



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 8 March 2022 at 7.00pm at Westergate Methodist Church, Westergate Street, Westergate PO20 3RH

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.

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

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

698 **Agenda item 3 - Public Participation**

Two members in attendance from SHG Group & Thakeham Housing Group regarding application AL/141/21/RES Land North of Lees' Yard. The Parish Council had objected to this application as per the minutes dated 08.02.22, as it was not in line with the original design that had been agreed at great pains with residents and was a departure from what had been expected.

The representatives advised the following:-

- They would continue to work with the Parish Council to ensure that affordable housing would be delivered.
- They are committed to working on a carbon neutral policy but were unable to state specifically what that entails as it is all dependant on costs.
- They were working towards ADC policy on the Lees Yard development, and although the original outline application had been approved, the current design had been changed at ADC's request. They are unable to change the description and design of the application, as the application had previously been approved, and this was just discussing the reserved matters. The site is small and so there are limits to what is possible when there are set criteria for open spaces etc. They confirmed no other changes would be allowed to the design.

The Parish Council unanimously agreed that the original architect had managed to design and accommodate all that had been agreed. The development was now deemed not to have the village feel that was preferred in line with the area, it was not child friendly, it had originally been considered a nice-looking development and now it was felt it was not. There had previously been no difficulties on this site, and that the Parish Council had consulted with the landowner extensively and had agreed with the outline planning permission that was granted. It was felt wrong that this was allowed to be changed so extensively. The Council's objections would stand, and this would be raised with District Councillors as to why agreement on outline planning applications was allowed to be changed once approval had

been agreed, a letter would then be sent to Arun District Council, as it was felt the development no longer meets the needs of the community.

ACTION – Meeting to be held by Cllr’s Foott and Beaton with the District Councillors and then a letter sent to Arun District Council.

Cllr Turner then asked the representatives about why all the trees had been cut down at the Wings Nursery development. The Parish Council were advised that this was at a request of Arun District Councils Tree Officer, as it was supposed to be because of drainage issues on the site. However, as the trees had not been removed only cut down, this issue did not support the decision. The Parish Council asked them to go back to ADC and ask that they specifically provide an answer as to the rationale behind the decision, as they also did not want this to happen on the Lees Yard site . They were also asked to ensure that planting took place as soon as possible, whilst the development was being constructed and it was still possible to plant, to alleviate the current situation.

ACTION – The Clerk to write to Thakeham and Southern Housing Group to formally request that planting takes place as soon as possible, and to provide an answer as to ADC’s decision on why the trees that had been felled.

699 **Agenda item 4 - Approval of the Minutes of Planning Committee held 8 February 2022.**

The minutes of the Planning Committee Meeting held 8 February 2022 were unanimously approved. Proposed by Cllr Warden, seconded by Cllr Flitter. The minutes were signed by Cllr Foott Chair of the Planning Committee.

700 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 8 February 2022.**

There were three matters outstanding that are still ongoing from 14 September 2021, these are included on a rolling action list, 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. All other action items had been fully resolved.

The clerk updated Councillors on application AL/96/21/TEL (Telecom Mast & Equipment) – We had 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, no response had been received and the Clerk had chased again 01.03.22. The Clerk had been provided with a contact number by Cllr Harbord from the information on the installation, which turned out to be a call centre not in the UK, and was specifically to report health & safety issues. They were unable to respond appropriately or answer any questions that was posed, and this was deemed by Councillors to be a serious breach of their duty of care to residents should an issue occur that they were unable to help on. A number in the UK had finally been provided, but no response had been received. The Clerk was asked to formally write to the Chief Executive of the Company outlining our objection to the installation, copying in OFCOM due to the concerns surrounding their ability to respond to any serious issues and to send a copy to the agent responsible for the application to Arun District Council.

ACTION – Clerk to write to CK Hutchinson Networks (UK) Ltd as above.

S106 Funding for the Aldingbourne Community Sports Centre – we have now received a response from ADC, advising that Claire Potts had taken over the role and would be looking into this for us.

Item 676 - The Clerk had written to the Enforcement Officer regarding the possible breaches of planning permissions as per the minutes 08.02.22. Christopher Best is specifically looking into the pond at Barnside and advised that the investigation was in the early stages, and we would be written to regarding the progress. The other four matters had been created into enforcement files, but no timescale was provided as they are still recruiting to vacant posts. There were now additional concerns that trees had been taken down at Henderson's 'Barn and it looked like the site was being cleared. It would also appear at the Dog Barn site on Hook Lane a poly tunnel frame had appeared. As this was not designated land for this kind of development, planning permission would need to be sought. The Clerk was asked to add these to the original letter and to ask for a specific timescale on when they would be investigated, as time was always an issue on these matters, to ensure that enforcement was acted on before things progressed too far.

ACTION – Clerk to provide additional information and request a timescale for a response copying in the Chief Executive and District Councillors.

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

To note that following an agreement from most Councillors, the letter provide by Cllr Beaton in response to the A27 Consultation had been sent to WSCC Highways in time for their meeting on 23.02.22. Proposed Cllr Beaton, seconded Cllr Foott. It was also agreed that a letter should be sent to Highways England outlining our concerns on the traffic issues and lack of infrastructure in the area. Cllr Trabucco agreed to action and to provide a copy to Councillors.

ACTION – Cllr Trabucco to write to Highways England as above.

702 **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 – noted.
- BEPC letter to ADC and responses received for 24.02.22 BEW Advisory Group Meeting – circulated to Councillors 21.02.22 – see application BN/11/22/OUT below – noted.
- Communities, Highways and Environment Scrutiny Agenda 02.03.22 notice – circulated to Councillors 23.02.22 – noted.
- Letter from Claire Howes LNT Construction in response to our objection of BE/176/21/PL – circulated to Councillors 14.02.22 – noted.
- To note BN/147/21/OUT – Land West of Fontwell Avenue - planning committee meeting 02.03.22 – noted.
- To note AL/4/22/PL – Mildmay Hook Lane – planning committee meeting 02.03.22 – noted.

703 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**
Cllr Trabucco read out a proposal to investigate the use of LiDaR (Light Detecting and Ranging) within the Parish which would potentially identify any archaeological structure which would not be normally observable from the ground. Recent findings had shown the existence of a Roman Road within the Parish. The aim is to ensure that anything found would become a protected asset in any future version of the Neighbourhood Plan. It was agreed that this motion should be put on the next Planning Meeting, and Cllr Trabucco would start looking at potential costings.

704 **Agenda item 9 – to note any matters relating to the current BEW Master plan Consultation**
Cllr Trabucco had attended the recent BEW meeting and was thanked for providing a very comprehensive report. It was disappointing to note, that none of the major developers had taken part in the meeting.

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

Application Number: AL/9/22/HH

Address: 12 Church Road, Aldingbourne PO20 3TT

Application Details: Erection of single storey rear extension and front porch extension. (This application may affect the character and appearance of the Church Road, Aldingbourne Conservation Area).

NO OBJECTION – The Parish Council has no objection to this application.

Application Number: AL/11/22/L & AL/10/22/PL

Address: Boundary wall to Nyton House, Nyton Road, Westergate PO20 3UL

Application Details: Listed building consent for the part demolition of boundary wall to form new access to existing site.

NO OBJECTION – The Parish Council has no objection to this application.

Application Number: BN/11/22/OUT (NOT ON PARISH LISTS – Deadline 26 March 2022) circulated to Councillors 19.02.22

Address: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Application Details: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area, and affects a Public Right of Way. This application is the subject of an Environmental Statement.

This application is predominantly for BEW Parish Council, although some of the application does lie within Aldingbourne Parish Council. This application is part of the BEW Strategic Masterplan which has already been approved. The Clerk was asked to liaise with BE Parish Council and to ask that we are copied into their response so we could add our own comments and support their response.

Initial comments are as follows:-

- There is nothing within the outline plan that provides any reassurances that the infrastructure is in place to accommodate such a large development or if indeed the proposed changes to the A27 and A29 will ever happen. The costs are already spiralling out of control, and it is felt that it is unlikely that funding will be found at the level that is now needed.
- Figures for housing within the Highways England report is inaccurate and does not report on the huge amount of unsustainable traffic within the area. All these points were raised by the Chairman of BE PC and sent to the Advisory Group and Michael Gove to which there has been no answers provided.
- Aldingbourne Parish Council is adamant that an objection should be made, and that this should not go ahead until the road is in place first. We were also disappointed that there has been no consultation within the Parish on this application or the impact it will have on our Parish, and it is felt that any possible inking up of the Parishes will happen without prior knowledge and would be in direct contradiction to our Neighbourhood Plan.
- Comments were also made that there has been no attempt to look at any climate change concerns, to consider the carbon footprint of the area, or to include any sustainable heating sources. It is important that for the proposed BEW development that the whole site must be considered as a single entity and not as individual planning applications. It was agreed that reference should be made to the United Nations intergovernmental panel on climate change and the concerns of sea level rising forecasts for the south coast of England. Cllr Flitter agreed to provide wording so it can be incorporated into our comments.

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

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.

Decision: APPROVED

Decision Date: 11/02/22

Application Number: AL/62/21/PL

Address: Paddocks Days Lane, Aldingbourne BN18 0TA

Application Details: Change of use from C3 residential dwelling house to Class E ancillary office space, change of use of former garage building to use Class F1 and the alterations to the buildings include roof extension of the main building to allow increase in capacity for children of up to 10 and staff up to 6 of the specialist children’s school at the Coach House extension.

Decision: APPROVED

Decision Date: 07/02/2022

Meeting finished at 8.40pm.

707 **Agenda Item 12 - Date of next meeting – Tuesday 12 April 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 12 APRIL 2022