



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 13TH JANUARY 2026**

Present: Chris Wells (Chair); Heather Kilroy (Vice-Chair); Sue Wallsgrove (arrived at 8.04pm) and John Robinson

In attendance: Gemma Hindson (Assistant Clerk, Planning)

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 25th November 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 14th October 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/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.

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

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.

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

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

Application number: BN/103/25/HH

Address: Sundance Yapton Road Barnham PO22 0BQ

Application details: Side extension to bungalow and internal alterations.
Re roofing with standing seam metal roof and additional insulation.

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 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

Nothing to report.

9.2 Barratt David Wilson Homes - Tars Farm

It was noted that following the stop notice issued by ADC, BDW Homes had launched a legal challenge.

10. Environmental matters:

10.1 Air Quality Monitoring update:

The latest tube collections were completed on Monday 1st December 2025 and Wednesday 7th January 2026, with reports yet to be received for the latter.

The reports received on Friday 12th December 2025 noted no results reaching the threshold and one no result.

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m ⁻³	ppb	Comments
BEPC/25A/NA2S1	Lampost No 2 Fontwell Ave	28/10/2025 16:27	01/12/2025 16:00	815.55	0.9	15.9	8.3	
BEPC/25A/NA2S2	Lampost No 5 Fontwell Ave	28/10/2025 16:29	01/12/2025 16:04	815.58	0.93	16.4	8.5	
BEPC/25A/NA2S3	Lampost No 7 Fontwell Ave	28/10/2025 16:31	01/12/2025 16:08	815.62	1.41	24.7	12.9	
BEPC/25A/NA2S4	Lampost No 10 Barnham Road				<0.03			REC'D W 24B/NA12
BEPC/25A/NA2S5	Lampost No 3 Barnham Road	28/10/2025 16:35	01/12/2025 16:15	815.67	1.18	20.7	10.8	
BEPC/25A/NA2S6	Lampost No 5 Yaplon Road	28/10/2025 16:37	01/12/2025 16:19	815.70	0.83	14.6	7.6	

10.2 Vehicle Activated Screen (VAS)

Report for November 2025

Total vehicles (from both units): 267,270

Average speed for all vehicles: 33.14mph

Report for December 2025

Total vehicles (from both units): 241,448

Average speed for all vehicles: 32.36mph

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:

- The Christmas Dash for trash went ahead on Saturday 27th December, with 17 volunteers in attendance and 33.2kg collected
- The total litter collected in 2025 was 569kg which was c130kg more than 2024
- One safety incident involving a slow-moving car had been reported. Thankfully there were no injuries, although a review of our safety guidance/risk assessment (and insurance cover) would be held with the Clerk before the next litter pick
- Plans were in place for 2026 including attendance at the Mayfair, continued working with ADC and Biffa, improving litter picking in the Fontwell end of the Parish working with Walberton.

10.4 Flooding issues around the Parish

Sue Wallsgrove reported that Southern Water would soon be replacing the lining of drains and man hole covers in the Parish with a new composite. It was also noted that tankers had once again been deployed to Barnham Lane and that temporary traffic lights were in operation.

11. Report by Assistant Clerk

- The Assistant Clerk updated the Committee that the speed calming measures on Barnham Road had progressed with the installation of a new post.

- Notification that the Middleton-on-Sea Neighbourhood Plan 2024-2041 had been 'made' had been shared with Committee Members.

12. Arun District Council's HELAA (Housing and Economic Land Availability Assessment)
No reported updates were received.

13. Date of Next Meeting
Tuesday 3rd March 2026 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.15pm

Signed:

Chair, Planning & Environment Committee