



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT
BARNHAM COMMUNITY HALL ON TUESDAY 1ST SEPTEMBER 2026**

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

In attendance: Gemma Hindson (Assistant Clerk, Planning)

1. Apologies for absence

Sue Wallsgrove

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 7th July 2026

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 7th July 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/84/26/HH

Address: Fairholme Barnham Road Eastergate PO20 3RS

Application details: Proposed rear first floor extension

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

Application number: BN/87/26/HH

Address: 38 Hedge End Barnham PO22 0JP

Application details: Fence along driveway between 38 and 39 Hedge End.

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

Application number: BN/90/26/HH

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Replacement of existing pond with new to allow for use as part of a water source heat pump and associated landscape works. (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 provided that the Lead Local Flood Authority had no issues in particular in relation to boreholes.

Application number: BN/86/26/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Listed building consent for replacement of existing pond with new to allow for use as part of a water source heat pump and associated landscape works. 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

Application number: BN/88/26/HH

Address: 4 Hedge End Barnham PO22 0JP

Application details: Retrospective erection of fencing to the front of the property.

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

Application number: BN/94/26/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Listed Building Consent for repairs to external facade, roof, windows and rainwater goods (Main House only). 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

Resolved:

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

6. To reconsider the following application made to Arun District Council

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 to withdraw their original objection following the publication of the report and recommendations of the Lead Local Flood Authority.

7. 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/42/26/HH

Address: 5 Tattersalls Road Fontwell BN18 0ZA

Application details: Single storey rear extension.

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 and ES1c Sewage.

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 to submit an objection. The Committee stated that the application goes against BEPC NP policies ES1a Flooding, ES1b Reducing flood risk, ES1c Sewage and ES16 Dark Skies. The Committee also stated that the correct reference to Wandley's ancient Copse should be employed.

Application number: BN/78/26/T

Address: 3 Empress Gardens Barnham PO22 0FS

Application details: Prune height to 13m and spread to 10m to 1 No Oak Tree.

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

Application number: BN/71/26/T

Address: 10 Downview Road Barnham PO22 0EE

Application details: Crown lift to 1 No. Pine (T1) to 5m from ground level, crown reduction to 1 No. Pine (T2) to leave a spread of 8m.

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

Application number: BN/83/26/PIP

Address: Watermead Yapton Road Barnham PO22 0BQ

Application details: Application for permission in principle for a maximum net gain of 1 dwelling.

Committee response: The Committee resolved to submit an objection. The Committee stated that the application is outside the BAUB and 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 and ES17 Singleton and Cocking Tunnels SAC

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

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.

Decision: Refused

Decision date: 22.07.26

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

Decision: Refused

Decision date: 22.07.26

Application number: BN/33/26/PL

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

Application details: Construction of 2 No C2 (residential institution) dwellings and associated works (resubmission following BN/125/25/PL). 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: Approved conditionally

Decision date: 03.08.26

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

Application number: BN/42/26/HH

Address: 5 Tattersalls Road Fontwell BN18 0ZA

Application details: Single storey rear extension.

Application number: BN/77/26/T

Address: 2 Empress Gardens Barnham PO22 0FS

Application details: Fell 2 No. Pine trees (T1 and T2).

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

The Assistant Clerk reported that meetings had taken place with the contractor working on the roundabout, Octavius, who were currently carrying out enabling works. It was noted that Octavius had sent out communications to all local residents and were talking with the Parish Council about involvement in activities to benefit the Community.

10.2 Barratt David Wilson Homes - Tars Farm

No reported updates.

11. Environmental matters:

11.1 Air Quality Monitoring update:

The latest tube collections were completed on Thursday 6th August 2026.

Reports were received on Monday 24th August 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/NA11S1	Lampost No 2 Fontwell Ave	01/07/2026 15:20	06/08/2026 16:31	865.18	1.15	19	9.9	
BEPC/25A/NA11S2	Lampost No 5 Fontwell Ave	01/07/2026 15:24	06/08/2026 16:28	865.07	0.79	13.1	6.8	
BEPC/25A/NA11S3	Lampost No 7 Fontwell Ave	01/07/2026 15:30	06/08/2026 16:26	864.93	1.06	17.6	9.2	split white cap+webs
BEPC/25A/NA11S4	Lampost No 10 Barnham Road	01/07/2026 15:45	06/08/2026 16:23	864.63	0.59	9.7	5.1	
BEPC/25A/NA11S5	Lampost No 3 Barnham Road	01/07/2026 15:55	06/08/2026 16:20	864.42	0.72	11.9	6.2	
BEPC/25A/NA11S6	Lampost No 5 Yaplion Road	01/07/2026 16:00	06/08/2026 16:09	864.15	0.64	10.6	5.5	

11.2 Vehicle Activated Screen (VAS)

Report for June 2026

Total vehicles (from both units): 404,273

Average speed for all vehicles: 33.4 mph

Report for July 2026

Total vehicles (from both units): 151,146

Average speed for all vehicles: 33.86 mph

11.3 Community Speedwatch

The Assistant Clerk reported that a Community Speedwatch group had been set up by local residents and was due to be discussed at the next Full Council meeting.

11.4 Litter issues around the Parish

It was noted that the August litter pick had been postponed due to the bad weather.

11.5 Flooding issues around the Parish

It was noted that a flood alert from the Environment Agency had been received on Thursday 27th August, but no significant flooding issues were reported.

11. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- The Assistant Clerk shared a request from the ADC Planning Conservation Officer to review and complete an Eastergate Conservation Area Appraisal with Committee members and returned the feedback provided by Heather.
- The Assistant Clerk circulated Notification of a Planning Committee Meeting - BN/52/26/S73 to Committee members.
- ADC sought views from BEPC regarding the content of the 106 agreement relating to the specification of the proposed allotments and car park.
- The Assistant Clerk had circulated consultation documents relating to the proposed road and building names for the Woodgate Centre development, Oak Tree Lane, Woodgate, under planning reference AL/107/21/PL.
- Dates for a Neighbourhood Plan meeting were suggested and the Assistant Clerk would confirm with other attendees.

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

No updates received

13. Date of Next Meeting

Tuesday 13th October 2026 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.33pm

Signed: Chair, Planning & Environment Committee