



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 14TH APRIL 2026**

Present: Heather Kilroy (Vice-Chair); Phil Cramp and John Robinson

In attendance: Gemma Hindson (Assistant Clerk, Planning) and 8 members of the public in respect of agenda item 8 and the Footpath 325 Rail Crossing Extinguishment

1. Apologies for absence

Chris Wells, Sue Wallsgrove 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 3rd March 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 3rd March 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/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

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

Application number: WA/18/26/PL

Address: Land off Arundel Road Fontwell

Application details: Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee response: The Committee resolved to submit comments relating to drainage and air quality and noise pollution adjacent to the A27.

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/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.

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

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

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.

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

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

Decision: Approved Conditionally

Decision date: 03.03.2026

Application number: BN/128/25/L

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Listed building consent for alterations to boundary treatments and internal alterations.

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

Decision: Approved Conditionally

Decision date: 17.03.2026

Application number: BN/127/25/HH

Address: Barnham Court Church Lane Barnham PO22 0BP

Application details: Alterations to boundary treatments and internal alterations. (This application may affect the character and appearance of the Church Lane Conservation Area).

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

Decision: Approved Conditionally

Decision date: 17.03.2026

Application number: BN/2/26/TC

Address: 1 Field Cottages Church Lane Barnham PO22 0BX

Application details: Crown reduction to 1 No. Pine (T1) to leave a height of 12m and spread of 8m. This tree is in the Church Lane, Barnham Conservation Area.

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

Decision: No objection

Decision date: 20.03.26

8. Land at Sunnyside, Yapton Road, Barnham

It was noted that residents had received information on a consultation on proposals for new homes and raised concerns on the overdevelopment of the local area and the potential negative impacts on infrastructure and services. The Chair stated that no formal application had been submitted and that as and when this happened it would be considered in line with the BEPC Neighbourhood Plan.

The Assistant Clerk reported that contact had been received from the Fairthorn Consultancy, who were not able to attend the meeting and did not plan on holding an in-person meeting. The website however, would remain live for the team to be able to accept and review feedback.

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 works on site had recommenced.

10. Environmental matters:

10.1 Air Quality Monitoring update:

The latest tube collections were completed on Wednesday 7th March.

Reports were received on Wednesday 4th and Tuesday 31st March 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/NA4S1	Lampost No 2 Fontwell Ave	07/01/2026 16:04	12/02/2026 15:34	863.50	0.93	15.5	8.1	
BEPC/25A/NA4S2	Lampost No 5 Fontwell Ave	07/01/2026 16:07	12/02/2026 15:37	863.50	1.04	17.3	9	
BEPC/25A/NA4S3	Lampost No 7 Fontwell Ave	07/01/2026 16:09	12/02/2026 15:40	863.52	0.38	6.3	3.3	
BEPC/25A/NA4S4	Lampost No 10 Barnham Road	07/01/2026 16:15	12/02/2026 15:42	863.45	0.55	9.2	4.8	
BEPC/25A/NA4S5	Lampost No 3 Barnham Road	07/01/2026 16:18	12/02/2026 15:45	863.45	0.96	16	8.3	
BEPC/25A/NA4S6	Lampost No 5 Yaplon Road	07/01/2026 16:25	12/02/2026 15:48	863.38	0.99	16.5	8.6	

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m ⁻³	ppb	Comments
BEPC/25A/NA5S1	Lampost No 2 Fontwell Ave	12/02/2026 15:34	19/03/2026 15:58	840.40	1.27	21.7	11.3	
BEPC/25A/NA5S2	Lampost No 5 Fontwell Ave	12/02/2026 15:37	19/03/2026 16:01	840.40	1	17	8.8	
BEPC/25A/NA5S3	Lampost No 7 Fontwell Ave	12/02/2026 15:40	19/03/2026 16:04	840.40	2.22	37.9	19.7	
BEPC/25A/NA5S4	Lampost No 10 Barnham Road	12/02/2026 15:42	19/03/2026 16:07	840.42	0.52	8.8	4.6	
BEPC/25A/NA5S5	Lampost No 3 Barnham Road	12/02/2026 15:45	19/03/2026 16:11	840.43	1.1	18.8	9.8	
BEPC/25A/NA5S6	Lampost No 5 Yaplon Road	12/02/2026 15:48	19/03/2026 16:15	840.45	0.91	15.6	8.1	

10.2 Vehicle Activated Screen (VAS)

Report for March 2026

Total vehicles (from both units): 247,293

Average speed for all vehicles: 33.22 mph

10.3 Litter issues around the Parish

The latest pick was attended by 29 volunteers on Saturday 28th March. A total of 53kg of litter and a few pieces of fly-tipping were removed.

10.4 Flooding issues around the Parish

The Assistant Clerk reported that the drains in Church Lane, Barnham were due to be jetted on Wednesday 15th April.

It was noted that the Southern Water meeting for residents had been rescheduled for Tuesday 5th May at 6pm at Barnham Community Hall.

11. Report by Assistant Clerk

- CONSULTATION - 3250471 - Footpath 325 Rail Crossing Extinguishment was received from WSCC PROW Planning on Thursday 6th March and circulated to Committee members.
- Decision details of the A29 Realignment Phase 1A Barnham Road Roundabout Compulsory Purchase Order HT13 (25/26) was shared with Committee members by Rob Bates on Thursday 6th March.
- Confirmation of Pins Submission CC803.15806 in relation to Definitive Map Modification Order – Addition of a Bridleway and Upgrade of part of Footpaths 146 and 153 and upgrade of all Footpath 147 to Bridleway was shared by WSCC on Monday 23rd March.
- Barnham : Public Footpath No. No. 323 (part) – Temporary Closure Notice (Enquiry no. 3951239) detail were received from WSCC and circulated to committee members on Wednesday 25th March.
- Details of a public consultation on emerging proposals for Land at Sunnyside, Yapton Road, Barnham from Fairthorn Consultancy was received on Tuesday 24th March and circulated to 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 26th May 2026 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.26pm

Signed:

Chair, Planning & Environment Committee