



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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Planning Committee

**DRAFT MINUTES SUBJECT TO THE APPROVAL
OF PLANNING COMMITTEE 15 JULY 2026**

**MINUTES OF THE WALBERTON PARISH COUNCIL PLANNING COMMITTEE
HELD IN THE PAVILION AT 7.15pm ON TUESDAY 7 April 2026**

- 1. Record of attendance and apologies**
P/132/26 In attendance were Councillors McElvogue (Chair), Hewson, Riordan and Evans
There was 1 member of the public present.
The Clerk: S Turner
Apologies received from Cllr Kress Von Wendland.
- 2. Declaration of interests in items on the agenda**
P/133/26 Cllr Evans declared a personal interest in item 7b - WA/18/26/PL - Land off Arundel Road, Fontwell
- 3. Confirmation of the Minutes**
P/134/26 The minutes of the Planning Committee meeting of 17 March 2026 were confirmed as being a true record of the business conducted.
- 4. Matters arising**
P/135/26 a. An application for WA/18/26/PL – Land off Arundel Road, Fontwell has been submitted without the childcare centre/community centre.
b. WA/21/25/PL – Land south of The Black Horse Pub, Binsted Farm. Parish Councillors have been invited to view the site.
- 5. Public questions (max 15 minutes)**
P/136/26 None
- 6. Correspondence**
P/137/26 1. A formal complaint received regarding the closure of the pedestrian walkway on West Walberton Lane (Sunday 29/3/26). The Clerk had given the complainant the contractors contact details and to contact the contractors as well.
2. Request from a resident for assistance with moving 2 vehicles from London Road, Fontwell. The Clerk to contact PCSO Caroline Wilson but had already contacted Operation Crackdown and DVLA
3. Fontwell Meadows –a complaint received regarding health and safety implications and the amount of rubbish left after the hedge had been cut. A Councillor is to walk the area and communications are to be improved.

4. Cllr Carol Birch, ADC – to let ADC Ward Members know if there are any comments the Parish Council would like to be presented at ADC's Panning Committees.
5. Electric Car Charges installed in Dairy Lane, which were removed. Would they be put back? This is not within the remit of the Parish Council and are unable to answer this question.
6. Widen Tye Lane - Do the Parish Council know if there are any plans to increase the width of the road and potentially add a footpath up to the A27? The Parish Council does not know but may take this idea forward for the A27 improvements.
7. Is there a weight restriction in The Street, if not can signs be put up?
There is a weight restriction for The Street. There are signs up but the Parish Council could put additional up but where?
RESOLVED: Signage to become a project, the Parish Council can consider what can be done.

7. Planning applications

P/138/26 Out of meeting

There were no 'out of meeting' decisions made.

In meeting

To consider the following planning applications:

- 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
RESOLVED: no comment.
- 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
DISCUSSED: implications of no child care centre/community centre, open space and car parking. . Could S106 contribution go towards the Pavilion.
ACTION: All Parish Councillors to read application to enable comments to be submitted.
- 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
DISCUSSED: Where there any TPO implications. The Chairman was to look into this.

8. Planning decisions

NOTED: All planning decisions previously circulated with agenda

P/139/26

- 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](#)

No questions raised.

9. Neighbouring Parish Applications and updates (previously circulated with the agenda)
P/140/26 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.

Approved By: Delegated Powers 13-03-26

[View Decision Details](#)

10. Appeals

P/141/26 No appeals

11. Compliance/ Enforcement

P/142/26

a. Light pollution – Glasshouses, Lower Farm, Yapton Lane (WA/123/23/PL and WA/65/24/PL). This has been resolved and there is no more light pollution.

b. 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 further update.

12. Neighbourhood Plan (NP)

P/143/26

A date for the next neighbourhood plan meeting was agreed. To refer to the Business Plan and a policy statement is to be drawn up to reference this.

13. Rights of Way

P/144/26

a. Update on the upgrade of Yapton Lane footpath from permissive to actual right of way (P23) No update.

- b. The Addition of a Footpath from Yapton Lane to Ford Lane, Walberton and Yapton CC803.15927) – **NOTED:** the consultation period (papers previously circulated)
RESOLVED: objection based on geographically inappropriate, with health and safety implications. The Clerk to submit an objection.

14. Highways and Traffic

P/145/26

To receive an update on the following:

- a. A27 – **DISCUSSED** ideas for improvements to A27 –
 - i. to review and take forward Business Plan ideas,
 - ii. widening of Tye Lane and addition of footpath,
 - iii. Improvements to the underpass
 - iv. signage on roads, including Blacksmiths Corner)
- b. A29 Bypass – on-going but no new update.
- c. Local cycling and walking infrastructure plan – to continue with the 20mph and Binsted's TRO.
- d. Traffic Calming – Speed data is being collected and the Parish Council would like to thank everyone involved with this.
- e. Traffic Surveys – Costs were provided. **RESOLVED:** to proceed with the Chair and Clerk.
- f. HGV's – Southern Water have completed works and left.
- g. Verges – no update
- h. Signage / finger posts – no update.

15. Fontwell Meadows

P/146/26

Cllr Riordan reported that this was on-going.

16. Avisford Grange

P/147/26

The Deed of Variation is close to completion and the Parish Council are waiting for an update.

17. HELAA (Housing & Economic Land Availability Assessment)

P/148/26

To receive an update

NOTED There had been no correspondence received from Arun District Council

18. South Downs National Park Authority

P/149/26

NOTED:

- a. March newsletter (previously circulated)
- b. 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)

P/150/26

NOTED

- a. the March newsletter (previously circulated)

20. Any other business

P/151/26

Discussed possible articles for Parish News.

21. Date of next meeting

P/152/26

The proposed date of the next meeting on 5 May 2026

There being no further business, the meeting closed at 8.51 pm

Signed:

Chair

Date.....