



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 8 November 2022 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA

Members: Cllr Sue Foott (Chair of Planning Committee)
Cllr Michelle Harbord
Cllr Katherine Jarman

In attendance: Marie Singleton – Parish Clerk.

786 **Agenda item 1 - Apologies for Absence**
Cllr's Flitter & Trabucco (Personal).

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

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

789 **Agenda item 4 - Approval of the Minutes of Planning Committee held 11 October 2022.**
The minutes of the Planning Committee Meeting held 11 October 2022 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Harbord. Cllr Foott Chair of the Planning Committee signed the minutes.

790 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 11 October 2022.**
There are matters outstanding that are still ongoing, but it has been agreed to leave these topics on a rolling action list. The Clerk was asked to chase ADC once again for a response on its offer of undertaking a tree survey to identify trees that may require a TPO on Arun's behalf. All other action items had been fully resolved.

791 **Agenda item 6 – Chair's Actions.**
No additional actions taken by the Chair.

Two matters outstanding that the Chair will provide an update on at the next meeting, Caigers Lane and any response that the Parish Council may take regarding the letter received from ADC on enforcement issues.

792 **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.
- SDNPA Planning Committee 13.10.22 – circulated 04.10.22 - noted
- Letter received from Nexus Planning – Land to the rear of Meadow Way, Westergate – circulated for information only 17.10.22 – noted that the developer may attend either a Full Council or Planning meeting to make a presentation and to report on

any comments that have arisen from the consultation that is in progress. This has now been extended to the 14.11.22.

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

Nothing new to report.

794 **Agenda item 9 – To note any matters relating to the current BEW Master plan Consultation**

Nothing new to report, the next meeting has been scheduled for the 24.01.23 and Cllr Trabucco will attend.

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

Application Number: AL/145/22/L

Address: Hook Place, Hook Lane, Aldingbourne

Application Details: Listed building consent for conversion of walled patio to extension and associated alterations.

COMMENTS SEE BELOW

Application Number: AL/144/22/HH

Address: Hook Place, Hook Lane, Aldingbourne

Application Details: Conversion of walled patio to extension and associated alterations. (This application may affect the setting of a listed building) **SEE ABOVE**

OBJECTION – only on the glazing of the French Windows, the Parish Council supports the recommendations of the Conservation Officer in ensuring that the correct materials are used and that it complies with the following ANP Policies:-

EH8 – Ensuring the materials and structure are compliant

EH9 – To preserve and enhance the character of the conservation area

EH10 – Unlit village status, new lighting will be required to conform to the highest standard of light pollution restrictions. Dark Skies Policy.

Application Number: AL/150/22/P

Address: The Grange, Westergate Street, Aldingbourne

Application Details: Removal of mobile home and replacement with 1 no dwelling house.

NO OBJECTION but would comment that the Parish Council would like the applicant to ensure that the proximity to the biodiversity corridor is noted, and that as the plans show significant glazing that EH10 – Unlit village status, new lighting will be required to conform to the highest standard of light pollution restrictions, Dark Skies Policy is taken into consideration.

Application Number: AL/149/22/HH

Address: 24 Elm Road, Westergate, Aldingbourne

Application Details: Two storey side extension and conversion of loft to habitable use including installation of 1 x rear dormer.

NO OBJECTION – IT IS NOW NOTED THAT THE APPLICATION HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT.

Application Number: AL/160/22/PL

Address: Byfields, Nyton Road, Westergate, PO20 3US

Application Details: Variation of condition 2 imposed under AL/40/21/PL relating to approved plans.

OBJECTION – The Parish Council objects to this variation of condition 2 as it is unclear from the new plans whether it now impacts on the Biodiversity Corridor or shows any consideration for the Dark Skies Policy in the Neighbourhood Plan EH10.

Application Number: BE/131/22/RES

Address: Land East of Shripney Road and South of Haddan House Shripney Road Bersted PO22 9NZ

Application Details: Approval of reserved matters following outline consent BE/109/19/OUT for 44 No dwellings with details of layout scale, appearance, and landscaping. This application is in CIL Zone 3 and is CIL Liable as new dwellings, may affect the character and appearance of the Shripney Conservation Area and is a Departure from the Development Plan.

NO OBJECTION – The Parish Council has no objection to this application but supports the request of Bersted Parish Council that a crossing is installed.

Application Number: AL/96/22/RES

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

Application Details: Approval of reserved matters following outline consent AL/113/21/OUT for 67 no 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 based on its previous submissions.

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

Application Number: AL/127/22/HH

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.

Decision – APPROVED

Decision Date – 17.10.22

Application Number: BE/176/21/PL

Address: The Cottage, Shripney Road, Bognor Regis, PO22 9PA

Application Details: Demolition of existing dwelling and ancillary buildings and erection of 66-bedroom care home with associated access, parking, and landscaping. This site is CIL Zone 3 (zero rated) as other development & is a departure from the Development Plan

Decision – APPROVED with 29 CONDITIONS

Decision Date – 21.10.22

Application Number: AL/108/22/RES

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.

Decision – APPROVED with 12 CONDITIONS

Decision Date – 13.10.22

Application Number: AL/49/22/PL

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.

TO NOTE THAT THE APPLICATION HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT 26.10.22

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

Meeting finished 8.30 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 DECEMBER 2022