that the annexe remain with the main building and not sold separately, to remain part of the land registry for that site.

f. WA/10/26/DOC - Land South Of Wandleys Lane Eastergate

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

[View Details](#)

Decision due by: 28-04-26

RESOLVED: Decision with Arun District Council

g. WA/12/26/TC - St Marys Church The Street Walberton

Fell 1 No. Scots Pine (T14). This tree is in the Walberton Village conservation area.

[View Details](#)

Decision due by: 09-04-26

RESOLVED: Decision with Arun District Council

9. Planning decisions

NOTED: All planning decisions previously circulated with agenda

P/118/26

a. 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.

Approved subject to Conditions and a Planning Obligation By: Delegated Powers 17-02-26

[View Decision Details](#)

b. WA/86/25/DOC - Barnfield House Arundel Road, Walberton

Approval of details reserved by condition imposed under reference WA/58/23/S73 relating to condition 9 - as-built drawings of surface water drainage scheme (see WA/85/25/DOC for conditions 12 – cycle parking and 18 - acoustic testing).

Approved By: Delegated Powers 16-02-26

[View Decision Details](#)

No questions raised.

10. P/119/26 Neighbouring Parish Applications and updates (previously circulated with the agenda) Noted:

a. 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.

[View Details](#) Decision due by: 13-04-26

b. BN/24/26/DOC - Land South Of Wandleys Lane Eastergate

Approval of details reserved by condition under BN/46/25/PL relating to conditions 4- Surface Water Drainage and 5- Foul Water Scheme.

[View Details](#) Decision due by: 16-04-26

c. BN/25/26/DOC - Land South Of Wandleys Lane Eastergate

Approval of details reserved by condition under BN/46/25/PL relating to conditions 3- Construction Management Plan, 15- Landscaping and 20- Biodiversity Gain Plan.

[View Details](#) Decision due by: 21-04-26

d. Y/32/25/PL - Land West of Bilsham Road, Yapton

Erection of 170 No. residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children's play space, pumping station, surface water drainage features, landscaping and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Refused By: Delegated Powers 17-02-26 [View Decision Details](#)

e. BN/125/25/PL - Land South of The Hollies, 84 Barnham Road, Eastergate

Construction of 2 No. dwellings (C2 Residential Institutions), in association with the Hollies, and associated works. This application affects the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

Refused By: Delegated Powers 12-02-26

[View Decision Details](#)

f. BN/130/25/PL - The Croft Surgery, Barnham Road, Eastergate

Change of use of the existing building and associated facilities from a doctor surgery (Use Class E) to a place of worship (Use Class F) and all associated works and infrastructure. This application is in CIL Zone 2 (Zero Rated) as other development.

Approved subject to Conditions [View Decision Details](#)

g. 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.

Approved [View Decision Details](#)

11. Appeals

P/120/26 No appeals

12. Compliance/ Enforcement

P/121/26

- 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).
There was no new update but Cllr Evans was continuing to assist Arun District Council with this planning application.
- b. Light pollution – Glasshouses, Lower Farm, Yapton Lane (WA/123/23/PL and WA/65/24/PL). Planning Enforcement had investigated this but it is not the Glasshouses at Lower Farm as they had not been built yet, believed it to be Wick Farm in Ford Lane. Planning Enforcement were already investigating this as there had been an issue with the blinds which had now been resolved and the case closed. WPC complaint had been added to this case.

13. Neighbourhood Plan (NP)

P/122/26

The Chairman gave an update on the neighbourhood plan review. The Parish Council now had a volunteer to assist with writing the NP. **RESOLVED** to arrange the next NP meeting in April and to set up a Committee with Terms of Reference to take to Full Council.

14. Rights of Way

P/123/26

- a. Update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23) **NOTED** this was still on-going and approximately 12 trees had been planted which effected the route.
- b. Avisford Park Road (not Dowling Way). **RESOLVED** to be removed from the agenda.

15. Highways and Traffic

P/124/26

To receive an update on the following:

- a. A27 – **DISCUSSED** this could be on the mayoral agenda
- b. A29 Bypass – no new update.
- c. Traffic Calming – to be included within the cycle path improvements.
- d. Traffic Surveys – to be included within the cycle path improvements.
- e. HGV's – this item was discussed earlier in the meeting in correspondence, item 6.
- f. Verges – no update
- g. Signage / finger posts – no new update.

16. Fontwell Meadows

P/125/26

Cllr Riordan gave an update on the Paddocks.

The provisional handover date of May. Invitations to tender for the lease of the land. Cllr Riordan was investigating this. A barrier also needs to be put across the roadway up to the paddocks. It was confirmed this is in next year's budget.

RESOLVED: approval given for the hedging on the estate to be cut for the first time which needed to be undertaken before the nesting season commenced.

17. Avisford Grange

P/126/26

To decide whether to continue with the transfer options of the two play parks and the allotments to the Parish Council now that the triangular piece of land near the tennis courts is not included within the transfer.

Cllr Kress Von Wendland declared a personal interest in this item and abstained from comment or voting.

RESOLVED: to continue with the transfer.

18. HELAA (Housing & Economic Land Availability Assessment)

P/127/26

To receive an update

NOTED There had been no correspondence received from Arun District Council

19. South Downs National Park Authority

P/128/26

NOTED:

- a. February newsletter (previously circulated)
- b. The links and resources to SDNPA Parish Meeting held on 4 March 2026 (previously circulated)
- c. The agenda and meeting papers for SDNPA planning committee meeting on Thursday 12 March 2026 (previously circulated)

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

P/129/26

NOTED

- a. the February newsletter (previously circulated)
- b. CPRE Sussex's response to NPPF consultation

21. Any other business

P/130/26

None

22. Date of next meeting

P/131/26

The proposed date of the next meeting on 7 April 2026

There being no further business, the meeting closed at 8.50 pm

Signed:

Chair

Date.....