



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 15TH APRIL 2025**

Present: Heather Kilroy (Vice-Chair); Phil Cramp; John Robinson

In attendance: Gemma Hindson (Assistant Clerk, Planning), 1 representative in relation to agenda item 9 and 3 members of the public.

1. Apologies for absence

Chris Wells and Sue Wallsgrove

2. Declarations of interest

No declarations of interest noted.

3. Public participation

Members of the public present are invited to ask questions of the Committee but only if they relate to items on the agenda. The session will last no more than 15 minutes and will not be formally minuted. Each speaker is limited to 5 minutes. However, issues raised may be mentioned in the minute of the item they relate to. There were no members of the public present.

4. Approval of Minutes of Meeting held on Tuesday 25th February 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 25th February 2025 be approved as an accurate record of the meeting and signed by the Chair.

5. To consider the following new applications made to Arun District Council

Application number: BN/29/25/TC

Address: The White House Church Lane Eastergate PO20 3UR

Application details: Crown raise the western sector of 1 No. Yew (T1) to a height of 2m from ground level. This tree is within the Eastergate Square, Eastergate conservation area.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Application number: BN/30/25/T

Address: Land to the north of 26 Skylark Way Barnham PO22 0FA

Application details: 3 No. Alders (T1, T2 & T3) crown to be lifted to 6m above ground level to reduce garden overhang.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Application number: WA/17/25/PL

Address: Land to the North of Lake Lane Barnham PO22 0AJ

Application details: Demolition of stable block and erection of 7 No dwelling houses comprising 2 No three-bedroom detached bungalows & 5 No four-bedroom two storey detached houses together with associated car parking and landscaping (resubmission following WA/20/24/PL). This application is a Departure from the Development Plan, falls partly in both Barnham and Walberton parishes and is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee response: The Committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1a Flooding, ES1b Reducing Flood Risk, ES1c Sewage, ES2 Watercourses, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels and is also in conflict with paragraph 14 of the NPPF.

Application number: BN/23/25/HH

Address: 61 Barnham Road Eastergate PO22 0EP

Application details: Demolition of existing garage and utility room to allow for new two storey side extension and single storey rear extension.

Committee response: The Committee resolved to submit a no objection response.

Application number: BN/31/25/TC

Address: Barnham Court Lodge Church Lane Barnham PO22 0BP

Application details: Various works to various trees. These trees are within the Church Lane, Barnham Conservation Area.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Application number: BN/37/25/T

Address: Bentworth 116 Barnham Road Eastergate PO22 0EW

Application details: 1 No. Norway Maple (T1) remove to ground level, 1 No. Yew (T4) crown raise to 2.5m over car park area, 1 No. Plum (T5) remove to ground level, 1 No. Sycamore (T6) remove rubbing/crossing branches within canopy, 1 No. Rowan (T8) remove to ground level and 1 No. Rowan (T9) crown reduction to leave a height of 5m and spread of 2.5m.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Application number: BN/39/25/HH

Address: Greenings Eastergate Lane Eastergate PO20 3SJ

Application details: Removal of previous extensions and construction of a two storey rear extension, single storey side extension, replacement front porch, new ground floor front bay windows, external cladding and re-rendering, and realignment of front entrance drive.

Committee response: The Committee resolved to submit a no objection response.

Application number: BN/38/25/HH

Address: Rosemary Cottage 64A Downview Road Barnham PO22 0EE

Application details: Replace open porch with enlarged enclosed porch.

Committee response: The Committee resolved to submit a no objection response.

Application number: BN/33/25/HH

Address: The Oaks Eastergate Lane Eastergate PO20 3SJ

Application details: New vehicular access and installation of new fence and front gate.

Committee response: The Committee resolved to submit a no objection response.

Resolved:

That the Assistant Clerk be authorised to submit responses to Arun District Council as approved by the Committee.

6. To note responses to the following applications have been submitted to Arun District Council following approval via an email exchange as per the Committee's Terms of Reference:

Application number: BN/25/25/PL

Address: Land off Highground Lane Barnham

Application details: Extension to existing barn to provide storage for hay and a tractor. This application is in CIL Zone 3 (Zero Rated) as other development

Committee response: The Committee resolved to submit a no objection response.

7. To note decisions taken by Arun District Council since the last meeting of the Committee

Application number: BN/11/25/PIP

Address: Land South of Wandleys Lane opposite Wanley Lodge Barnham BN18 0YT

Application details: Application for planning in principle for a minimum net gain of 5 No dwellings and a maximum net gain of 7 No residential dwellings with associated access and landscaping.

Committee response: The committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1a Flooding, ES1b Reducing Flood Risk, ES1c Sewage, ES2 Watercourses, ES4 Protection of open views, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels.

Decision: Refused

Decision date: 06.03.2025

Application number: BN/2/25/HH

Address: 142 Barnham Road Eastergate PO22 0EH

Application details: Detached garage

Committee response: The Committee resolved to submit a no objection response.

Decision: Refused

Decision date: 07.03.2025

Application number: BN/3/25/S73

Address: Land at Tars Farm Church Lane Barnham PO22 0DB

Application details: Removal of conditions 13-fencing set back 5m from rife and 18-external lighting (duplicate of condition 27).

Committee response: The Committee resolved to submit a no objection response.

Decision: Approve Conditionally

Decision date: 12.03.25

Application number: BN/5/25/A

Address: The Co-operative Food 1 Steeplechase Way Fontwell BN18 8UF

Application details: Installation of various signage.

Committee response: The Committee resolved to submit a no objection response.

Decision: Approve Conditionally

Decision date: 01.04.25

Application number: BN/20/25/HH

Address: 73 Elm Grove Barnham PO22 0HW

Application details: Single storey side extension.

Committee response: The Committee resolved to submit a no objection response.

Decision: Approve Conditionally

Decision date: 02.04.25

Application number: BN/15/25/HH

Address: 8 Highview Road Eastergate PO20 3XB

Application details: Single storey side extension.

Committee response: The Committee resolved to submit a no objection response.

Decision: Approve Conditionally

Decision date: 04.04.25

Application number: BN/14/25/T

Address: St Philip Howard School Elm Grove South Barnham PO22 0EN

Application details: 1 No. English Oak (T1) crown lift north-west canopy to a height of 5m from ground level and crown lift northern canopy to 2m from ground level.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Decision: Approve Conditionally

Decision date: 04.04.25

Application number: BN/22/25/TC

Address: The Old Vicarage Barnham PO22 0DA

Application details: Fell 1 No. Pine and 1 No. Fraxinus (T1 and T2). These trees are within the Church Lane, Barnham Conservation Area.

Committee response: The Committee resolved to support the views of the ADC Tree Officer

Decision: No objection

Decision date: 11.04.25

8. To note applications that have been withdrawn since the last meeting of the Committee

Application number: BN/166/24/PL

Address: Flint wall to the South of Church Lane Eastergate

Application details: Retrospective planning permission for the relevant demolition of a flint wall in the Church Lane, Eastergate conservation area. This application may affect the setting of listed buildings and is in CIL zone 1 (zero rated).

To view application details please click on the link:

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=BN/166/24/PL&KeyScheme=Planning

9. Barnham and Eastergate Neighbourhood Plan

Maureen Chaffe attended the meeting to explain the process required to review the current Neighbourhood Plan, which is valid until 9th March 2027. It was discussed that a team of people, ideally including those that had been involved with the creation of the original Neighbourhood Plan, would need to be formed. Taking into consideration the necessary

timeframes for review and approval, it was agreed that a proposal would be put forward at the next Full Council meeting in June, to commence the review process after the summer.

10. Current and Potential Developments in the Parish – Update Reports

10.1 Barratt's update

No update had been received.

10.2 Dandara/Fontwell Avenue update

It was noted that the signage for the shop has been approved by ADC, but was not yet installed.

10.3 Croft Surgery

No update had been received.

10.4 Warwick Nurseries and Boweries

No update had been received.

10.5 Barratt David Wilson Homes - Tars Farm

It was noted that there continued to be issues with the progress on this site.

11. Environmental matters:

11.1 Air Quality Monitoring update:

The latest tube collections were completed on Thursday 20th February and Wednesday 2nd April.

Reports from the first of these cycles were received on Wednesday 19th March with no results reaching the threshold.

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m ⁻³	ppb	Comments
BEPC/24B/NA5S1	Lampost No 2 Fontwell Ave	13/01/2025 15:55	20/02/2025 15:52	911.95	1.54	24.3	12.6	
BEPC/24B/NA5S2	Lampost No 5 Fontwell Ave	13/01/2025 16:00	20/02/2025 15:58	911.97	1.46	22.9	11.9	
BEPC/24B/NA5S3	Lampost No 7 Fontwell Ave	13/01/2025 16:08	20/02/2025 15:55	911.78	1.56	24.5	12.8	
BEPC/24B/NA5S4	Lampost No 10 Barnham Road	13/01/2025 16:11	20/02/2025 16:02	911.85	1.27	20	10.4	
BEPC/24B/NA5S5	Lampost No 3 Barnham Road	13/01/2025 16:14	20/02/2025 16:04	911.83	1.44	22.7	11.8	
BEPC/24B/NA5S6	Lampost No 5 Yaplion Road	13/01/2025 16:16	20/02/2025 16:06	911.83	1.36	21.4	11.1	

11.2 Vehicle Activated Screen (VAS)

Report for February 2025

Total vehicles (from both units): 319,054xxx

Average speed for all vehicles: 33.11mph

Report for March 2025

Total vehicles (from both units): 314,783

Average speed for all vehicles: 32.64mph

11.3 Litter issues around the Parish

Following agreement at the last Full Council meeting, plans were underway to provide subsidised litter picking equipment to the community.

11.4 Flooding issues around the Parish

Nothing to report

12. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- Cox's Farm level crossing footpath diversion – correspondence from Network Rail regarding the decision to apply for an extinguishment of the footpath between Lake Lane and Yapton Road (B2233) had been circulated to members of the committee.
- Details of the Nature Verge Network on Thursday 17th April 2025 at 7pm have been circulated amongst councillors.
- A response to the urgent consultation on upgrading part of Footpath 146 at Barnham and part of Footpath 153 & all of Footpath 147 at Flansham to a Bridleway, and adding a length of Bridleway was submitted by the Assistant Clerk on behalf of BEPC, which stated that there was no opposition.
- Ford Neighbourhood Development Plan 2 (2024-2041) has been 'made'.
- The outcome of the the Planning Inspectorate hearing in relation to WA/35/23/OUT - Outline Planning Application For Up To 95 No. Residential Dwellings (Including 30% Affordable), Land East of Wandleys Lane Fontwell, was that the appeal was upheld.

13. Arun District Council's HELAA (Housing and Economic Land Availability Assessment)

It was noted that the data received from the most recent call to sites was now available to view in an interactive map format on the ADC website and can be found here [Arun Maps](#) along with guidance notes here [HELAA Guidance Notes for interactive map 2024 \(Published January 2025\)v7](#)

14. Date of Next Meeting

Tuesday 20th May 2025 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 9.00pm

Signed:

Chair, Planning & Environment Committee