

ALDINGBOURNE PARISH COUNCIL

Parish Office: C/o Aldingbourne Community Sports Centre, Olivers Meadow, Westergate, PO20 3YA
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NOTICE OF MEETING AND AGENDA

The Planning Committee of the Parish Council Meeting will be held at the in the Community Centre, Olivers Meadow, Westergate, PO20 3YA on Tuesday 11 October 2022 at 7.00pm

AGENDA

1. **Apologies for absence**
To receive apologies for absence.
2. **Declarations of Interest**
Declarations under the Code of Conduct – Members are reminded that they are required to make a declaration in relation to any item on this agenda in which they may have an interest.
3. **Public Participation**
The Public Forum will last for a period of up to 15 minutes during which members of the public may ask layout or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum.
4. **Approval of Minutes of previous Planning Committee meeting - held on 9 August 2022**
(Previously circulated) – to note that the planning meeting 13 September 2022 was cancelled as the Parish Council was observing the period of national mourning.
5. **Matters arising from the Minutes of the Planning Committee held on 9 August 2022**
To consider any matters arising solely from the minutes relating to the meeting held on 9 August 2022.

See action items listing for all points that are still ongoing or have been resolved and planning correspondence below.
6. **Chair's Actions**
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 Mark Warwick regarding TPO at Nyton Spinney – circulated 01.09.22. Further letter received and circulated 03.10.22.
 - E-mail from Maria Tomlinson, Smith Simmons & Partners reference AL/31/22/PL – Ryefields Farmhouse and our response circulated 15.08.22.

- To note APC letter sent to Mr Slaney Director of Planning at SDNPA regarding their response to AL/98/22/EIS – circulated 16.08.22.
- To note APC letter sent to Chief Executive ADC from our solicitors regarding planning enforcement – circulated 15.08.22 – response received and circulated 03.10.22.
- To note APC letter sent from our Solicitors regarding Caigers Lane – circulated 05.09.22. New owners identified and letter sent.
- To note Planning Committee Meeting for AL/94/22/PL – Nyton Rest Nyton Farm Shop held 24.08.22 – circulated 15.08.22.
- SDNPA Planning Committee Meeting 08.09.22 – circulated 01.09.22.
- E-mail from CLT advising of applications for properties at Wings Nursery – circulated 03.10.22.

8. To receive an update regarding the Aldingbourne Neighbourhood Plan

9. To note matters relating to the current BEW Masterplan Consultation

10. To discuss any recent Planning Applications, as noted below:

Application Number: AL/111/22/PL – Deadline 09.09.22

Address: Field House, Church Road, Aldingbourne

Application Details: Erection of two storey annexe with workshop, following demolition of existing workshop. (This application may affect the character and appearance of Church Road, Aldingbourne Conservation Area).

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/111/22/H&keyscheme=planning

Application Number: AL/118/22/HH – Deadline 09.09.22

Address: 26 Rosvara Avenue, Westergate

Application Details: Single storey side and front porch extension following demolition of existing detached garage.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/118/22/HH&keyscheme=planning

TO NOTE THAT THIS APPLICATION HAS BEEN APPROVED 29.09.22

Application Number: AL/126/22/OUT – Deadline 16.09.22

Address: The Paddock, Littleheath Road, Aldingbourne

Application Details: Outline application with some matters reserved for 9 no dwellings (Houses and Bungalow) with Wildlife Corridors following demolition of existing 4-bedroom chalet bungalow and assorted outbuildings. This application is a departure from the Development Plan.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/126/22/OUT&keyscheme=planning

TO NOTE THAT THIS APPLICATION HAS NOW BEEN REFUSED 28.09.22.

Application Number: AL/130/22/DPC – Deadline 22.09.22

Address: Nyton House, Nyton Road, Westergate

Application Details: Approval of details reserved by conditions imposed under reference APP/C3810/Y/19/3242340 (Appeal B) (AL/43/19/L) relating to conditions no 2 - materials and finished and 3 - how flints removed during demolition works are to be reused on the site including in the repair of the retained walls and detailing.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/130/22/DOC&keyscheme=planning

Application Number: AL/127/22/HH – Deadline 22.09.22

Address: Sangers, Littleheath Road, Aldingbourne

Application Details: Single storey front extension and single storey rear extension with associated first floor terrace and installation of car port.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/127/22/HH&keyscheme=planning

Application Number: AL/135/22/RES – Deadline 13.10.22

Address: Land West of Hook Lane, Aldingbourne

Application Details: Approval of Reserved Matters: Appearance, Landscaping, Layout and Scale for the construction of 10 No. dwellings following the permission of AL/79/20/OUT. This application is in CIL Zone 3 (CIL Liable) and is a Departure from the Development Plan.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/135/22/RES&keyscheme=planning

Application Number: AL/132/22/PL – Deadline 20.10.22

Address: Polson Dairy, Lidsey Road, Bognor Regis PO22 9PH

Application Details: Extension to existing Light Industrial Unit. This application is in CIL Zone 3 (zero rated) as other development.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/132/22/PL&keyscheme=planning

Application Number: AL/142/22/HH – Deadline 20.10.22

Address: Cherry Trees, Hook Lane Aldingbourne PO20 3TE

Application Details: Single storey extension, one and a half storey front extension and additional front and rear dormers.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/142/22/HH&keyscheme=planning

NOT ON PARISH LISTS

Application Number: AL/107/21/PL – deadline 20.09.22

Address: Woodgate Centre, Oak Tree Lane, Woodgate PO20 3GU

Application Details: Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.

AMENDMENT RECEIVED TO THE ABOVE APPLICATION RELATING TO VARIOUS SUBSTITUTE PLANS

To view details, click on link

[Click here to view the plans and documents](#)

Application Number: AL/96/22/RES – Deadline 17.10.22

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.

AMENDMENT RECEIVED TO THE ABOVE APPLICATION RELATING TO SUBSTITUTE DOUCMENTS AND PLANS.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/96/22/RES&keyscheme=planning

Application Number: AL/141/22/HH – Deadline 27.10.22

Address: Byfields, Nyton Road, Westergate PO20 3US

Application Details: Demolition of existing garage, boot room and store, single storey side extension. Internal alterations on ground and first floor to revise layout with single storey rear extension and corner bifold doors. Dormer windows to rear to have replacement roofs.

To view details, click on link

[Click here to view the application details](#)

11. To note any recent planning decisions

Application Number: AL/68/22/PL

Address: Aldingbourne Country Centre, Blackmill Lane, Aldingbourne PO18 0JP

Application Details: Change of use from ancillary accommodation associated with 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.

Decision: APPROVED

Decision Date: 08.08.22

Application Number: AL/85/22/HH

Address: Reed Cottage, Westergate Street, Westergate PO20 3SQ

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

Decision: REFUSED

Decision Date: 08.08.22

Application Number: AL/92/22/T

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

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

Decision: REFUSED

Decision Date: 15.08.22

Application Number: AL/89/22/L

Address: Westergate House, Denmans Lane, Fontwell BN18 0SU

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

Decision: APPROVED

Decision Date: 15.08.22

Application Number: AL/113/22/T

Address: 23 Ivy Close, Westergate, Aldingbourne PO20 3RF

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.

Decision: APPROVED

Decision Date: 31.08.22

Application Number: AL/129/21/OUT

Address: Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne PO20 3SU

Application Details: Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan.

Decision: APPROVED with 31 Conditions

Decision Date: 22.08.22

Application Number: AL/91/22/HH

Address: 6 Meadow Way, Westergate, Aldingbourne PO20 3QT

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.

Decision: APPROVED

Decision Date: 22.08.22

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.

Decision: APPROVED

Decision Date: 24.08.22

Application Number: AL/72/22/PL

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.

Decision: REFUSED

Decision Date: 01.09.22

Application Number: AL/87/21/PL

Address: Oldlands Farm, Newlands Road, Bognor Regis, PO22 9FJ

Application Details: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

Decision: APPROVED with 28 Conditions and a S106 Funding Agreement in place.

Decision Date: 09.08.22

Application Number: AL/100/22/HH

Address: 15 Elmcroft Place, Westergate PO20 3XL

Application Details: Conversion of garage to dining room.

Decision: APPROVED

Decision Date: 05.09.22

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.

Decision: REFUSED

Decision Date: 12.09.22

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

Decision: APPROVED

Decision Date: 16.09.22

Application Number: AL/118/22/HH – Deadline 09.09.22

Address: 26 Rosvara Avenue, Westergate

Application Details: Single storey side and front porch extension following demolition of existing detached garage.

Decision: APPROVED

Decision Date: 29.09.22

Application Number: AL/126/22/OUT – Deadline 16.09.22

Address: The Paddock, Littleheath Road, Aldingbourne

Application Details: Outline application with some matters reserved for 9 no dwellings (Houses and Bungalow) with Wildlife Corridors following demolition of existing 4-bedroom chalet bungalow and assorted outbuildings. This application is a departure from the Development Plan.

Decision: REFUSED

Decision Date: 28.09.22

12. To note the date of next meeting – Tuesday 8 November 2022