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Members of **Barnham & Eastergate Parish Council's Planning and Environment Committee** are summoned to a Meeting of the Committee on **Tuesday 2nd September 2025 at 7.30 p.m.** at **Barnham Community Hall**.

Gemma Hindson

Assistant Clerk (Planning), Barnham & Eastergate Parish Council

AGENDA

1. Apologies for absence

2. Declarations of Interest

Members are reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to items on the agenda.

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.

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

Application number: BN/85/25/OUT

Address: Land North of Barnham Road and east of Fontwell Avenue Eastergate

Application details: Outline application with all matters reserved, other than means of access, for and the construction of up to 525 No residential dwellings, care home, public open space including recreational space and associated infrastructure, following the demolition of existing dwelling and outbuildings. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is the subject of an Environmental Statement.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/85/25/OUT>

Application number: BN/83/25/PL

Address: Hill View Eastergate Lane Eastergate PO20 3SJ

Application details: Demolition of existing dilapidated commercial sheds and the erection of 9 No dwellings with associated car parking and landscaping. This application is a Departure from the Development Plan and is IN CIL Zone 3 and is CIL Liable as new dwellings

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/83/25/PL>

Application number: BN/89/25/T

Address: Hunters Chase Fontwell Avenue Eastergate PO20 3RY

Application details: 1 No. Field Maple crown to be thinned by 20% and reduced to leave a height of 5.2m.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/89/25/T>

Application number: BN/91/25/HH

Address: 15 Elm Grove Barnham PO22 0HJ

Application details: Demolition of existing single storey side area. Construction of two storey side extension, single storey rear extension and single storey front porch extension. Raising of main roof including construction of new front and rear facing dormer windows. Fitting of external insulation with render finish.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/91/25/HH>

Application number: BN/90/25/HH

Address: 6 Elm Grove Barnham PO22 0HE

Application details: Erection of single storey side extension and creation of habitable first floor by increasing roof ridge height.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/90/25/HH>

Application number: BN/92/25/T

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

Application details: 1 No. Oak (T1) crown reduction to leave a height of 15m and a spread of 7m, Area 0UQH Mixed species of conifer and broadleaf remove dead trees and Area 0UR9 1 No. Silver Birch remove to as close to ground level as possible.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/92/25/T>

Application number: BN/94/25/S73

Address: Manor Cottage Church Lane Barnham PO22 0BP

Application details: Variation of condition following the grant of BN/90/24/HH relating to condition 1- rewording of condition.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/94/25/S73>

Application number: BN/88/25/T

Address: The Hollies 84 Barnham Road Eastergate PO22 0ES

Application details: 1 No. Cooper Beach (T1) crown reduction to leave a height of 17m and remove all dead wood, 1 No. Red Oak (T2) remove overhanging limb back to source, 1 No. Ash (T8) crown lift to 4-5m from ground level and 1 No. Hornbeam (T9) lateral crown reduction to leave a height of 9m and provide clearance from neighbouring property removing selective lower limbs.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/88/25/T>

Application number: BN/96/25/PL

Address: Land West of Brookside Highground Lane

Application details: Demolition of existing barn to be replaced by a new barn within the existing footprint. This application is in CIL zone 3 (zero rated) as other development.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/96/25/PL>

Application number: BN/97/25/PL

Address: Land off Church Lane Barnham

Application details: Change of use of land from agricultural use to residential use, creating 4 No permanent private gypsy plots with associated parking, landscaping and facilities. This application affects a Public Right of Way, may affect the setting of a listed building, affects the character and appearance of the Church Lane, Barnham Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/97/25/PL>

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/78/25/PL

Address: The Hollies 84 Barnham Road Eastergate PO22 0ES

Application details: Conversion of former care home to 2 No dwellings and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

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

Application number: BN/76/25/HH

Address: 42 Hill Lane Barnham PO22 0BL

Application details: Removal of existing outbuilding and erection of detached annexe.

Committee response: No objection provided the annexe is not a separate dwelling

Application number: WA/56/25/PL

Address: O/S Amber, The Street, adjacent to Nyefield, Yapton Lane, O/S former Balls Hut, Arundel Road Walberton

Application details: Installation of 3 No bus shelters. This application may affect the Walberton Village Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Committee response: The committee resolved to support the application.

Application number: BN/84/25/A

Address: Junction of Fontwell Avenue and Wandleys Lane Eastergate PO20 3SE

Application details: Installation of non-illuminated post mounted sign. (Retrospective).

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

Application number: BN/80/25/HH

Address: Shannock Church Lane Eastergate PO20 3UT

Application details: Single storey front, side and rear extensions. Roof extension to include addition of first floor and habitable loft with PV panels. Installation of front boundary wall and gate and widen existing kerb.

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

Application number: BN/81/25/TC

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Fell and grind out stump to 1 No. Cypress Tree (T1) within the Church Lane, Barnham Conservation Area.

Committee response: The committee resolved to support the views of the ADC tree officer

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

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

Decision: Refused

Decision date: 01.07.25

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

Decision: Consent granted

Decision date: 04.07.25

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

Decision: No objection

Decision date: 04.07.25

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

Decision: Approve conditionally

Decision date: 04.08.25

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

Decision: Approve conditionally

Decision date: 13.08.25

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

Decision: Approve conditionally

Decision date: 13.08.25

Application number: BN/78/25/PL

Address: The Hollies 84 Barnham Road Eastergate PO22 0ES

Application details: Conversion of former care home to 2 No dwellings and associated works. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as new dwellings.

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

Decision: Approve conditionally

Decision date: 15.08.25

Application number: BN/76/25/HH

Address: 42 Hill Lane Barnham PO22 0BL

Application details: Removal of existing outbuilding and erection of detached annexe.

Committee response: No objection provided the annexe is not a separate dwelling

Decision: Approve conditionally

Decision date: 20.08.25

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

Decision: Approve conditionally

Decision date: 21.08.25

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

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.

9. Neighbourhood Plan review

To receive an update from the Assistant Clerk

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

10.1 Barnham Road Developments – housing to the north and south and the construction of the new roundabout

10.2 Dandara/Fontwell Avenue update

10.3 Croft Surgery

10.4 Barratt David Wilson Homes - Tars Farm

11. Environmental matters:

11.1 Air Quality Monitoring update:

To receive an update from the Assistant Clerk regarding the latest AQM.

11.2 Vehicle Activated Screen (VAS)

To receive an update from the Assistant Clerk regarding the latest VAS data.

11.3 Litter issues around the Parish

To receive an update from the Assistant Clerk.

11.4 Flooding issues around the Parish

To receive an update from the Chair.

12. Report by Assistant Clerk

To receive an update from the Assistant Clerk on any key issues of interest that have been dealt with since the last meeting.

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

To receive an update on any sites in the Parish that have been added since the last meeting.

14. Date of Next Meeting

Tuesday 14th October 2025. This meeting will take in public in Barnham Community Hall at 7.30 p.m.