



## ALDINGBOURNE PARISH COUNCIL

### **MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 8 February 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  
Cllr Mike Turner

**In attendance:** Marie Singleton – Parish Clerk.

684 **Agenda item 1 - Apologies for Absence**  
All present.

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

686 **Agenda item 3 - Public Participation**  
No members of the public in attendance.

687 **Agenda item 4 - Approval of the Minutes of Planning Committee held 11 January 2022.**  
The minutes of the Planning Committee Meeting held 11 January 2022 were unanimously approved. Proposed by Cllr Warden, seconded by Cllr Beaton. The minutes were signed by Cllr Foott Chair of the Planning Committee.

688 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 11 January 2022.**  
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 see details below, 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, no response had been received and the Clerk had chased Neil Crowther again 08.02.22.

The clerk updated Councillors on application AL/96/21/TEL (Telecom Mast & Equipment) – We have received a response from Karl Roberts after our second letter to Daniel Vick, advising that we should receive a full response from ADC within 10 days from 01.02.22. Cllr Harbord advised that the contractors' details were on the equipment and suggested that we contact them to find out what area they had leased from WSCC, if we are able to provide planting for the area, and to see if we are able to put some more appropriate pictures on the equipment.

**ACTION – Clerk to chase Karl Roberts if nothing received within ten working days, and to write to contractors requesting the above information.**

Ecological letters – To minute that the final response from Neil Crowther was noted but that the Parish Council disagrees with its contents and reserves the right to respond further once the position on ecological advice that has been requested from our Barrister has been clarified. Clerk to advise Neil Crowther of our position and to copy in the Chief Executives' Office.

**ACTION – Clerk to advise Neil Crowther that we disagree with his response to our letter and that we have requested further legal advice.**

S106 Funding for the Aldingbourne Community Sports Centre – we have not received a response to the letter we had sent requesting confirmation of the funding that was previously agreed with Karl Roberts – Clerk has once again chased Neil Crowther 08.02.22 as per above outstanding action items.

Item 676 - The Clerk had e-mailed Councillors 18.01.22 requesting specific information on the following that had been listed as a matter of concern, regarding breaches of planning permissions :-

- a) The pond project on Summers Lane – Cllr Beaton to advise Clerk of specific area of concern.
- b) Dog Barn on Hook Lane where a sign for a café has materialised. (Maples Leaf Café now found to be at Parks Farm) – has the café got planning permission as it would appear it is a permanent structure?
- 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. Has planning permission for an additional dwelling been granted?
- d) Crunchy Cottage. It would appear that the original stream has not been put back in and has been developed into a garden – this was not agreed in the original application.
- e) Aldingbourne Farm Shop, a road seems to have appeared - to determine from ADC which of the structures that are in place have planning consent.

The Parish Council is not aware on any of the above where permission has been granted. It was agreed that a letter should be sent to the Enforcement Officer at Arun District Council, asking for a detailed response on each development. To be copied to our District Councillors and Karl Roberts at ADC.

**ACTION – Clerk to send letter as above.**

Item 627 - The legal letter that has currently been put together for our Barrister to consider on legal implications that ADC can be held accountable for, has had an additional paragraph added regarding enforcements. Cllr Foott has provided Clerk with appropriate wording and the letter will be sent 09.02.22, 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.

An additional letter on ecological advice will also be sent to our Barrister regarding application AL/113/21/OUT – Land at Bayards Lane. Cllr Beaton advised that he had attended the planning committee meeting on 02.02.22 and despite all objections, the planning application had been approved with no recourse to any ecological concerns. It was agreed

that the Clerk should advise ADC that we would be taking matters further and advise them we are considering mounting a legal challenge.

**ACTION – The Clerk to advise ADC of our decision to consider mounting a legal challenge on application AL/113/21/OUT.**

689 **Agenda item 6 – To consider any items not on the agenda**

Nothing that is not already on the agenda.

690 **Agenda item 7 – Planning Correspondence**

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

- To note Clerk has responded to ADC on planning decisions as per the previous minutes.
- Planning Committee Meeting 02/02/22 – Application AL/113/21/OUT – Cllr Beaton attended – see above action item under 687.
- Copied into a letter to Mr & Mrs Treagus from Andrew Griffith re application AL/129/21/OUT – noted.
- Government Housing Delivery Test results for ADC – to note that the letter had been sent to Andrew Griffith MP and circulated to all Councillors.

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

Nothing new to report.

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

Nothing new to report.

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

**Application Number:** AL/107/21/PL

**Address:** Woodgate Centre, Oak Tree Lane, Woodgate PO20 3GU

**Application Details:** Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

**TO NOTE THIS IS AN AMENDMENT TO THE APPLICATION ON OUR AGENDA 12.10.21**

**OBJECTION – We still fully object to this application and would refer you to the letter submitted by our Planning Consultants October 2021. We also note the concerns of all the other agencies and would agree with the concerns they have raised. In addition, the application makes reference to non-existent infrastructure which may never exist, and this should be removed from the submission.**

**Application Number:** AL/141/21/RES

**Address:** Land North of Lee's Yard, Lidsey Road, Woodgate

**Application Details:** Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale, and landscaping for 5 no 4-bed dwellings, 14 no 3-bed dwellings and 19 no 2-bed dwellings. This site is in CIL Zone 3 and is CIL liable as new dwellings.

**OBJECTION -** We note the revised plans for land north of Lees yard and would comment that we object to the layout of the development and are disappointed that the Community Land Trust has not been consulted on the revised plans. They were involved in the development of the original designs and should be fully engaged in moving forward, given that they will receive some of the properties. The Parish Council expects the CLT to have the same arrangements under the original section 106 agreement. No other arrangement will be acceptable to the Parish Council.

- In terms of the design, whilst we can see that the efficient road layout has allowed more community space this has resulted in less effective community space. The original concept was to create a village feel to the design, not yet another standard building site, through locating the community space at the centre of the development.
- Moving the open space to the entrance is not conducive to creating a community space. It has cars entering and exiting the site, possibly at speed and we do not see this being a safe space for families and particularly children, particularly compared to the original plans.
- We are surprised at the number of detached properties considering that the housing provision is all affordable.
- There appear to be two large trees that are lost or threatened on the northern part of the site.
- One property - C3H10 - appears to be located in the surface water flooding zone
- In addition, we do not think that the multiple car parking spaces placed adjacent to the properties are practical:
- The parking areas located roadside along the northern road creates a very urban feel for the site in this location.

**Application Number:** AL/139/21/PL

**Address:** Old Hundred, Sack Lane, Lidsey

**Application Details:** Conversion of existing two no residential dwellings to one no 4-bed residential dwelling.

**NO OBJECTION –** The Parish Council has no objection to this application but would comment that if ADC are not meeting their Housing Test, then should decisions be made on converting two houses into one.

**Application Number:** AL/4/2/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. Resubmission of AL/89/21/PL

**OBJECTION** – The Parish Council objects to this application as previously advised on 14.10.21. The plans submitted do not accurately reflect the development. The proposal represents the over development of this site. If the District Council are minded to approve this application, then the following conditions should apply:- The drainage outside the property is dealt with correctly as there are major issues with surface water pertaining to this property. A Planning Officer visit the site to view the use of garden buildings/sheds for accommodation.

694 **Agenda item 11 - To note any recent planning decisions**

**Application Number:** WSCC/042/21

**Address:** Lidsey Wastewater Treatment Works, Lidsey PO00 9PH

**Application Details:** Construction and operation of a Ferric Dosing Kiosk

**Decision:** APPROVED

**Decision Date:** 01/02/22

**Application Number:** AL/133/21/HH

**Address:** Mellotron 8 Dukes Road, Fontwell BN18 OSP

**Application Details:** Erection of a single storey extension

**Decision:** APPROVED

**Decision Date:** 26/12/2021

**Application Number:** AL/126/21/PL

**Address:** Ryefields Farmhouse, Oak Tree Lane, Woodgate PO203GU

**Application Details:** Demolition of existing building & erection of 5 No houses comprising 1 No 4-bed detached, 2 No 4-bed link detached & 2 No 3-bed detached houses with associated access & parking (resubmission following AL/72/19/PL). This site is in CIL Zone 1 & is Zero Rated. Residential Mews consisting of six no dwellings.

**Decision:** REFUSED

**Decision Date:** 14/01/2022

Meeting finished at 8.20pm.

695 **Agenda Item 12 - Date of next meeting – Tuesday 8 March 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 MARCH 2022**