



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 20TH MAY 2025**

Present: Chris Wells (Chair); Heather Kilroy (Vice-Chair); Sue Wallsgrove; Phil Cramp; John Robinson

In attendance: Gemma Hindson (Assistant Clerk, Planning) and 1 member of the public.

1. Apologies for absence

None

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 15th April 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 15th May 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/46/25/PL

Address: Land South of Wandleys Lane Eastergate PO20 3SE

Application details: Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan 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 the application goes against BEPC NP Housing policy H1 9.5 and footpath and cycleways, section 3.12.

Application number: BN/36/25/PL

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

Application details: Installation of an air conditioning unit, refrigeration pack and condenser at the rear of the building. This application is in CIL zone 1 (zero rated).

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

Application number: BN/53/25/PL

Address: Land off Highground Lane Barnham

Application details: Change of use from agriculture to recreation/leisure use for private use. This application may affect the character and appearance of the Church Lane, Barnham Conservation Area, affects a Public Right of Way, is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

Committee response: The Committee resolved to submit an objection. The Committee stated that the application goes against BEPC NP policy ES1b Reducing flood risk

Application number: BN/50/25/T

Address: The White House Church Lane Eastergate PO20 3UR

Application details: 1 No. Yew (T1) crown lift on the east to 2m from ground level and pruning of 5 limbs on the north-east to leave a length of 4m.

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

Application number: BN/55/25/TC

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Fell 1 No. Holm Oak (T1) and fell 2 No. smaller Holm Oak (T2, T3). 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/57/25/TC

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Fell 2 No. Willow (T2, T3) and 3 No. Ash (T4, T5, T6). 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/56/25/TC

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Removal of 1 No. Leylandii hedge (T1). This hedge is within the Church Lane, Barnham Conservation Area.

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

Application number: BN/60/25/T

Address: Little Barton Church Lane Barnham PO22 0BW

Application details: 1 No. Maple (T1) crown reduction to leave a height of 9m and a spread of 7m. This tree is within the Church Lane, Barnham Conservation Area.

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

Resolved:

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

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

Application number: BN/16/25/A

Address: Land at the junction of Church Lane and Marshall Close Barnham

Application details: Installation of 2No. banner signs.

Committee response: The Committee resolved to submit a no objection response. However, concerns were raised regarding the total size and number of banners included within the application.

Decision: Refused

Decision date: 15.04.25

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

Decision: No objection

Decision date: 28.04.25

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

Decision: No objection

Decision date: 29.05.25

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.

Decision: Approve Conditionally

Decision date: 08.05.25

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.

Decision: Refused

Decision date: 14.05.25

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

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.

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

8.1 Barratt's update

Sue Wallsgrove reported that Barratt's had been asked to reduce the number of proposed properties prior to the resubmission of the application.

8.2 Dandara/Fontwell Avenue update

It was noted that the groundworks for the factory on the corner of Fontwell Avenue and Arundel Road were underway.

8.3 Croft Surgery

Nothing to report

8.4 Warwick Nurseries and Boweries

It was noted that there had been no recent updates on the traffic calming measures that were part of the planning conditions for this site. It was agreed that the Assistant Clerk would follow this up.

8.5 Barratt David Wilson Homes - Tars Farm

Sue Wallsgrove updated the Committee some significant issues at this site which were to be addressed by Arun District Council.

9. Environmental matters:

9.1 Air Quality Monitoring update:

The latest tube collections were completed on Wednesday 2nd April and Wednesday 7th May 2025

Reports from the first of these cycles were received on Tuesday 6th May 2025 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/NA6S1	Lampost No 2 Fontwell Ave	20/02/2025 15:52	02/04/2025 16:37	984.75	1.84	26.7	13.9	
BEPC/24B/NA6S2	Lampost No 5 Fontwell Ave	20/02/2025 15:58	02/04/2025 16:40	984.70	1.51	22	11.4	
BEPC/24B/NA6S3	Lampost No 7 Fontwell Ave	20/02/2025 15:55	02/04/2025 16:42	984.78	1.76	25.7	13.4	
BEPC/24B/NA6S4	Lampost No 10 Barnham Road	20/02/2025 16:02	02/04/2025 16:45	984.72	1.37	19.9	10.4	
BEPC/24B/NA6S5	Lampost No 3 Barnham Road	20/02/2025 16:04	02/04/2025 16:56	984.87	1.66	24.2	12.6	
BEPC/24B/NA6S6	Lampost No 5 Yaplon Road	20/02/2025 16:06	02/04/2025 16:54	984.80	1.44	21	10.9	

9.2 Vehicle Activated Screen (VAS)

Report for April 2025

Total vehicles (from both units): 466,119

Average speed for all vehicles: 34.26 mph

9.3 Litter issues around the Parish

An AI generated discussion mp3 on the latest litter picking activities was prepared by Andrew Crawford and played for the Committee. The main points of the discussion were:

- A total of 28 volunteers took part in April's record-breaking litter pick with 57.7kg of litter collected, including 1.9kg of cans and 9.1kg of plastic/glass bottles that will now be recycled properly.
- Litter pickers were rewarded with post-pick pastries provided by the staff at Brnham Community Hall as part of the volunteer coffee morning.
- The litter pickers have reserved a stall at the May Fair event on Saturday 24th May to engage with the community with the sweeping challenge and other fun, litter-based games.
- Considerable volunteer resource has been dedicated to litter picking data capture to understand behaviours and inform future activity.

It was agreed that Andrew Crawford would attend the next P&E meeting in July.

9.4 Flooding issues around the Parish

Nothing to report

10. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- Details of the OnePlanet for Town and Parish Councils on Tuesday 27th May 2025 was shared with committee members by the Assistant Clerk.
- The Assistant Clerk reported that a local resident had made contact regarding the possibility of the council funding small projects to increase biodiversity in the villages such as the installation of bird boxes and the selection of plants and seeds to attract local wildlife.
- Following the request for an urgent consultation response on the 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, it was noted that further information on the subject had been brought to the attention of the Chair.
- Both Assistant Clerks attended the WSALC Clerks Networking Day at Billingshurst Community Centre on Tuesday 13th May, which included a presentation on the latest planning updates.

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

No further updates had been received since the last meeting.

12. Date of Next Meeting

Tuesday 1st July 2025 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.49pm

Signed:

Chair, Planning & Environment Committee