

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 10 January 2023 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 13 December 2022 (Previously circulated)**

5. **Matters arising from the Minutes of the Planning Committee held on 13 December 2022**

To consider any matters arising solely from the minutes relating to the meeting held on 13 December 2022.

See action items listing for all points that are still ongoing or have been resolved and planning correspondence below.

6. **Chair's Actions**

- To receive update on Caigers Lane.
- To receive update on response to letter received from ADC on planning enforcement.

7. **Tree Protection Orders**

To discuss response from ADC – circulated 10.11.22 and to agree on the next steps (see comments and suggestions previously circulated by Cllr Jarman 06.12.22).

8. 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.
- To note e-mails received from 2 residents regarding Wings Nursery (one via Cllr Jarman) – responses sent 24.11.22 and 19.12.22 respectively following contact with Site Manager.
- To note response received from ADC, Stephen Andrews, Enforcement Support Services (Agency) on enforcement matters raised by APC – circulated 12.12.22.
- To note Planning Committee Meeting 11.01.23 for AL/31/22/PL – Ryefields Farmhouse, Oak Lane – circulated 22.12.22.
- To note e-mail from WSCC to Cllr Trevor Bence on a Notification of S278 highways agreement at Land North of Lees Yard, Lidsey Road – circulated 22.12.22.
- *To note Department for Levelling Up Housing and Communities announcement 05.12.22 regarding changes to the planning system – circulated by Cllr Jarman 08.12.22 to consider suggestions outlined in the e-mail.
- *E-mail from SDNPA regarding New funds for Village Halls (Platinum Jubilee Fund) – circulated 22.12.22 – deadline for applications 20.01.23. Response required Clerk suggestion that members of the APC/ACSC Development Working Party look at the link provided.

Action required *.

9. To receive an update regarding the Aldingbourne Neighbourhood Plan

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

Meeting scheduled for Thursday 24 January 2023 at 3.00 pm.

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

Application Number: AL/132/22/PL – Deadline 31.12.22

Address: Polson Dairy, Lidsey Road, Bognor Regis.

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

NOTE Re-Advertised. Amended application form with certificate B and amended plans. On PC planning agenda 11.10.22 – no objection sent to ADC.

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/167/22/PL – Deadline 08.01.23

Address: Lidsey Farmhouse, Lidsey Road, Bognor Regis

Application Details: Erection of 1no dwelling to replace historic caravan and detached garage. This application may affect the setting of a Listed Building, is a Departure from the development plan and is in CIL Zone 3 (CIL liable) as new dwelling.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/167/22/PL&keyscheme=planning

Application Number: AL/177/22/HH – Deadline 15.01.23

Address: Norton Farmhouse, Norton Lane, Norton

Application Details: Amendments to approved garage, including additional landscaping. This application may affect the character and appearance of the Norton Lane, Norton Conservation Area, and a Listed Building.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/177/22/HH&keyscheme=planning

Application Number: AL/178/22/OUT – Deadline 15.01.23

Address: Land to the rear of Meadow Way, Westergate

Application Details: Outline planning application with all matters reserved, except principal means of access and demolition of 24 Meadow Way, for the construction of up to 89 No residential dwellings, with access taken from Meadow Way, together with the provision of open space, landscaping, and associated infrastructure. 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/178/22/OUT&keyscheme=planning

Application Number: AL/179/22/OUT – Deadline 15.01.23

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

Application Details: Outline application with some matters reserved, except access and layout, for the erection 9 no residential dwellings (re-submission of AL/39/22/OUT). 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/179/22/OUT&keyscheme=planning

NOTE on previous PC agenda 10.05.22 – Objection sent to ADC.

Application Number: BN/176/22/RES – Deadline 15.01.23

Address: Land West of Fontwell Avenue, Eastergate

Application Details: Approval of reserved matters following outline consent BN/147/21/OUT for 7 No dwellings with associated landscaping and infrastructure. This application also lies within the parish of Aldingbourne and is in CIL Zone 3 and is CIL Liable as new dwellings.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=BN/176/22/RES&keyscheme=planning

NOTE on PC agenda 14.12.21 – Objection sent to ADC.

Application Number: AL/163/22/L – Deadline 20.01.23

Address: Jubilee House, Aldingbourne Drive, Aldingbourne PO18 0LQ.

Application Details: Listed building consent to remove 2 internal walls to enlarge bathroom, add a window to the en-suite and replace existing bedroom window on West elevation with french doors.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/163/22/L&keyscheme=planning

Application Number: AL/184/22/HH – Deadline 20.01.23

Address: Hook Place, Hook Lane, Aldingbourne PO20 3TS.

Application Details: Construction of private swimming pool and pool house. Removal of existing garage and replacement with new carport. Associated landscape works. This application may affect the setting of a listed building.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/184/22/HH&keyscheme=planning

Application Number: BN/181/22/PL – Deadline 20.01.23

Address: Land North of Northfields Farmhouse, Eastergate.

Application Details: Erection of 4 No dwellings with associated landscaping and infrastructure. This application also lies within the parish of Aldingbourne, is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=BN/181/22/PL&keyscheme=planning

Application Number: AL/187/22/HH – Deadline 20.01.23

Address: Grey Gables, Fontwell Avenue, Eastergate PO20 3RU.

Application Details: Construction of a detached garage.

To view details, click on link

https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/187/22/HH&keyscheme=planning

NOT ON PARISH LISTS

Application Number: AL/72/22/PL – Deadline 06.01.23

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

NOTE AMENDMENT TO ORIGINAL APPLICATION WITH SUBSTITUTE PLANS AND DOCUMENT – On PC Agenda 09.08.22 – No Objection sent to ADC.

To view details, click on link

[Click here to make further comments](#)

12. To note any recent planning decisions

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.

Decision – APPROVED with 12 conditions

Decision Date - 20.12.22

Application Number: AL/150/22/PL

Address: The Grange, Westergate Street, Aldingbourne PO20 3SQ

Application Details: Removal of mobile home and replacement with 1 dwellinghouse.

Decision – APPROVED with 9 conditions

Decision Date – 05.12.22

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 69 houses. This application is a departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Decision – APPROVED with 10 conditions.

Decision Date – 30.11.22

Application Number: AL/135/22/RES

Address: Land West of Hook Lane, Aldingbourne PO20 3BB

Application Details: Approval of the 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.

Decision – APPROVED

Decision Date – 01.12.22

13. To note the date of next meeting – Tuesday 14 February 2023