



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 11 January 2022 at 7.00pm at Aldingbourne Community Sports Centre Olivers Meadow Westergate PO20 3YA

Members: Cllr Michael Warden (Chairman of Parish Council)
Cllr Sue Foott (Chair of Planning Committee)
Cllr Ron Flitter
Cllr Mario Trabucco
Cllr Tom Blaylock
Cllr Michelle Harbord
Cllr Martin Beaton

In attendance: Marie Singleton – Parish Clerk, + one member of the public.

672. **Agenda item 1 - Apologies for Absence** – Apologies for absence were received from Cllr Turner (unwell).

673. **Agenda item 2 - Declarations of Interest** – There were no declarations of interest.

674. **Agenda item 3 - Public Participation**

Nothing to report.

675. **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 December 2021.**

The minutes of the Planning Committee Meeting held 14 December 2021 were unanimously approved. Proposed by Cllr Harbord, seconded by Cllr Flitter. The minutes were signed by Cllr Foott.

676. **Agenda item 5 - Matters arising from the Minutes of the meeting held on 14 December 2021**

There were three matters outstanding that are still ongoing from 14 September 2021, these are included on a rolling action list, item no 627 – legal letter, item no 629 – report from Tree Officer regarding the biodiversity corridor, item no 629 a suggested Q&A guide to residents on objecting to planning applications. There was one item outstanding from the 9 November 2021, item 653, letter to ADC regarding energy consumption and carbon reduction steps. The Clerk confirmed that the letter to ADC regarding S106 funding for the Aldingbourne Community Sports Centre had been sent to Neil Crowther as James Cross no longer works for the Council and circulated to all Councillors.

The clerk updated Councillors on application AL/96/21/TEL (Telecom Mast & Equipment) – After chasing, a response had been received from Daniel Vick which had been deemed inadequate. Consequently, an additional letter had been sent to ADC requesting that all our concerns in our letter were addressed as most had been ignored. The Parish Council had acknowledged that ADC had agreed to contact the contractor regarding the colour of the mast and equipment cabinets. The Clerk was asked to copy the letter to all the original parties, so they were aware of the current situation.

ACTION – Clerk to circulate letter to all original parties.

Ecological letters - The Parish Council had sent a letter to Neil Crowther regarding the ecological support that ADC were relying on when deciding on planning applications. A response had been received which was deemed inadequate, and an additional letter had been sent dated 18 November 2021, no response had been received and the Clerk was asked to chase for a response and to ensure that all parties to the original letter were once again copied in, including the Chief Executive so he was aware that we were once again chasing for a response.

ACTION – Clerk to chase Neil Crowther for a response and to copy in all original parties including the Chief Executive of ADC.

AL/55/21/PL – Westergate Shop Site. Cllr Warden updated the Councillors on this application. The Co-op had backed out of using the site and another user was being sort. The developers were hoping that it would be sooner rather than later but were unable to provide a timescale.

A discussion took place on planning applications where conditions had been imposed and were not being followed up on by ADC, as well as additional buildings/changes of use that ADC may be unaware of.

The following is a list of concerns:-

- a) The pond project on Summers Lane.
- b) Dog Barn on Hook Lane where a sign for a café has materialised. (Maples Leaf Café now found to be at Parks Farm)
- c) Henderson Barn (an out barn to the main house) now looks to be lived in permanently, concerns were that this could become a development.
- d) Crunchy Cottage. It looks like the original stream has not been put back in and has been developed into a garden.
- e) Aldingbourne Farm Shop, a road seems to have appeared.

The Parish Council is not aware on any of the above where permission has been granted. It was agreed that further research should be undertaken, and depending on findings a letter should be sent to Development Control at ADC with copies of the letter to go to the Chief Executive and County and District Councillors, as it is in the public's interest that development outside of agreed parameters are enforced, as all of the above are not in the grant of planning permissions. The legal letter that has currently been put together for our Barrister to consider on legal implications that ADC can be held accountable for, to have an additional paragraph added regarding enforcements. Cllr Foott to provide the Clerk with appropriate wording asking to what extent the Parish Council can have with the ADC Enforcement Officer in matters of breach of planning or no planning in place at all. Because of all the above, it was agreed to ask our District Councillors if they would be willing to attend a meeting to discuss our concerns. Cllrs Foott and Beaton will attend.

ACTION – To research the above concerns, report back to Councillors and consider a letter as above. Cllr Foott to provide the Clerk with wording for the additional paragraph to be included in the legal letter to our Barrister. The Clerk to contact District Councillors to propose a meeting.

Nothing that is not already on the agenda.

678. **Agenda item 7 – Planning Correspondence**

To note any Planning related correspondence and agree responses as appropriate.

An anonymous letter had been received from the Friends of the Level Mare Bat Conservation Society, pointing out tree felling on Land at Bayards Level Mare Lane. Application is AL/113/21/OUT. Agreed to forward the information to the Case Officer at ADC for their information.

679. **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

680. **Agenda item 9 – to note any matters relating to the current BEW Master plan Consultation**

To note that the next meeting has been postponed from the 27.01.22 to 24.02.22, Cllr Trabucco will attend.

681. **Agenda item 10 – To discuss any recent Planning Applications as noted below.**

Application Number: AL/133/21/HH

Address: Mellotron, 8 Dukes Road, Fontwell BN18 0SP

Application Details: Erection of single storey rear extension.

NO OBJECTION - although if ADC are minded to approve the application, consideration should be given to the impact it has on the Dark Skies area (EH10).

Application Number: BE/ 176/21/PL

Address: The Cottage, Shripney Road, Bognor Regis

Application Details: Demolition of existing dwelling and ancillary buildings and erection of 66-bedroom care home with associated access, parking, and landscaping. This site is CIL Zone 3 (zero rated) as other development & is a departure from the Development Plan

OBJECTION – The Parish Council objects to this application on the following grounds and supports Bersted Parish Council in its objection.

1. There has been no assessment on the impact of Health Services that would be required.
2. It does not comply with the Bersted or Aldingbourne Neighbourhood Plans.
3. There is no adequate drainage proposal for the site.
4. There are no climate mitigation measures in place.
5. There are transport concerns and no sustainable travel plan in place.

6. Car parking is inadequate at this site for the number of residents/staff/visitors/
7. There are no amenities in the area.
8. There is no mention that to provide this facility that it will be knocking down a building of historical interest.

Application Number: AL/138/21/HH

Address: Hales Barn Farm, Arundel Road, Norton PO18 0JX

Application Details: Erection of detached garage and conversion of existing outbuilding to self-contained annexe.

OBJECTION – The Parish Council objects to this application as it does not provide relevant drawings or elevations to allow for adequate comments to be made.

682. **Agenda item 11 - To note any recent planning decisions**

Application Number: AL/89/21/PL

Address: Mildmay, Hook Lane, Aldingbourne PO20 3TE

Application Details: Demolition of existing property and erection of new four bed dwelling house with ancillary parking.

Decision: REFUSED

Decision Date: 09/12/2021

Application Number: AL/122/21/T

Address: Land east of Arun Veterinary Group, Nyton Road

Application Details: Fell 1 no Holm Oak Tree

Decision: APPLICATION WITHDRAWN

Decision Date: 10/12/2021

Application Number: AL/70/20/PL – APPEAL APP/C3810/W/21 3275037

Address: West Barn, Old Dairy Lane, Norton PO20 3AF

Application Details: Residential Mews consisting of six no dwellings.

Decision: APPEAL DISMISSED

Decision Date: 13/12/2021

Meeting finished at 8.00pm.

683 **Agenda Item 12 - Date of next meeting – Tuesday 8 February 2022 at 7.00pm**

Signed (Chair of the Planning Committee)

Date

**PLEASE NOTE THESE MINUTES ARE IN DRAFT AND SUBJECT TO AMENDMENT UNTIL APPROVED
AT THE NEXT PLANNING MEETING TO BE HELD ON TUESDAY 8 FEBRUARY 2022**