



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 26th MAY 2026**

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 representative from S & L Land and Planning Services and 2 members of the public in relation to agenda item 9.

1. Apologies for absence

None

2. Declarations of interest

Chris Wells recorded an interest in application **BN/57/26/HH** as it was a neighbouring property.

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 14th April 2026

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 14th April 2026 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/48/26/T

Address: Green space opposite 26 Farrow Drive Barnham PO22 0FN

Application details: Reduction of crown spread (not height) on the north western aspect only to the property boundary line (approximate removal of 4m spread).

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

Application number: BN/52/26/S73

Address: The former Croft Surgery Barnham Road Eastergate PO20 3RP

Application details: Removal of conditions 4 and 6 imposed under BN/130/25/PL relating to EV charging and hours of operation.

Committee response: The Committee resolved to submit an objection to the removal of condition 4 relating to the EV charging. No objection was made to the proposed removal of condition 6.

Application number: BN/57/26/HH

Address: 43 Elm Grove Barnham PO22 0HL

Application details: Erection of single-storey extension to front elevation of existing dwelling.

Committee response: The committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1a Flooding, ES1b Reducing Flood Risk, ES1c Sewage and ES5 Quality of Design

Resolved:

That the Assistant Clerk be authorised to submit responses to Arun District Council as approved by the Committee.

6. To note and consider applications of appeal to the Secretary of State

PiNS Reference: 6008644

Original Reference: BN/34/26/PIP

Appeal Ref: 2760

Description: Application For Permission In Principle For A Minimum Net Gain Of 2 Dwelling To A Maximum Net Gain Of 3 No Dwellings.

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

Committee response: The Committee agreed that the submission of further comments was not required

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

Application number: BN/34/26/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 of 2 dwelling to a maximum net gain of 3 No dwellings.

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 and is outside the BUAB.

Decision: Refused

Decision date: 14.04.26

Application number: BN/22/26/HH

Address: 101 Barnham Road Eastergate PO22 0EQ

Application details: Single storey orangery side extension.

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

Decision: Approved conditionally

Decision date: 16.04.26

Application number: BN/31/26/HH

Address: Copsefield Eastergate Lane Eastergate PO20 3SJ

Application details: Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist Changing Space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

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

Decision: Approved conditionally

Decision date: 29.04.26

Application number: BN/40/26/T

Address: 84 Farnhurst Road Barnham PO22 0JW

Application details: Crown reduction to 1 No. Oak (T1) to leave a height of 15m, Southerly spread of 6m, Easterly spread of 7m, Westerly and Northerly spreads of 5.5m.

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

Decision: Approved conditionally

Decision date: 30.04.26

Application number: AL/11/24/OUT

Address: Land East of Westergate Westergate

Application details: Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

Committee response: The Committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1a Flooding, ES1b Reducing Flood Risk, Policy ES2 Watercourses, ES3 - The Local Gap/Green Infrastructure Corridors, ES4 - Protection of open views, ES10 - Trees and Hedgerows, ES14 - Development on Agricultural Land, ES16 - Dark night skies and ES17 - Singleton and Cocking Tunnels and Policy GA2 Public Right of Way Network .

Decision: Refused

Decision date: 08.05.26

Application number: BN/39/26/HH

Address: 19 Elm Grove Barnham PO22 0HJ

Application details: Erection of open sided car port with tiled roof to match existing dwelling.

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

Decision: Approved Conditionally

Decision date: 21.05.26

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

Application number: BN/17/26/T

Address: 26 Farrow Drive Barnham PO22 0FN

Application details: Crown reduction to 1 No. English Oak (T1) to leave a height of 10m and spread of 7m.

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

9. Proposal for new dwellings at Eastmere Paddocks, Eastergate Lane

Susan Leeson of S & L Land and Planning Services Ltd attended the meeting to engage with the Committee on the proposal for 200 new dwellings at Eastmere Paddocks, Eastergate Lane, which was currently at the pre-planning stage. The Chair of a neighbouring Parish Council was also in attendance to speak about the benefits of working with local developers.

A discussion was held with Committee members from which the main points were noted:

- The proposed design would attempt to mirror the existing layout
- Winter monitoring for ecological surveys had been completed
- Drainage plans for the site would be submitted to ADC for a pre-application assessment
- The proposed design and make-up of housing mix
- A Community building was proposed as part of the design
- The Committee would not be supportive to site access via Wandleys Lane

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 a lane closure was in operation for 12 days

10.2 Barratt David Wilson Homes - Tars Farm

Sue Wallsgrove updated the Committee that the new footpath was now open and that a fence was to be moved as it was too close to the rife.

11. Environmental matters:

11.1 Air Quality Monitoring update:

The latest tube collections were completed on Thursday 23rd April.

Reports were received on Thursday 7th May 2026 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/25A/NA7S1	Lampost No 2 Fontwell Ave	19/03/2026 15:58	23/04/2026 15:30	839.53	1.11	18.9	9.8	
BEPC/25A/NA7S2	Lampost No 5 Fontwell Ave	19/03/2026 16:01	23/04/2026 15:34	839.55	0.89	15.1	7.9	
BEPC/25A/NA7S3	Lampost No 7 Fontwell Ave	19/03/2026 16:04	23/04/2026 15:38	839.57	1.16	19.7	10.3	
BEPC/25A/NA7S4	Lampost No 10 Barnham Road	19/03/2026 16:07	23/04/2026 15:45	839.63	0.77	13.2	6.8	
BEPC/25A/NA7S5	Lampost No 3 Barnham Road	19/03/2026 16:11	23/04/2026 15:49	839.63	0.99	16.9	8.8	
BEPC/25A/NA7S6	Lampost No 5 Yaplön Road	19/03/2026 16:15	23/04/2026 16:00	839.75	0.86	14.6	7.6	

11.2 Vehicle Activated Screen (VAS)

The Assistant Clerk reported that no data was available and recommended replacement batteries. It was agreed that the Assistant Clerk would follow up with the supplier.

10.3 Litter issues around the Parish

It was noted that the next litter pick had been scheduled for Saturday 30th May and that there would be a litter picking stand at the Mayfair event.

10.4 Flooding issues around the Parish

No issues to report.

11. Report by Assistant Clerk

- Notification of the appeal details for application BN/34/26/PIP were received on Tuesday 5th May and circulated to committee members.
- Details of the intended survey of ash trees with ash dieback for summer 2026, were received from WSCC on Monday 11th May and circulated to committee members.
- Network Rail shared details of West Barnham and Birch Level Crossings (West Sussex) Public Footpath Diversions on Monday 11th May and circulated to committee members.
- Details of the Environment Agency flooding survey were circulated to Committee members on Monday 18th May.
- Notification of a public consultation on Portsmouth Water’s draft drought plan was received and circulated to Committee members on Tuesday 26th May.

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

No updates had been received.

13. Date of Next Meeting

Tuesday 7th July 2026 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.30pm

Signed:

Chair, Planning & Environment Committee