



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 May 2022 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA

Members: Cllr Michael Warden (Chair of Parish Council)
Cllr Beaton
Cllr Trabucco
Cllr Michelle Harbord
Cllr Flitter

In attendance: Marie Singleton – Parish Clerk.

722 **Agenda item 1 - Apologies for Absence**

Cllrs Foott, Blaylock, and Jarman (All Personal).

723 **Agenda item 2 – To Elect Chair of Planning Committee for 2022/2023**

The current Chair of the Planning Committee for 2021/2022 was unavailable. It was agreed to move to the next meeting and request if Cllr Foott was happy to continue as Chair of the Planning Committee. Cllr Trabucco agreed to Chair the meeting on this occasion.

724 **Agenda item 3 - Declarations of Interest**

There were no declarations of interest.

725 **Agenda item 4 - Public Participation**

There were no members of the public in attendance.

726 **Agenda item 5 - Approval of the Minutes of Planning Committee held 12 April 2022.**

The minutes of the Planning Committee Meeting held 12 April 2022 were unanimously approved. Proposed by Cllr Warden, seconded by Cllr Harbord. Cllr Warden Chair of the Parish Council signed the minutes.

727 **Agenda item 6 - Matters arising from the Minutes of the meeting held on 12 April 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.

Cllr Trabucco advised that he had noted the comments on the previous minutes regarding the motion proposed on the LiDAR project. The initiative undertaken by the government he felt was unlikely to show any archaeological evidence and more research was required along with two other quotes. Cllr Trabucco will provide more information in due course and advise the Clerk when this item can be included on a planning agenda.

The clerk updated Councillors on application AL/96/21/TEL (Telecom Mast & Equipment) – A final response had been received from Nicola Davies, Community Affairs Manager at three, with a link to the ADC portal showing details of the planning application and the colours that

were included. After a discussion it was agreed that a response would be collated based on the following:-

The colour was in a pre-application and not in the full application.

The information was not in the technical specification which would have highlighted the colour proposed.

To encourage the company to consider once again changing the colour, as they need to be aware and take into account the opinions of the residents who were seriously unhappy on the impact of the installation on the area.

ACTION – Clerk to write to Nicola Davies outlining the above concerns.

S106 Funding for the Aldingbourne Community Sports Centre – we have been informed that Claire Potts has also now left ADC and that David Easton had now taken over this role. The e-mail received from Claire Potts was circulated to Councillors 04.05.22 outlining the position of ADC. The Parish Council disagree with their assessment of the funding as this has already been discussed and agreed with Karl Roberts (ADC) and Chris Allington (Chair of BEPC) dated 5 December 2019. The Clerk has a copy of the letter sent to Karl Roberts from both BEPC and APC and this along with a detailed breakdown of community facility costings will be sent to ADC to remind them of this agreement. The Clerk will also acknowledge the funding agreed for the MUGA as a result of application AL/61/13/PL, the Hedgerows development.

Item 676 - The Clerk had written to the Enforcement Officer regarding the possible breaches of planning permissions as per the minutes 08.02.22. No further response received. A letter has been received from Karl Roberts outlining the recruitment issues they have in the planning department.

Item 698 – Tree felling Wings Nursery – the e-mail received from Mark Warwick Tree Officer at ADC was noted. The e-mail confirmed it was not ADC that had requested the removal of the trees but the contractors despite their assurance it was in fact at a request from ADC. Cllr Warden has spoken to the contractor, and they have confirmed that they are dealing with the issues and the hedges will be replaced.

728 **Agenda item 7 – Chairman’s Actions.**

Cllr Warden advised he had spoken to a resident in Nyton Road who was complaining about 38 tonne lorries using the road from Rolls Royce. Cllr Warden suggested he contact WSCC to let them know, but also advised that he had spoken to the Logistics Transport Manager at Rolls Royce who was not aware they were using this route. He will speak to the drivers and advise them they must use the main roads.

729 **Agenda item 8 – Planning Correspondence**

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

- Noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.
- E-mail received from Walberton Parish Council – Development contrary to local planning policies – copy of letter sent to Michael Gove – circulated 28.04.22 – noted.
- SDNP Planning Newsletter Spring 2022 – circulated 28.04.22 – noted.
- To note notification of a Planning Committee Meeting:- All undecided as of 03.05.22

AL/107/21/PL – Woodgate Centre, Oak Tree Lane – Meeting 27.04.22 – circulated 14.04.22

AL/87/21/PL – Oldlands Farm, Newlands Road – Meeting 27.04.22 – circulated 14.04.22

BE/176/21/PL – The Cottage, Shripney Road – Meeting 28.04.22 – circulated 19.04.22

AL/129/21/OUT – Land adjacent to Woodgate Nurseries – Meeting 28.04.22 – circulated 19.04.22

It was agreed that at future planning meetings when discussing a major application, that a decision would be made on which Councillor would possibly attend the Planning Committee Meeting. We would also be specifying in our comments on the applications details of what we would like S106 funding to be considered for.

730 **Agenda item 9 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

731 **Agenda item 10 – To note any matters relating to the current BEW Master plan Consultation**

Nothing new to report as the meeting has been moved to June 2022. Cllr Trabucco will attend and report back on matters arising. If Councillors would like any points to be raised at the meeting, please let Cllr Trabucco know as soon as possible. Items discussed at this meeting to be raised, the new Amazon distribution centre planned for near the Rolls Royce plant and the impact of the additional hundreds of vans that will be using the roads that have not been accounted for. Reference is AL/87/21/PL – Oldlands Farm Application.

732 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/46/22/HH – Deadline 13.05.22

Address: 45 Ivy Lane, Westergate, Aldingbourne

Application Details: Erection of single storey rear extension and conversion of loft to habitable use including the installation of 1 no rear dormer with juliette balcony and 2 no front rooflights.

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

Application Number: AL/39/22/OUT – Deadline 20.05.22

Address: Land to South of Dukes Road, Fontwell, Arundel

Application Details: Outline application with some matters reserved (appearance, landscape, and scale) for the erection 9 no residential dwellings. This application is a departure from the Development Plan.

OBJECTION – The Parish Council objects to this application as follows:-

- There is overdevelopment on this site.
- There is an impact on the Dark Skies character of the area (EH10).
- Due to the single track this is still an unsustainable location.
- Further advise is required on the ecological surveys in relation to bats and the proximity to the Copping Tunnel (EH12).
- It is outside the BUAB (EH1) and is not supported.
- There is insufficient information on the application on traffic access and it is noted that ADC have requested further information.

Application Number: AL/44/22/HH – Deadline 20.05.22

Address: Norton Farm House, Norton Lane, Norton

Application Details: Erection of single storey north extension, installation of glazed link to garage and alterations to existing fenestration/openings. (This application may affect the character and appearance of the Norton Lane, Norton Conservation Area, and a Listed Building)

OBJECTION - The Parish Council has objected to this on several occasions under previous applications. This development is out of character within the setting of a listed building, and is overdevelopment of the site (ANDP H3, EH8, & EE7). The roof light design also impacts on dark skies area (EH10). This is not an extension of the building but a new development in its own right and is linked to a building that is subject to enforcement by ADC. The alterations to existing fenestrations/openings are not in keeping with the character of the building.

Application Number: AL/50/22/PL – Deadline 20.05.22

Address: Paddocks Days Lane, Aldingbourne BN18 OTA

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 including roof extension of the main building to allow increase in capacity for children of up to ten and staff up to six of the specialist children's school at the Coach House.

NO OBJECTION - To note that the original application of AL/62/21/PL was considered by APC in June 2021, and the Parish Council had no objections other than siting the Dark Skies policy. There was an amendment made in December 2021 and the Parish Council responded as follows. COMMENTS sent in June 2021 - No objection – the Parish Council supports this application, however, would like to note the ANDP Policy EH10 (Dark skies) as this application includes the addition of new windows/doors, and mitigation may be required. The Parish Council confirmed that it has no further comments to add and still supports this application. It was originally approved by ADC on the 7 February 2022. This application AL/50/22/PL is a resubmission/amendment of that application.

NO OBJECTION – MAY 2022 the following comments have been made. The Parish Council still has no objection to this application but suggest that with the changes requested that consideration should be given to an ecological assessment to see what implications it has on the bat habitats/population due to the proximity to Slindon Woods, and to encourage and enhance the biodiversity of the area.

Application Number: AL/31/22/PL – Deadline 26.05.22

Address: Ryefields Farmhouse, Oak Tree Lane, Woodgate PO20 3GU

Application Details: Demolition of existing building and erection of 4 no houses with associated access, landscaping, parking, and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

OBJECTION by 4 Cllrs and no objection from Cllr Trabucco - The Parish Council still objects to the development for the following reasons. The development is outside of the BUAB and is part of the strategic allocation but does not contribute to the infrastructure requirements and is not cohesive with the Masterplan (EH1). Contravenes dark skies policy (EH10). No biodiversity net gain (EH2) and impact on protected bat species. Access is insufficient for construction and will adversely impact neighbouring residents in Oak Tree Lane. The implications again of additional traffic onto the A29 should be resolved first.

733 **Agenda item 12 - To note any recent planning decisions**

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.

Decision: APPROVED

Decision Date: 06/04/22

Application Number: AL/141/21/RES

Address: Land North of Lee's Yard, Lidsey Road, Woodgate PO20 3SY

Application Details: Approval of reserved matters following outline planning permission AL/21/20/OUT.

Decision: REFUSED

Decision Date: 12/04/2022

Application Number: AL/19/22/PL

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

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

Decision: APPROVED

Decision Date: 29/04/2022

Application Number: AL/10/22/PL

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

Application Details: Part demolition of boundary wall to form new access to existing site.

Decision: APPLICATION HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT.

Decision Date: 25/04/2022

Meeting finished at 8.30pm.

734 **Agenda Item 13 - Date of next meeting – Tuesday 14 June 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 14 JUNE 2022