



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 7TH JULY 2026**

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

In attendance: Gemma Hindson (Assistant Clerk, Planning), James Roberts (Clerk), 1 representative from Smith Simmons & Partners in relation to planning application WA/46/26/PL and 8 members of the public

1. Apologies for absence

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 26th May 2026

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 26th May 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/66/26/HH

Address: Kingarth Lake Lane Barnham PO22 0JA

Application details: Installation of PVCU conservatory to north eastern elevation of property.

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

Application number: BN/42/26/HH

Address: 5 Tattersalls Road Fontwell BN18 0ZA

Application details: Single storey rear extension.

Committee response: The Committee resolved not to submit a response until the drainage assessment from the lead authority had been provided. It was agreed that the Assistant Clerk would request the relevant information.

Application number: WA/46/26/PL

Address: Land At Freeman Close Walberton BN18 0AE

Application details: Change of use of and conversion of existing buildings and land to form 25 no. dwellings (within existing footprints) with associated hard and soft landscaping, parking, car ports, play areas, and works. This application is a Departure from the Development Plan, also lies within the parish of Barnham and is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee response: The Committee resolved not to submit a response until the drainage assessment from the lead authority had been provided. It was agreed that the Assistant Clerk would request the relevant information.

Application number: BN/72/26/S73

Address: Century Gardens Tars Farm South of Barnham Station

Application details: Variation of condition 28 imposed under BN/149/22/PL relating to wording concerning railway crossing (extinguishment or diversion).

Committee response: The Committee resolved to submit an objection on safety grounds.

Application number: BN/73/26/OUT

Address: Land at Sunnyside Nurseries Yapton Road Barnham

Application details: Outline planning (with some matters reserved except access) for up to 190 No dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan and may affect the setting of listed buildings.

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, ES4 Protection of open views, ES7 Conserving and enhancing Non-designated Heritage Assets, ES10 Trees and Hedgerows, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels SAC and is outside the BUAB

Application number: BN/77/26/T

Address: 2 Empress Gardens Barnham PO22 0FS

Application details: Fell 1 No Pine tree (t1).

Committee response: The Committee resolved to submit an objection.

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/64/26/PL

Address: Hill View Eastergate Lane Eastergate PO20 3SJ

Application details: Demolition of existing dilapidated commercial sheds and the erection of 9 No dwellings and associated car parking and landscaping (resubmission following BN/83/26/PL). 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 Flooding, ES1b Reducing flood

risk, ES1c Sewage, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels SAC and is outside the BUAB. However, the Committee also noted the potential benefits to the area if these concerns could be successfully resolved.

Application number: BN/52/26/S73

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

Application details: Following an original application of the removal of conditions 4 and 6 imposed under BN/130/25/PL relating to EV charging and hours of operation, a proposal to install 2 EV charging points had been made.

Committee response: The Committee resolved to maintain their objection.

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

Application number: BN/29/26/S73

Address: Land South of Barnham Station Barnham

Application details: Variation of condition 28 following the grant of BN/149/22/PL relating to rewording of condition.

Committee response: The Committee resolved to submit an objection on safety grounds.

Decision: Refused

Decision date: 28.05.26

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

Decision: Approved Conditionally

Decision date: 08.06.26

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

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

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

Sue Wallsgrove updated the Committee that the progress with the roundabout would be discussed at a meeting later in the week. A meeting with ADC representatives had taken place where it was mentioned that an update on the housing development north of Barnham Road was expected at the end of the year.

9.2 Barratt David Wilson Homes - Tars Farm

It was reported that during the Yapton Road closure, lorries had attempted to enter the site via Hill Lane and this matter would be followed up Sue Wallsgrove.

10. Environmental matters:
10.1 Air Quality Monitoring update:

The latest tube collections were completed on Thursday 28th May and Wednesday 1st July.

Reports were received on Wednesday 10th June 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/NA8S1	Lampost No 2 Fontwell Ave	23/04/2026 15:30	28/05/2026 15:30	840.00	1.14	19.4	10.1	
BEPC/25A/NA8S2	Lampost No 5 Fontwell Ave	23/04/2026 15:34	28/05/2026 15:33	839.98	0.86	14.7	7.7	
BEPC/25A/NA8S3	Lampost No 7 Fontwell Ave	23/04/2026 15:38	28/05/2026 15:39	840.02	1.11	19	9.9	
BEPC/25A/NA8S4	Lampost No 10 Barnham Road	23/04/2026 15:45	28/05/2026 15:47	840.03	0.68	11.5	6	
BEPC/25A/NA8S5	Lampost No 3 Barnham Road	23/04/2026 15:49	28/05/2026 15:55	840.10	0.91	15.5	8.1	
BEPC/25A/NA8S6	Lampost No 5 Yaplon Road	23/04/2026 16:00	28/05/2026 16:03	840.05	0.82	14.1	7.3	

It was noted that the current contract for the AQM analysis runs out in August and the Committee **agreed** for the Assistant Clerk to make the necessary arrangements to continue the project for another year.

10.2 Vehicle Activated Screen (VAS)

Report for April 2026

Total vehicles (from both units): 461,692

Average speed for all vehicles: 34.1 mph

Report for May 2026

Total vehicles (from both units): 359,815

Average speed for all vehicles: 32.75 mph

The Assistant Clerk reported that following a training session with the supplier, alternative methods of data capture and energy supply to the units had been identified along with new models of equipment. It was **agreed** that the Assistant Clerk would investigate further and obtain relevant costs.

In Andrew Crawford's absence, the Assistant Clerk made a request to the Committee on behalf of the Barnham Road Project to run a two week monitoring project to compare recorded vehicle speeds; one week with the speed displayed against one week with the speed turned off. A discussion was held and it was **agreed** that that the trial should go ahead after completion of the current road closures and the school holidays and would be planned for September time.

10.3 Litter issues around the Parish

The Assistant Clerk reported that there was a low turn out at the most recent litter pick due to the hot weather, nonetheless 25kg of litter was collected. Issues with lack of bin emptying in the Parish had been reported and a meeting with ADC representatives had been requested.

10.4 Flooding issues around the Parish

Drain collapses on Barnham Road near to the Warwick nurseries development were noted.

11. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- BN/52/26/S73 – change in application to vary to 2 EV charging points rather than removal of the condition was communicated to Committee members on Tuesday 9th June. After comments were received and discussion with the Chair a response maintaining the original objection was submitted to ADC.
- The Assistant Clerk had requested suitable dates for the next Neighbourhood Plan meeting.

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

The Assistant Clerk reported that the Call for Sites for 2026 was open and that the HELAA report was expected to be published in Autumn 2027 alongside the next round of consultation on the Local Plan.

13. Date of Next Meeting

Tuesday 1st September 2026 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.57pm

Signed:

Chair, Planning & Environment Committee