



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 2<sup>ND</sup> SEPTEMBER 2025**

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

**In attendance:** Gemma Hindson (Assistant Clerk, Planning) 1 member of the public in relation to application BN/83/25/PL

**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.

**4. Approval of Minutes of Meeting held on Tuesday 1<sup>st</sup> July 2025**

**Resolved:**

**That the minutes of the Planning & Environment Committee held on Tuesday 1<sup>st</sup> July 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/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.

**Committee response:** The Committee resolved to submit an objection on the basis that the information provided was insufficient to be able to conclude otherwise

**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

**Committee response:** The Committee resolved to submit an objection. The Committee stated that the application goes against BEPC NP policies ES1A,B and C and ES17.

**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.

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

**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.

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

**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.

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

**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.

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

**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.

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

**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.

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

**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.

**Committee response:** The Committee resolved to submit an objection. The Committee stated that the application goes against BEPC NP policies ES1A,B and C.

**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.

**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.

**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/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**

The Assistant Clerk informed the Committee of the costs to review the plan and it was agreed that this would be funded through the Planning & Environment Committee budget. A

discussion was held in which Rob Bates, Sue Wallsgrove and Chris Wells all volunteered to be part of the working group to review the plan. It was also decided that the group would meet monthly on Tuesdays either in person or online and that more volunteers should be encouraged to join the group.

## 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

It was noted that to the knowledge of the group only the roundabout to link the two new proposed developments had been given planning permission.

### 10.2 Dandara/Fontwell Avenue update

The Co-op on Steeplechase Way opened on Thursday 21<sup>st</sup> August

### 10.3 Croft Surgery

The new surgery building opened on Tuesday 26<sup>th</sup> August

### 10.4 Barratt David Wilson Homes - Tars Farm

Sue Wallsgrove reported that the traffic issues on site are causing significant problems for residents.

## 11. Environmental matters:

### 11.1 Air Quality Monitoring update:

The latest tube collections were completed on Wednesday 16<sup>th</sup> July and Friday 22<sup>nd</sup> August 2025.

Reports were received on Tuesday 2<sup>nd</sup> July and Thursday 31<sup>st</sup> July 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 <sup>-3</sup>	ppb	Comments
BEPC/24B/NA8S1	Lampost No 2 Fontwell Ave	07/05/2025 16:21	11/06/2025 15:41	839.33	0.99	17	8.8	
BEPC/24B/NA8S2	Lampost No 5 Fontwell Ave	07/05/2025 16:24	11/06/2025 15:45	839.35	0.67	11.5	6	
BEPC/24B/NA8S3	Lampost No 7 Fontwell Ave	07/05/2025 16:26	11/06/2025 15:47	839.35	1.02	17.4	9.1	
BEPC/24B/NA8S4	Lampost No 10 Barnham Road	07/05/2025 16:29	11/06/2025 15:50	839.35	0.7	12	6.2	
BEPC/24B/NA8S5	Lampost No 3 Barnham Road	07/05/2025 16:32	11/06/2025 15:55	839.38	0.88	15.1	7.8	
BEPC/24B/NA8S6	Lampost No 5 Yaplon Road	07/05/2025 16:34	11/06/2025 15:58	839.40	0.78	13.3	6.9	

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m <sup>-3</sup>	ppb	Comments
BEPC/24B/NA10S1	Lampost No 2 Fontwell Ave	11/06/2025 15:41	16/07/2025 07:00	831.32	1.16	19.9	10.4	
BEPC/24B/NA10S2	Lampost No 5 Fontwell Ave	11/06/2025 15:45	16/07/2025 07:00	831.25	1.05	18.1	9.4	spider hatchlings+nets
BEPC/24B/NA10S3	Lampost No 7 Fontwell Ave	11/06/2025 15:47	16/07/2025 07:05	831.30	1.16	20.1	10.4	
BEPC/24B/NA10S4	Lampost No 10 Barnham Road	11/06/2025 15:50	16/07/2025 07:08	831.30	0.72	12.4	6.5	
BEPC/24B/NA10S5	Lampost No 3 Barnham Road	11/06/2025 15:55	16/07/2025 07:20	831.42	0.97	16.8	8.7	
BEPC/24B/NA10S6	Lampost No 5 Yaplon Road	11/06/2025 15:58	16/07/2025 07:25	831.45	0.96	16.5	8.6	

### **11.2 Vehicle Activated Screen (VAS)**

Report for July 2025

Total vehicles (from both units): 299,613

Average speed for all vehicles: 32.37 mph

Report for August 2025

Total vehicles (from both units): 265,112

Average speed for all vehicles: 33.19 mph

### **11.3 Litter issues around the Parish**

The Assistant Clerk and Andrew Crawford met with ADC cleansing team on Thursday 10<sup>th</sup> July. The main points of discussion were around the upcoming changes in legislation in 2026, the general performance by the cleansing team within the Barham and Eastergate Parish and the implications and requirements for bus stop bins. The July litter pick welcomed 24 volunteer pickers who collected a record breaking 63.4kg of litter from all over Barnham and Eastergate.

### **11.4 Flooding issues around the Parish**

It was noted that the recent heavy rainfall had again highlighted blockages in the local gully network.

## **12. Report by Assistant Clerk**

The Assistant Clerk mentioned the following matters:

- Confirmation of the boundary of the existing traveller site in the Barnham and Eastergate Parish was received from ADC and circulated to Committee members
- Notification of an appeal WA/17/25/PL was received and circulated to Committee members
- It was confirmed that the Western Rivers Trust event was to take place on Wednesday 10<sup>th</sup> September from 1030-1330 and that Rob Bates would attend on behalf of BEPC
- BEPC had been consulted on the application of a premises licence by Shweet Desserts and no objection was made

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

The Assistant Clerk reported that following the inclusion on the 2025 HELAA, a response from ADC from Arun District Council had been received on Wednesday 16<sup>th</sup> July which stated that Murrell's Field had been classified on the HELAA database as 'Not Currently Developable'. This was due to the current lease situation and the fact that it was Local Green Space.

## **14. Date of Next Meeting**

Tuesday 14<sup>th</sup> October 2025 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 9.10pm

Signed: .....

**Chair, Planning & Environment Committee**