



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 June 2022 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA

Members: Cllr Michael Warden (Chair of Parish Council)
Cllr Sue Foott (Chair of Planning Committee)
Cllr Mario Trabucco
Cllr Michelle Harbord
Cllr Katherine Jarman

In attendance: Marie Singleton – Parish Clerk.
3 attendees from Thakeham/SHG and 1 member of the public.

- 735 **Agenda item 1 - Apologies for Absence**
Cllr's Beaton, Flitter & Blaylock. (All Personal).
- 736 **Agenda item 2 – To Elect Chair of Planning Committee for 2022/2023 & agree Terms of Reference for the Planning Committee**
Cllr Foott agreed to Chair the Planning Committee for 2022/2023, proposed Cllr Trabucco, seconded Cllr Warden. The terms of reference for the Planning Committee 2022/2023 were approved and adopted with no changes, proposed Cllr Foott, seconded Cllr Warden.
- 737 **Agenda item 3 - Declarations of Interest**
There were no declarations of interest.
- 738 **Agenda item 4 – Presentation by SHG and Thakeham (Wings Nursery Phase 2)**
The presentation by SHG/Thakeham was regarding a reserved matters application being submitted to ADC.
The following points were noted:-
- The layout previously circulated was the preferred layout by ADC.
 - The green space had been moved to the centre of the development.
 - There were only 2 detached properties instead of the original 8.
 - Previous concerns raised by the Parish Council regarding flooding had been resolved and ADC were now happy with the risk.
 - The concern on parking had been resolved with tandem driveways. It was queried whether a covenant could be put in place with residents that stopped them from parking on the road. Thakeham agreed to investigate the possibility.
 - The type of play equipment needs to be determined as a condition of the reserved matters application now and this will be researched alongside the equipment already in place for Phase 1. A design and pictures will be provided in due course.
 - It was queried if the pavement location had been altered to access the bus stop from the development. This was noted it had not been possible as the requested access was on private land, but a route is in place.
 - Discussion took place on landscaping, and it was noted that native trees from the local area would be included along with the possibility of planting starting earlier than the completion of the development.
 - Cllr Trabucco asked about the energy efficiency of the buildings. It was noted they would be working with the new regulations that were coming into force shortly.
 - The timescale for the reserved matters application pack to be completed is the end of June and will then be submitted to ADC.

The Parish Council were happy that all their previous concerns had been resolved.

739 **Agenda item 5 - Public Participation**

There were no questions from the member of the public in attendance.

740 **Agenda item 6 - Approval of the Minutes of Planning Committee held 10 May 2022.**

The minutes of the Planning Committee Meeting held 10 May 2022 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Harbord. Cllr Foott Chair of the Planning Committee signed the minutes.

741 **Agenda item 7 - Matters arising from the Minutes of the meeting held on 10 May 2022.**

There were two 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.

S106 Funding for the Aldingbourne Community Sports Centre – The Parish Council now has the paperwork and e-mails that has already been discussed and agreed with Karl Roberts (ADC) and Chris Allington (Chair of BEPC) dated 5 December 2019. A letter will now be sent with proof of the arrangements already approved. The Clerk suggested that it would be better if a meeting took place as this needed to be finally agreed and the e-mails backwards and forwards to ADC had not resolved the issue which has now been ongoing for six months.

Planning Enforcement Item 676 - No further update had been received and Cllr Foott will arrange a meeting with District Cllr Isabel Thurston to take matters forward.

742 **Agenda item 8 – Chair’s Actions.**

Nothing to report.

743 **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
- Residents letter on Wings Nursery sent from Thakeham - circulated 16.05.22 - noted that we had requested that the incorrect statement on the trees should be addressed with residents.
- Email to residents from Eleanor Wilkes, Thakeham Wings Nursery Manager regarding removal of tree trunks to the north-eastern ditch – circulated 07.06.22 - noted.
- Email from Karl Roberts ADC regarding update on Planning Service – circulated 05.05.22 – noted
- Email from Stephen Underwood (SHG) advising slight alternative plan on the layout at Wings Nursery Phase 2 Lees Yard. - circulated 09.05.22 noted and discussed as above.
- Email from Paul Treagus showing correspondence with ADC regarding application AL/129/21/OUT, Land adjacent to Woodgate Nurseries, Lidsey Road – circulated 12.05.22 - noted.

- Planning Committee Meeting 25.05.22 AL/18/22/PL, Lidsey Lodge Farm, Sack Lane, circulated 16.05.22 – note this has now been approved 25.05.22 - noted.
- Email from Alan Smallman regarding link to TOPs in the District – circulated 07.06.22 - noted.
- Letter from Stuart Andrew MP Minister of State for Housing to Andrew Griffith MP regarding Cllr Wardens letter to Michael Gove – response circulated 07.06.22 - noted.
- SDNPA Planning Committee agenda for 09.06.22 – circulated 07.06.22 - noted.

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

Nothing new to report.

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

Nothing new to report as the meeting which had been moved to June 2022 was cancelled.

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

Application Number: AL/49/22/PL – Deadline 11.06.22

Address: Sussex Recovery Company, Fontwell Avenue, Eastergate

Application Details: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

OBJECTION - The Parish Objects to this application on the following basis:-

- Aldingbourne Parish Council has substantially exceeded its housing supply commitment (ANP H1).
- The housing density of this site is not in keeping with the area as per ANP H3 & H6.
- The application does not show any collaboration with the CLT regarding affordable housing.
- There is no alternative site been found for this business and therefore there are possible job losses (ANP EE11 & EE12).
- The application contravenes the Dark Skies policy (ANP EH10).
- The road management system around the Fontwell Road area is not sustainable and no information has been provided to show mitigation against air pollution.
- There has been no net gain biodiversity shown as per ANP EH12.

The Parish Council would also like it noted that they are disappointed that there has been no engagement by the developer on this site.

Application Number: AL/56/22/PL – Deadline 11.06.22

Address: Boundary wall to Nyton House, Nyton Road, Westergate

Application Details: Part demolition of boundary wall to form new access to existing site (resubmission following AL/10/22/PL) This application may affect the setting of a listed building and is in CIL Zone 3 (Zero rated) as other development.

NO OBJECTION

Application Number: AL/51/22/HH – Deadline 11.06.22

Address: 32 Elmcroft Place, Westergate, Aldingbourne

Application Details: Erection of single storey front and rear extension including the installation of front canopy following demolition of existing rear conservatory.

NO OBJECTION

Application Number: AL/54/22/HH – Deadline 11.06.22

Address: Dove Cottage, Nyton Road, Westergate

Application Details: Creation of first floor with 2 rear dormers with juliette balconies and 3 front rooflights, erection of single storey rear extension, summer house to rear, installation of car port to front and alterations to fenestrations.

NO OBJECTION – We would however like it noted that the roof lights may contravene EH10 the Dark Skies policy in our ANP.

Application Number: AL/64/22/HH – Deadline 25.06.22

Address: Three Greens, Level Mare Lane, Fontwell

Application Details: Single storey side, rear and front extension, revised fenestrations, solar thermal and photovoltaics to the southern roof slope and revised surface to existing tennis court.

NO OBJECTION – The Parish Council has no objection to this application but would ask that there is a condition put in place to ensure a survey is undertaken before build starts due to its proximity to the Roman Coastal Road as shown on the LiDAR images.

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

Application Number: AL/18/22/PL

Address: Lidsey Lodge Farm, Sack Lane Lidsey PO22 9PE

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.

Decision: **APPROVED**

Decision Date: **26.05.22 with 29 conditions**

Application Number: AL/46/22/HH

Address: 45 Ivy Lane, Westergate, Aldingbourne PO20 3RE

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.

Decision: APPROVED

Decision Date: 01.06.22

Application Number: AL/113/21/OUT

Address: Land at Bayards Level Mare Lane Eastergate PO20 3RZ

Application Details: Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Decision: APPROVED

Decision Date: 25.05.22 with 31 conditions – circulated to Councillors 07.06.22

Meeting finished at 8.00pm.

748 **Agenda Item 13 - Date of next meeting – Tuesday 12 July 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 JULY 2022