



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 July 2022 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA

Members: Cllr Sue Foott (Chair of Planning Committee)
Cllr Mario Trabucco
Cllr Michelle Harbord
Cllr Katherine Jarman
Cllr Ron Flitter
Cllr Martin Beaton

In attendance: Marie Singleton – Parish Clerk.

749 **Agenda item 1 - Apologies for Absence**
Cllr Blaylock (Personal).

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

751 **Agenda item 3 - Public Participation**
There were no members of the public in attendance.

752 **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 June 2022.**
The minutes of the Planning Committee Meeting held 14 June 2022 were unanimously approved. Proposed by Cllr Harbord, seconded by Cllr Jarman. Cllr Foott Chair of the Planning Committee signed the minutes.

753 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 14 June 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, the Clerk will chase the Tree Officer and District Cllr Isabel Thurston who kindly agreed to help us in our request. 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 has sent a letter to Karl Roberts dated 11.07.22 and await his response.

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

754 **Agenda item 6 – Chair’s Actions.**
Caigers Lane, Cllr Foott will contact our Solicitor to move matters forward.

755 **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.
- E-mail from WSALC – link to Government response to the Levelling Up, Housing and Communities Select Committee Report – circulated 09.06.22 – noted.
- Email from ADC – New proposed updated Planning Compliance Strategy – circulated 13.06.22 – noted.
- Email from SDNPA – Land availability Assessment – circulated 30.06.22 – noted.
- Email from Middleton-on-Sea Parish Council on development of a Neighbourhood Plan – feedback requested - circulated 27.06.22 to Cllr's Beaton, Foott & Warden. Clerk to re-circulate for a response.

756 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**
Nothing new to report.

757 **Agenda item 9 – To note any matters relating to the current BEW Master plan Consultation**
Nothing new to report no meeting has taken place or a date agreed for a further meeting.

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

Application Number: AL/63/22/HH – Deadline 07.07.22

Address: Alafin, Nyton Road, Aldingbourne

Application Details: Single storey rear extension.

NO OBJECTION

Application Number: AL/69/22/HH – Deadline 07.07.22

Address: The Old Barn, Northfields Lane, Westergate

Application Details: Porch extension.

NO OBJECTION – The Parish Council has no objection to this application but would request that consideration is given to the Dark Skies policy (EH10) and the Biodiversity Corridor as per our Neighbourhood Plan.

Application Number: AL/73/22/HH – Deadline 07.07.22

Address: 17 Olivers Meadow, Westergate, Aldingbourne

Application Details: Erection of single storey rear extension following demolition of existing conservatory.

NO OBJECTION

Application Number: AL/68/22/PL – Deadline 14.07.22

Address: Aldingbourne Country Centre, Blackmill Lane, Aldingbourne

Application Details: Change of use from ancillary accommodation associated with the Aldingbourne Centre (Sui Generis) to use as a day nursery (Class E(f)). This site is in CIL Zone 3 (Zero Rated) as other development.

NO OBJECTION - The Parish Council supports this development, as it will provide local employment, skills development and is a needed facility.

Application Number: AL/85/22/HH – Deadline 21.07.22

Address: Reed Cottage, Westergate Street, Westergate

Application Details: Erection of detached garage with toom above and 1 x dormer following demolition of existing garage.

NO OBJECTION

Application Number: AL/88/22/PL – Deadline 21.07.22

Address: 45 Ivy Lane, Westergate, Aldingbourne

Application Details: Variation of condition 3 imposed under AL/46/22/HH relating to re-wording of surface water condition to enable loft conversion works to be undertaken.

NO OBJECTION

Application Number: AL/89/22/L – Deadline 28.07.22

Address: Westergate House, Denmans Lane, Fontwell

Application Details: Listed building consent for like-for-like replacement of 15 no selected windows on the southern, eastern, and western elevations of the west wing of the home.

NO OBJECTION - The Parish Council has no objection to this application as long as it is subject to compliance with the Conservation Officers recommendations.

Application Number: AL/91/22/HH – Deadline 28.07.22

Address: 6 Meadow Way, Westergate, Aldingbourne

Application Details: Erection of single storey rear infill extension and conversion of attached garage roof space to habitable use including the installation of 1 x rear dormer.

NO OBJECTION

Application Number: AL/31/22/PL – Deadline 28.07.22

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). - AMENDMENT TO APPLICATION RELATING TO VARIOUS PLANS

OBJECTION - The Parish Council has previously objected to this application on 12.05.22 and does not see any changes that would change our objection. The same grounds still apply.

Application Number: AL/92/22/T – Deadline 04.08.22

Address: 4 Pine Close, Westergate, Aldingbourne PO20 3AE

Application Details: 1 no Ash Tree (T1) reduce 3 branches by 2-3m back to growth points, reducing tree from 15m to 12m in height. Demolition of existing building and erection of 4 no no Ash Tree (T2) remove dead/dying branch over hanging garden.

NO OBJECTION

Application Number: AL/94/22/PL– Deadline 04.08.22

Address: Nyton Rest, Nyton Farm Shop, Nyton Road, Aldingbourne PO20 3TU

Application Details: Extension of duration of planning permission for a further 3-year period to run from expiry of current temporary permission granted under AL/61/20/PL for continued use of land for agricultural workers accommodation for an initial period of 2 years comprising 14 no. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access and associated works. This application falls in CIL Zone 3 (Zero rated) as other development.

OBJECTION - The Parish Council strenuously objects to the extension of the previous application. We have cited this as a development of concern with the Enforcement Officer at ADC and have had no reply in over 6 months as well as raising this as a concern over a number of years. We are requesting that nothing is agreed or approved for this site until an investigation is undertaken on whether any planning consents has been complied with and there has been non-compliance with all previous conditions agreed. We are asking that a site visit take place to ensure that the information in the application is factually correct. This is outside the ANP and is not a sustainable development.

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

Application Number: AL/50/22/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 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.

Decision: APPROVED

Decision Date: 16.06.22 with 9 conditions

Application Number: AL/39/22/OUT

Address: Land to South of Dukes Road, Fontwell, Arundel BN18 0SP

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.

Decision: REFUSED

Decision Date: 22.06.22

Application Number: AL/56/22/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 (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

Decision: APPROVED

Decision Date: 28.06.22

Application Number: AL/54/22/HH

Address: Dove Cottage, Nyton Road, Westergate PO20 3UN

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.

Decision: APPROVED

Decision Date: 28.06.22

Application Number: AL/51/22/HH

Address: 32 Elmcroft Place, Westergate PO20 3XL

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

Decision: APPROVED

Decision Date: 01.07.22

760 **Agenda item 12 – To approve the following planning policy**

Pre-application policy for Developers/Applicants – approved by all Councillors with no changes.

761 **Agenda Item 13 - Date of next meeting – Tuesday 9 August 2022 at 7.00pm**

Meeting finished 8.00 pm

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 9 AUGUST 2022