



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 11 October 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  
Cllr Katherine Jarman

**In attendance:** Marie Singleton – Parish Clerk.

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

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

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

777 **Agenda item 4 - Approval of the Minutes of Planning Committee held 9 August 2022.**  
The minutes of the Planning Committee Meeting held 9 August 2022 were unanimously approved. Proposed by Cllr Flitter, seconded by Cllr Trabucco. Cllr Foott Chair of the Planning Committee signed the minutes. It was noted that the planning committee meeting scheduled for 13 September 2022 was postponed due the Parish Council observing the national period of mourning, and to minute that the Parish Council was only allowed one extra day by Arun District Council to submit any comments on applications.

778 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 9 August 2022.**  
There are matters outstanding that are still ongoing, but it has been agreed to leave these topics on a rolling action list. All other action items had been fully resolved.

779 **Agenda item 6 – Chair’s Actions.**  
No additional actions taken by the Chair.

780 **Agenda item 7 – Planning Correspondence**  
To note any Planning related correspondence and agree responses as appropriate.

- It was noted that the 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 – Following a discussion on the contents of the letter as to the reason behind not surveying the biodiversity area for trees that may require a TPO due to resources, it was agreed that the Clerk contact ADC and suggest that the Parish Council would happy to arrange a arboriculturist report on their behalf which would resolve the issue of capacity at ADC.

- E-mail from Maria Tomlinson, Smith Simmons & Partners reference AL/31/22/PL – Ryefields Farmhouse and our response circulated 15.08.22 - noted
- 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. It was noted that no response had been received to our letter.
- 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. The Parish Council are unhappy with this response and Cllr Foott would contact our Solicitors to discuss the next course of action.
- To note APC letter sent from our Solicitors regarding Caigers Lane – circulated 05.09.22. New owners identified and letter sent. It was noted that the Parish Council were awaiting a response.
- To note Planning Committee Meeting for AL/94/22/PL – Nyton Rest Nyton Farm Shop held 24.08.22 – circulated 15.08.22 – noted.
- SDNPA Planning Committee Meeting 08.09.22 – circulated 01.09.22 – noted.
- E-mail from CLT advising of applications for properties at Wings Nursery – circulated 03.10.22 - noted.

781 **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, councillors requested that when the time came that the following were to be included in the review.

- Reference to the Digital Poverty Alliance and the provision of digital access and infrastructure in all new developments (EE8).
- A section on Future Homes Standards and the need to set out energy targets. To be considered under sustainable development.
- To review the schedules at the end of the Neighbourhood Plan to ensure any unlisted assets are included. Cllr Trabucco will research further the Roman Coastal Road.
- Water neutrality and the impact of the supply of water to the area.
- Electricity supply and cables to ensure capacity is maintained.

782 **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.

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

**Application Number:** AL/111/22/HH – 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).

**OBJECTION** – This application is outside the Built-Up Area Boundary for development (BUAB – EH1) and contravenes the Dark Skies Policy (EH10).

**TO NOTE THAT THIS APPLICATION HAD BEEN APPROVED 03.10.22**

**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.

**NO OBJECTION**

**TO NOTE THAT THIS APPLICATION HAD 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.

**OBJECTION – The Parish Council supports all comments made by the Officer in their report for refusing this application.**

**TO NOTE THAT THIS APPLICATION HAD BEEN REFUSED 28.09.22.**

**Application Number:** AL/130/22/DOC – 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.

**NO OBJECTION**

**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.

**NO OBJECTION**

**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.

**OBJECTION** - The Parish Council objects to this application as per its original comments in 2020. The development contravenes 6 elements of the Neighbourhood Plan. EH6 - Protection of trees and hedgerows as the plan shows removal of some of this. EH10 - Dark Skies policy and unlit village status due to its proximity to the Biodiversity Corridor. EH1 - Outside of the Built-up Area Boundary. EH5 The management of surface water has not been resolved. EH12 - The Protection of Bat habitats in the area and the protection of a 50m corridor. EH7 - Renewable and Low Carbon energy is not considered in the application or

how they are going to comply with energy efficiency and carbon reductions. The development is out of keeping with the area and outside the criteria for development of the Hook Lane Area. There is no suggestion that the developers have consulted with the Community Land Trust for affordable housing requirement H4 or taken account of local needs in the type of housing proposed. The designs do not comply with ADC Local Design Policy. The parish council is disappointed that the developers have not consulted with them.

**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.

**NO OBJECTION**

**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.

**NO OBJECTION** – 4 councillors in favour, 1 objection.

#### **NOTED NOT INCLUDED 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.

**OBJECTION** – The Parish Council still objects to this development as per our previous submission by our planning consultants in October 2022. We see no reason to change our stance and support the concerns raised by WSCC on the provision of education in the area.

**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.

**OBJECTION** – The Parish Council still objects to this development as per our previous submission by our planning consultants in October 2022. If ADC are considering approval, then the Parish Council would like the following elements of our ANP taken into consideration. EH10 - Dark Skies Policy, EH7 – Renewable and Low Carbon Energy, EH6 – Protection of trees and hedgerows.

**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.

**OBJECTION** - The Parish Council objects to this application on the following basis:-

- It contravenes our Neighbourhood Plan on Policy H3 – Housing density and is overdevelopment of the site.
- The development is out of character with the area.
- The Dormer windows in the replacement roofs contravenes EH10 the Dark Skies Policy.
- This is very close to the biodiversity corridor and contravenes EH12 the Protection of bat habitats.

784 **Agenda item 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

**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

**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

**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

**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**

785 **Agenda Item 12 - Date of next meeting – Tuesday 8 November 2022 at 7.00pm**

Meeting finished 8.45 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 8 NOVEMBER 2022**