



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 9 August 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 Ron Flitter

In attendance: Marie Singleton – Parish Clerk.

762 **Agenda item 1 - Apologies for Absence**
Cllr's Blaylock & Jarman (Personal).

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

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

765 **Agenda item 4 - Approval of the Minutes of Planning Committee held 12 July 2022.**
The minutes of the Planning Committee Meeting held 12 July 2022 were unanimously approved. Proposed by Cllr Harbord, seconded by Cllr Trabucco. Cllr Foott Chair of the Planning Committee signed the minutes.

766 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 12 July 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, a response had been received and circulated to councillors 21.07.22, it was agreed to further respond advising that we fully understand the issues with resources within ADC, however we are deeply concerned that if the work to identify TPO's and a survey is not undertaken then when applications come forward it will already be too late. It is imperative that this work is undertaken to stop the significant threat to the biodiversity in the area and is already identified within our Neighbourhood Plan. 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 – response from Karl Roberts circulated 18.07.22 and noted.

Planning Enforcement Item 676 – Clerk has once again chased ADC, response received and circulated 14.07.22. It was agreed that the list submitted by the Parish Council will also be included in a legal letter that is currently being drafted.

767 **Agenda item 6 – Chair's Actions.**
It was noted that legal advice and a draft letter had been received on enforcement and was

approved by all councillors that it could be sent to ADC on our behalf. The matter relating to Caigers Lane is still ongoing as our current solicitor on this matter, has now retired.

768 **Agenda item 7 – Planning Correspondence**

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

- It was noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.
- E-mail from Mark Warwick regarding Tree Officer Report from ADC – circulated 21.07.22 – noted, see item 766.
- E-mails from Steve Underwood – Update on Wings Nursery Phase 2 and letter drop to residents – Lidsey Road, Woodgate – circulated 28.07.22. Noted.
- E-mail from ADC Caroline Pattenden re enforcement – circulated 14.07.22 - noted, see item 766.
- E-mails from District Cllr Isabel Thurston on the misc. planning issues we chased up on - uUpdates circulated 14.07.22, 18.07.22 & 25.07.22 – noted.
- E-mail from Karl Roberts regarding S106 funding – circulated 18.07.22 – noted, see item 766.
- SDNPA Planning Committee agenda and papers – circulated 05.07.22 - noted.
- E-mail from ADC regarding road names for Land south of Level Mare Lane – circulated 01.08.22 – names noted. The Clerk was asked to request that names to be considered should relate to those named on the Aldingbourne War Memorial.

769 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

It was noted that the Neighbourhood Plan is due for a review in July 2024. It was agreed that it would be prudent to start thinking about a list of areas/sections within the plan that should be considered, that could be enhanced to protect the parish and strengthen our response when it came to planning applications outside of the current parameters. As this is a standing item on the agenda, it will be discussed at regular intervals and a list of areas that should be included started.

770 **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.

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

Application Number: AL/72/22/PL – Deadline 11.08.22

Address: Rock House, Westergate Street, Westergate

Application Details: Demolition of Servac Int workshops keeping certain structures and features, to renovate them into a 2 no carport, with storage loft and re-landscaping to provide new gardens and biodiversity zones. This application may affect the setting of a listed building and is in CIL Zone 3 (Zero rated) as other development.

NO OBJECTION – The Parish Council supports this application as it is a sympathetic development to the area and enhances the community.

Application Number: AL/96/22/RES – Deadline 11.08.22

Address: Land at Bayards, Level Mare Lane, Eastergate

Application Details: Approval of reserved matters following outline consent AL/113/21/OUT for 69 houses. This application is a departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

OBJECTION - The Parish Council still strenuously objects to this development as per our letter from our planning consultants in 2021. The developer has not taken into account any of our views, or fully consulted with us on our concerns and we refute that we have consented to anything within their report. The document is out of date. Nothing in the Aldingbourne Neighbourhood Plan has been taken into consideration. No allotment spaces have been provided for the community. There is no biodiversity net gain or takes into consideration the ecology of the area and its proximity to the Cocking Tunnel and biodiversity corridor. The development plan is unimaginative. No climate change measures have been taken into consideration within the development

Application Number: AL/100/22/HH – Deadline 18.08.22

Address: 15 Elmcroft Place, Westergate

Application Details: Conversion of garage to dining room.

NO OBJECTION

Application Number: AL/108/22/RES – Deadline 25.08.22

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

Application Details: Approval of reserved matters following outline planning permission AL/21/20/OUT for the approval of the appearance, layout, scale, and landscaping for 5 No 4-bed dwellings, 14 No 3-bed dwellings & 19 No 2-bed dwellings (resubmission following AL/141/21/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings.

NO OBJECTION – The Parish Council supports this development, as all concerns have been taken into consideration and the developers has engaged extensively with the Parish Council.

Application Number: AL/110/22/PL – Deadline 25.08.22

Address: Byfields, Nyton Road, Westergate

Application Details: Variation of condition following grant of AL/40/21/PL relating to Condition No 2 - approved plans.

OBJECTION - The Parish Council objects to the variation of condition grant to Condition No 2 as per the previous application and our previous objection. it is unclear if all previous conditions have been met and the Parish Council would like the Enforcement Officer to go/ see if all previous conditions for this site have been adhered too. The application does not take into consideration the biodiversity corridor within the area and contravenes the Aldingbourne Neighbourhood Plan.

Application Number: AL/112/22/PL – Deadline 25.08.22

Address: Denmans Lane, Fontwell

Application Details: Variation of Condition 2 (approved plans AL/82/20/PL) which previously varied Condition 2 of AL/92/19/HH

NO OBJECTION

Application Number: AL/113/22/T – Deadline 25.08.22

Address: 23 Ivy Close, Westergate, Aldingbourne

Application Details: 1 no Oak Tree (T1) - crown reduction leaving tree 7m in spread and 16m high, lift crown to be 4.5m above ground level.

OBJECTION – The Parish Council objects to this request, as there is no evidence in the report that suggests that work is require, therefore we are unable to decide on the necessity.

NOT ON PARISH LISTS AS OF 02.08.22

Application Number: AL/98/22/EIS – Deadline 11.08.22

Address: Land East of Westergate, Aldingbourne

Application Details: Scoping request for full application for 400 dwellings with associated open space, access, surface water drainage and landscaping.

CONSULTATION ON REQUEST FOR A SCOPING OPTION.

This matter was discussed at length having previously been circulated to councillors 21.07.22. A response has been agreed including several areas that the Parish Council would also like to see included and considered in the scoping option. A letter will then be sent to Arun District Council.

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Agenda item 11 - To note any recent planning decisions

Application Number: AL/69/22/HH

Address: The Old Barn, Northfields Lane, Westergate PO20 3YH

Application Details: Porch extension.

Decision: APPROVED

Decision Date: 25.07.22

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.

Decision: APPROVED

Decision Date: 12.07.22

Application Number: AL/63/22/HH

Address: Alafin, Nyton Road Aldingbourne PO20 3TA

Application Details: Single storey rear extension

Decision: APPROVED

Decision Date: 20.07.22

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

Address: Norton Farm House, Norton Lane, Norton

Application Details: 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)

Decision: APPROVED

Decision Date: 22.07.22

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) .

Decision: APPROVED with 41 Conditions

Decision Date: 22.07.22

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.

Decision: APPROVED

Decision Date: 27.07.22

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 rewording of surface water condition to enable loft conversion works to be undertaken.

Decision: APPROVED

Decision Date: 22.07.22

773 **Agenda Item 12 - Date of next meeting – Tuesday 13 September 2022 at 7.00pm**

Meeting finished 9.20 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 13 SEPTEMBER 2022