



Parish office, Barnham Community Hall, Murrell's Field, Yapton Road,
Barnham, West Sussex PO22 0AY

Interim Parish Clerk: Mrs Nina McMaster Tel: Mobile 07849 356097
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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 13th January 2026 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 25th November 2025.

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

Application number: BN/125/25/PL

Address: Land South of The Hollies 84 Barnham Road Eastergate PO22 0ES

Application details: Construction of 2 No dwellings (C2 Residential Institutions), in association with the Hollies, and associated works. This application affects the setting of a listed building and is in CIL Zone 2 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/125/25/PL>

Application number: BN/120/25/TC

Address: The White House Church Lane Eastergate PO20 3UR

Application details: Crown reduction to 1 No. Bay (T1) to leave a height of 7m and spread of 7m. This tree is in the Eastergate Square Conservation Area.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/125/25/PL>

Application number: BN/130/25/PL

Address: The Croft Surgery Barnham Road Eastergate PO20 3RP

Application details: Change of use of the existing building and associated facilities from a doctor surgery (Use Class E) to a place of worship (Use Class F) and all associated works and infrastructure. This application is in CIL Zone 2 (Zero Rated) as other development.

To view application details please click on the link:

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=BN/130/25/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/117/25/HH

Address: 23 Elm Grove Barnham PO22 0HJ

Application details: Proposed change of use of existing incidental outbuilding to allow occasional ancillary use

Committee response: The Committee resolved to submit a no objection response with the condition that it remains ancillary to the main house, and does not form a separate dwelling.

Application number: BN/124/25/S73

Address: Shannock Church Lane Eastergate PO20 3UT

Application details: Variation of condition 2 imposed under BN/80/25/HH relating to approved plans.

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

Application number: BN/121/25/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Listed building consent for proposed internal opening-up works to the main house at Barnham Court.

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

Application number: BN/109/25/PL

Address: Pollards Nursery Lake Lane Barnham PO22 0AD

Application details: Permanent siting of 11 No. (3 existing, 8 proposed) temporary seasonal horticultural worker accommodation. This application is in CIL zone 3 (zero rated) and is a dual parish application for Barnham & Eastergate and Yapton.

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/114/25/PIP

Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ

Application details: Application for permission in principle for a minimum net gain to a maximum net gain of 1 No dwelling.

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, ES3 The local gap/green infrastructure corridors, 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 SAC.

Decision: Approve Conditionally

Decision date: 12.12.25

Application number: BN/108/25/HH

Address: Anchor Bay 2 Downview Road Barnham PO22 0EE

Application details: Erection of car port.

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

Decision: Approve Conditionally

Decision date: 15.12.25

Application number: BN/112/25/HH

Address: Minstrels Barn Church Lane Barnham PO22 0BX

Application details: Replacement windows, timber fence and gate to boundary on church lane. (This application may affect the character and appearance of the Church Lane, Barnham Conservation Area).

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

Decision: Approve Conditionally

Decision date: 15.12.25

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

Application number: WA/74/24/OUT

Address: Land off Arundel Road Fontwell

Application details: Outline application with all matters reserved, other than access, for the erection of up to 56 No. residential dwellings including affordable housing and a stand-alone community building. This application may affect the setting of a listed building and may affect a public right of way.

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

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

9.2 Barratt David Wilson Homes - Tars Farm

10. Environmental matters:

10.1 Air Quality Monitoring update:

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

10.2 Vehicle Activated Screen (VAS)

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

10.3 Litter issues around the Parish

To receive an update from the Assistant Clerk.

10.4 Flooding issues around the Parish

To receive an update from the Chair.

11. 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.

12. 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.

13. Date of Next Meeting

Tuesday 3rd March 2026. This meeting will take in public in Barnham Community Hall at 7.30 p.m.