



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 April 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 Tom Blaylock
Cllr Michelle Harbord

In attendance: Marie Singleton – Parish Clerk.

708 **Agenda item 1 - Apologies for Absence**
Cllrs Beaton, Flitter, Trabucco & Turner (All Personal).

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

710 **Agenda item 3 - Public Participation**
One member of the public in attendance regarding application AL/18/22/PL, Lidsey Lodge Farm, Sack Lane, Lidsey. The resident confirmed that they had objected to the original application based on traffic concerns, design strategy, block site plan, position of hedges and ecological concerns. In addition to this it was felt that the farmland which is still in use for a number of crops, has not been taken into consideration including the heavy machinery that is required to go up and down the roads. None of the roads have ditches or have room for manoeuvre causing congestion, potential danger and does constantly flood. Despite assurances from the developer that all the above will be taken into consideration, it was felt that this will not be the case as another development in the same area AL/58/17/PL which was supposed to have hedges and meadow restored, has not happened, and should potentially be referred to the Enforcement Officer at ADC. However, having checked the previous plans it would seem, that this unfortunately was not in one of the agreements and would therefore not be upheld.

711 **Agenda item 4 - Approval of the Minutes of Planning Committee held 8 March 2022.**
The minutes of the Planning Committee Meeting held 8 March 2022 were unanimously approved. Proposed by Cllr Warden, seconded by Cllr Harbord. Cllr Foott Chair of the Planning Committee signed the minutes.

712 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 8 March 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) – A letter had been sent to the Chief Executive and complaints department at Hutchinson with a copy of the letter to OFCOM. A response had been received from Nicola Davies, Community Affairs Manager at three, and a copy circulated to all Councillors. It was discussed that the

contents of the letter were not correct, as the colour of the mast was not included in the planning application. The Clerk was asked to contact them for documentation showing that the colour was included on the paperwork to ADC, and to request a timescale on when the installation would be finally commissioned so that planting in the area could be arranged.

ACTION – Clerk to write to Nicola Davies asking for the documentation as above.

S106 Funding for the Aldingbourne Community Sports Centre – we have been informed that Claire Potts had taken over the role and would be looking into this for us. The Clerk chased 04.04.22.

Item 676 - The Clerk had written to the Enforcement Officer regarding the possible breaches of planning permissions as per the minutes 08.02.22. A response has been received from Caroline Pattenden asking for additional location details and letting us know that they are incredibly short staffed now. The additional details have now been provided.

713 **Agenda item 6 – Chairman’s Actions.**

Cllr Warden had attended a meeting with Southern and Thakeham Housing on 12.04.22 regarding AL/141/21/RES, where it was noted that they would be planting new trees that were 6-8ft and not saplings. The Clerk was asked to chase Stephen Underwood again to request the reasons from ADC as to why the Tree Officer had requested the removal of the trees at Wings Nursery.

ACTION – Clerk to Chase Stephen Underwood.

The Parish Council was also asked if it would look after a stained-glass window that is currently at Wings Nursery. Cllr Warden confirmed that it would be packaged up and Simon Kennedy had kindly agreed to store it until a decision is made on its new home.

The Parish Council was also asked for input into naming the roads at Wings Nursery phase 2 (Lees Yard) that could be put forward to Arun and the Post Office, it was agreed that it would be nice to use the names that are on the memorial war plaque.

714 **Agenda item no 7 - Motion submitted by Cllr Trabucco – to discuss - Light Detection and Ranging to record a digital model of the terrain of the Parish (circulated to Councillors 08.03.22).**

The motion was discussed in detail and the contents of the paper circulated by Cllr Trabucco noted. Cllr Warden had provided additional information on the LiDAR proposal from the government website which advised that the Environment Agency National LiDAR programme aims to provide accurate elevation data for all England by the end of 2021. It was agreed that further research needed to be undertaken, as if this were the case it would alleviate the need for the Parish Council to fund the project. Agreed by all present, that the motion was to be deferred and could be presented at a further meeting.

ACTION – Cllr Trabucco to consult with the Clerk on a date that the motion could be re-presented.

715 **Agenda item 8 – Motion submitted by Cllr Trabucco – To discuss and consider the location and purchase of a Flagpole (details previously circulated).**

The motion and the rationale behind the proposal was discussed, it was agreed that it was not deemed necessary at this time due to the redevelopment of the ACSC site and could be re-visited at a later date.

716 **Agenda item 9 – 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.
- Southern Water Expert Insight Panel Report – Circulated 04.04.22 - noted.
- WSCC Highways, transport, and planning newsletter – circulated to Councillors 04.04.22 – noted.
- SDNPA Planning Committee Meeting 14.04.22 – circulated to Councillors 05.04.22 - noted.
- E-mail from Southern Housing Group – Wings Phas2 Lees Yard – request for input on road names – circulated to Councillors 29.03.22 – see item 713 above.
- ADC Housing Delivery Test – letter in response received from Andrew Griffith – circulated to Councillors 04.04.22 – noted.
- E-mail from Isabella Tidswell attaching a planning application summary document on BN/11/22/OUT – circulated to Councillors 05.04.22 – noted.
- E-mail from Richard Sherman ADC – requesting comments on Aldingbourne Parish Green Infrastructure Map – circulated to Councillors 05.04.22 – Clerk was asked to extend the deadline so that Cllr Beaton had an opportunity to comment. **CLERK TO ACTION.**

717 **Agenda item 10 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

718 **Agenda item 11 – To note any matters relating to the current BEW Master plan Consultation**

Nothing new to report as the meeting had been cancelled.

719 **Agenda item 12 – To discuss any recent Planning Applications as noted below**

Application Number: AL/18/22/PL - Circulated to Councillors 18.03.22 by M Warden and extension requested of ADC.

Address: Lidsey Lodge Farm Sack Lane Lidsey

Application Details: Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No 2 bed houses, 2 No 3 bed houses, 2 No 4 bed houses, gardens, access, parking, soft landscape, and ecology areas (resubmission following AL/75/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

OBJECTION – See item no 710 and residents’ comment. The Parish Council has already objected to this under application AL/75/21/PL on the following basis:- The development

does not comply with the policies in the ANDP which include EH1. The site is outside the BUAB and will significantly harm the biodiversity of the rural area (EH6) including protected bat species. The development is in an unsustainable location, with no links to public transport of village services (GA1). The site is in a flood risk area (EH5). The site is within a dark skies area and contravenes policy EH1. Access to the site is insufficient. The development does not contribute to Arun's climate change commitments.

In addition, we have no reason to change our stance and would add the following:- We are concerned that the Biodiversity Corridor has been infringed and not been protected. The development does not take into consideration the working farm and the traffic issues that arise with the farmland still being farmed and the heavy machinery that is required in this process. The design plans do not show accurately the protection of the hedges which form part of existing residents' boundaries or show any regard for ecology with mature trees being removed. It is a departure from the development plan and is not supported. There is a history of flooding in the area which has still not been addressed, drainage issues and the ability to deal with rainfall levels are still of concern. There is no evidence that climate change issues have been taken into consideration.

Application Number: AL/19/22/PL Circulated to Councillors 18.03.22 by M Warden and extension requested of ADC.

Address: Hales Barn Farm Arundel Road Norton

Application Details: Removal of condition approved under ref AL/84/20/PD - relating to condition No 3 - Construction Management Plan.

NO OBJECTION – The Parish Council has no objection to the removal of this condition.

Application Number: AL/34/22/PL - see AL/20/21/PL

Address: Land at Wings Nursery Lidsey Road Woodgate

Application Details: Variation of conditions imposed under AL/20/21/PL relating to conditions 2-plans condition (three bungalows changed to two storey houses and other elevation detail changes) and 5-hours of demolition/construction (to make it so that the additional bat working restrictions do not apply outside of bat hibernation times).

OBJECTION – The Parish Council is disappointed in the late changes to the development and the request to change the bungalows to two-storey houses. This does not allow for anybody with a disability and precludes them from the development. For the purposes of inclusivity, we object to the requested changes.

720 **Agenda item 13 - To note any recent planning decisions**

Application Number: AL/139/21/PL

Address: Old Hundred Sack Lane, Lidsey PO22 9PE

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

Decision: APPROVED

Decision Date: 07/03/22

Application Number: AL/4/22/PL

Address: Mildmay Hook Lane Aldingbourne PO20 3TE

Application Details: Demolition of existing property and erection of one no 4-bed dwelling with ancillary parking (Resubmission following AL/89/21/PL).

Decision: APPROVED WITH CONDITIONS

Decision Date: 03/03/2022

Application Number: AL/121/21/PL

Address: Rear of Green Gables, Northfields Lane, Westergate PO20 3UH

Application Details: Demolition of swimming pool buildings and erection of 1 o new dwelling using existing access. This site is CIL Zone 2 and is CIL Liable as new dwelling.

Decision: APPROVED WITH CONDITIONS

Decision Date: 09/03/2022

Application Number: AL/20/21/PL

Address: Land at Wings Nursery Lidsey Road Woodgate PO20 3SU

Application Details: Demolition of Wings House & erection of seventy-one no replacement dwellings (70 net new dwellings), access arrangement, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a departure from the development plan.

Decision: APPROVED WITH CONDITIONS

Decision Date: 01/03/2022

Meeting finished at 8.25pm.

721 **Agenda Item 12 - Date of next meeting – Tuesday 10 May 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 10 MAY 2022

