



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 1ST JULY 2025**

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

In attendance: Gemma Hindson (Assistant Clerk, Planning) 1 representative in relation to agenda item 8 and 4 members of the public.

1. Apologies for absence

Phil Cramp and Rob Bates

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.

4. Approval of Minutes of Meeting held on Tuesday 20th May 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 20th 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/61/25/PL

Address: Land to the West of Church Lane Barnham

Application details: Change of use from agricultural land agricultural to create 4 No. permanent private gypsy plots with associated parking, landscaping and facilities. This application may affect the character and appearance of the Church Lane, Barnham conservation area, may affect the setting of listed building, is in CIL zone 3 (CIL liable) and affects a Public Right of Way.

Committee response: The Committee resolved to submit an objection. The Committee stated that the application goes against BEPC NP policies ES1a Flooding, ES1b Reducing Flood Risk, ES1c Sewage, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies, ES17 Singleton and Cocking Tunnels SAC and paragraph 3.5 Environment and Habitat.

Application number: BN/66/25/PL

Address: Chireya 37 Downview Road Barnham PO22 0EF

Application details: Division of a single detached chalet bungalow to create 2 No two-bedroom semi-detached dwellings, modification of existing front dormer, modification and increase in size of rear dormer, addition of a single storey extension and associated landscaping (resubmission following BN/92/24/PL). This application is in CIL Zone 2 and is CIL Liable as a new dwelling.

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

Application number: BN/72/25/HH

Address: 148 Barnham Road Eastergate PO22 0EH

Application details: Infill timber framed porch.

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

Application number: BN/68/25/HH

Address: 37a Hill Lane Barnham PO22 0BL

Application details: Ground floor side extension.

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

Application number: BN/74/25/A

Address: The Croft Surgery, Pharmacy Barnham Road Eastergate PO20 3RP

Application details: Installation of 1 x fascia sign.

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

Application number: BN/75/25/HH

Address: Ridgeway Park Road Barnham PO22 0AQ

Application details: Conversion of loft to habitable use including the installation of 1 x rear dormer.

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 decisions taken by Arun District Council since the last meeting of the Committee

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.

Decision: Approve Conditionally

Decision date: 29.05.25

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.

Decision: Approve Conditionally

Decision date: 29.05.25

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.

Decision: Approve Conditionally

Decision date: 09.06.25

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

Decision: No objection

Decision date: 16.06.25

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.

Decision: Approve Conditionally

Decision date: 20.06.25

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

Decision: No objection

Decision date: 20.06.25

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

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/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

8. Introduction to your WSRT Water Champion

A presentation was given by Louise Barneston, Water Champion for Parishes and Communities of which the main points were:

- The purpose of the role was to engage with Parish Councils and community groups to encourage effective management of river banks, ponds, rifees and other bodies of water
- Promotion of the River Guardians initiative where volunteers were able to participate in water quality testing to rifees in their area
- Working with riparian owners who would like to learn more about looking after local water environments

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

9.1 Barratt's update

Nothing to report

9.2 Dandara/Fontwell Avenue update

It was noted that progress has been made with the interior of the Co-op

9.3 Croft Surgery

It was noted that works had moved forward with the access road to the site

9.4 Barratt David Wilson Homes - Tars Farm

Sue Wallsgrove reported that there continued to be significant challenges at this site and the developers and local authorities were working together to resolve the issues

10. Environmental matters:

10.1 Air Quality Monitoring update:

The latest tube collections were completed on Wednesday 7th May and Wednesday 11th June 2025.

Reports from the first of these cycles were received on Tuesday 29th 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/NA7S1	Lampost No 2 Fontwell Ave	02/04/2025 16:37	07/05/2025 16:21	839.73	1.41	24.1	12.5	
BEPC/24B/NA7S2	Lampost No 5 Fontwell Ave	02/04/2025 16:40	07/05/2025 16:24	839.73	0.91	15.6	8.1	
BEPC/24B/NA7S3	Lampost No 7 Fontwell Ave	02/04/2025 16:42	07/05/2025 16:26	839.73	1.22	20.8	10.8	
BEPC/24B/NA7S4	Lampost No 10 Barnham Road	02/04/2025 16:46	07/05/2025 16:29	839.72	0.79	13.5	7	
BEPC/24B/NA7S5	Lampost No 3 Barnham Road	02/04/2025 16:50	07/05/2025 16:32	839.70	1.02	17.5	9.1	
BEPC/24B/NA7S6	Lampost No 5 Yaplou Road	02/04/2025 16:54	07/05/2025 16:34	839.67	1.06	18.2	9.5	

10.2 Vehicle Activated Screen (VAS)

Report for May 2025

Total vehicles (from both units): 339,497

Average speed for all vehicles: 33.4 mph

Report for June 2025

Total vehicles (from both units): 294,018

Average speed for all vehicles: 33 mph

10.3 Litter issues around the Parish

The Assistant Clerk gave an update on recent litter picking activity in the Parish. The main points of interest were:

- 21 volunteers attended the June litter pick and collected 41kg of litter from which 10.2kg of recycling was 'saved'.
- Public voting analysis on bins and litter from the May Fair was to be completed by the July pick.
- Heat maps from GPS data was to be made available online to volunteers by the July pick.
- A guide to what the picking means was to be circulated to councillors along with achievements, failures and tasks remaining for 2025.
- The sign-in retention policy has been made clearer following the GDPR seminar.

10.4 Flooding issues around the Parish

It was noted that despite an increased frequency of gully inspections, emptying and upgraded equipment with the WSCC contract, there was an ongoing issue with the flooding of gully E24552 which had forced people to avoid using the traffic light crossing.

11. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- A request from Peter Cleveland from Henry Adams had been received in which he had asked the Committee to review their objections to application BN/46/25/PL. The Assistant Clerk noted that a response had been sent stating that the Committee had not been minded to change their decision.
- The Assistant Clerk had circulated a WSCC Highways maintenance update and survey to members of the Committee
- Following a request by the applicant of BN/53/25/PL to review the objection that had been submitted by the Committee, the Assistant Clerk noted that the Committee stood by their original objection.

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

It was noted that Arun District Council had issued the 2025 Call for Sites and the deadline for responses was 7th August.

13. Date of Next Meeting

Tuesday 2nd September 2025 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 9.09pm

Signed:

Chair, Planning & Environment Committee