



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 January 2023 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Sue Foott (Chair of Planning Committee)
Cllr Michael Warden (Chair of the Parish Council)
Cllr Katherine Jarman
Cllr Ron Flitter
Cllr Mario Trabucco
Cllr Michelle Harbord
Cllr Heidi Luther (observing)

In attendance: Marie Singleton – Parish Clerk.

Arun District Cllr Sue Wallsgrove and 35 members of the public.

810 **Agenda item 1 - Apologies for Absence**

All councillors on the planning committee in attendance.

811 **Agenda item 2 - Declarations of Interest**

Cllr Harbord declared an interest in application AL/178/22/OUT – Land to the Rear of Meadow Way as a resident of Meadow Way and Cllr Trabucco declared an interest in application AL/163/22/L - Jubilee House as the applicant is know personally.

812 **Agenda item 3 - Public Participation**

There were 35 members of the public in attendance specifically to discuss application AL/178/22/OUT – Land to the Rear of Meadow Way. The Chair of Planning agreed to move this application from agenda item 11 so it could be dealt with first.

Responses/comments/observations from residents.

- Residents were aware of the substantial number of objections which have already been uploaded to the ADC website.
- The road into Meadow Way is already disintegrating and there are concerns on water and drainage issues.
- Junction of Meadow Way onto the A29 is of serious concern as it is on a blind bend and is already subject to a number of accidents and near misses. Residents were advised/recommended that they should report all these incidents onto the WSCC Highways portal to build up an evidence base.
- Meadow Way is used by a large number of parents dropping off at the local primary school and is already severely congested, the proposal to take away parking spaces will also impact on the road.
- There is concern that the site is being overdeveloped as per the Aldingbourne Neighbourhood Plan and 89 is deemed as far too many units for the space.
- Evidence was provided to the Parish Council on the extensive flooding that already exists in the area, that and the Aldingbourne Rife is already full. There are concerns on how this water on the proposed development would be removed from site and any potential issues with flooding and sewage has not been addressed. Most of the houses on Meadow Way were built in 1960's and will not be compliant with modern

drainage specifications as most have open drains.

- Local sewage in the area is already being shipped out and the pumping station is not adequate and regularly needs emptying.
- The cycleway shown appears to come out at a major junction and is dangerous in its positioning.
- Why is development being proposed on A1 agricultural land when the government is encouraging all agricultural land to be left as such.
- The access to the development proposed on Hook Lane is not deemed as appropriate. The lane is already a cause for concern for speeding, is used as a thorough fare for the many issues on the A29 and is not acceptable for construction vehicles.
- The traffic survey mentioned in the application is completely out of date and was completed at a time that people were still encouraged to work from home. The traffic movement quoted of 45 is incorrect, with this size of development and the likelihood of at least 2 vehicles per unit it is deemed that 700 movements is more in line with what is expected and is likely to be at least 1500 at peak times all going onto the A29.
- Mention of the use of public transport is not appropriate as there are currently incredibly limited services available.
- There are no start dates for any work on the A29 either the north or south sections and this is potentially being held up by the possibility of compulsory land purchase being required. Developers are also being requested to pay for the south section which affects Westergate Street, and the costings are currently £47m. S106 funding is only available when the houses are built and potentially this road will take at least 10 years to come to fruition if at all. The area is already dangerous and congested with concerns of air pollution.
- Local services and facilities have not been addressed. Local schools are already oversubscribed, and it is noted that WSCC Education Department does not support this application. Residents already in Meadow Way must take their children to other local schools outside of the area which adds to the road usage and air pollution. There are currently no readily available GP or Dentist facilities in the area and no new services are being offered or proposed in this application.
- The local Arun Plan has been suspended until June 2023 and should have been reviewed earlier.
- Residents noted that objections needed to be based on planning references and not on a personal basis.
- The development shows no indication of being sustainable.

Parish Council response.

It was noted that the Chair of the Planning Committee upon receipt of the application had taken advice from a leading planning lawyer, our own planning consultants, and a Hydrological and Hydrogeological consultant. All were asked to review the application AL/178/22/OUT.

Following a lengthy discussion on the application, the Parish Council will be objecting to this application on the following basis as per the Aldingbourne Neighbourhood Plan which has been approved by Arun District Council.

Policy EH1 Built Up Area Boundary (BUAB)

Proposals for development of land located to the west of Westergate Street and outside of the BUAB will not be supported - The Parish Council believes it has brought in more houses and has exceeded its short-, medium- and long-term targets for development as per the life of the Aldingbourne Neighbourhood Plan which included provision for 70 dwellings. In

addition, the following has also been approved by ADC this includes Land at Bayards, Level Mare Lane (67), Woodgate Nurseries (95) and Land West of Hook Lane (10) Wings Nursery & Lees Yard (108). This development on the above basis is therefore not supported.

Where there is a demonstrable shortfall of housing land supply having regard to the requirements of the adopted Arun District Local Plan, development proposals must demonstrate that each of the following criterion can be met otherwise development outside the BUAB will be resisted.

- i. the scale of development is proportionate to the housing supply shortfall and local housing needs of the Parish and can be deliverable in the short term;
We do not believe there is a housing supply shortfall as indicated above. This development will not be deliverable short term and has major implications on services, facilities, air pollution, road usage and is disproportionate in scale. The proposal is not sensitively designed and should have a mixture of housing it therefore does not meet the housing needs of residents of the parish. We are also aware that the Community Land Trust has not been consulted to identify any provision that may be required.
- ii. the development will protect the local landscape character and wider setting of the South Downs National Park and support the dark skies policy;
The development in its size contravenes the Dark Skies Policy and does not protect the local landscape character.
- iii. the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements;
We do not believe this point has been met.
- iv. it is demonstrated through appropriate assessment that there would be no significant harm to biodiversity, including the roosting, feeding, and commuting of bat species, or to bat species associated with the Singleton and Cocking Tunnels Special Area of Conservation (SAC) and Slindon Woods;
We can see no evidence that this has been taken into consideration. This development is within the Biodiversity Corridor and does not show any biodiversity gain.
- v. the proposal is sustainably located and accessible to local facilities and services and sufficient capacity exists or can be provided to accommodate additional needs;
We believe that this point has not been met. The development is not sustainable and does not demonstrate sufficient capacity in existing services and facilities. There are no additional doctors' facilities, dentistry services, education places, public transport, or traffic mitigation measures in place.
- vi. there would be no unacceptable environmental, amenity or traffic implications including an increased risk of groundwater flooding;
The advice we have received on this shows the area has significant risk of increased flooding, evidence has been provided to the parish council of the extent of the flooding and no measures appear to be in place to explain, drainage, sewage and flood and ground water risks on the development which in on a known flood plain. The increased traffic use and the lack of movement on the proposed A29 road works have major traffic implications which have not been addressed. The junction at Meadow Way and the A29 is known to be dangerous as per the public enquiry in 2008 which demonstrates there is poor visibility southwards and has progressively got worse with the continued increased development and road usage in the area.
- vii. the development does not lie within 50 meters of the biodiversity corridors where these are used by roosting or feeding or commuting bats.

To note that bats use footpath 299 to the pond at the end of the development to feed and roost in the hedgerows. No ecological report showing these considerations is in place.

The rest of the points under EH1 were discussed at length as per the Aldingbourne Neighbourhood Plan p32 and the conclusion as per the plan based on the available evidence to date, additional development west of Westergate Street is considered inappropriate.

The following points were also considered not to have been met.

EH3 – Development on Agricultural Land will be resisted and therefore this development is not supported on this basis.

EH5 – Surface Water Management – evidence of this not provided as mentioned the area is in a high-risk flood area.

EH7 – Renewable and Low Carbon Energy – Renewable schemes using heat pump and solar panels and EV charging points are not shown and does not deal with carbon emissions.

EH10 – Unlit Village Status – we believe the development contravenes this policy and is therefore not supported.

EH12 – Protection of bat habitats – comments as above.

5.5 – Getting Around – no improvement in traffic management is evident.

GA.3 – Parking and new development – provision is inadequate, and spaces have been taken that will increase the issues in Meadow Way.

H3 – Housing density – the number of units is not supported and harms the established character and appearance of the local area and is deemed as over development.

H4 – Affordable Housing – it was noted that the Community Land Trust has not been consulted.

LC4 – No provision of allotments has been offered.

It was noted that the parish council had not been consulted by the developer despite agreement given that the developers were more than welcome to attend appropriate meetings. It has also not been asked regarding any potential S106 funding and what the council would like to be considered.

It was agreed and voted by all councillors in attendance that an objection to this application should be made to Arun District Council, and that we reserve the right to further recourse on this matter subject to receipt of further advice from consultants.

813 **Agenda item 4 - Approval of the Minutes of Planning Committee held 13 December 2022.**
The minutes of the Planning Committee Meeting held 13 December 2022 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Jarman. Cllr Foott Chair of the Planning Committee signed the minutes.

814 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 13 December 2022.**
There are matters outstanding that are still ongoing, but it has been agreed to leave these topics on a rolling action list.

815 **Agenda item 6 – Chair’s Actions.**

- Caigers Lane – It was noted that a response had been sent to Mr & Mrs Blows on this matter. Surrey Hills Solicitors has agreed to write to the Church Commissioners to

identify who owns the land.

- Planning Enforcement response to ADC – this matter is currently on hold.
- It was noted that the Chair had taken advice from a leading planning lawyer, our own planning consultants, and a Hydrological and Hydrogeological consultant. All were asked to review the application AL/178/22/OUT as above.

816 **Agenda item 7 – Tree Protection Orders**

Agreed to move this item to the next planning agenda.

817 **Agenda item 8 – 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.
- 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 – noted.
- To note response received from ADC, Stephen Andrews, Enforcement Support Services (Agency) on enforcement matters raised by APC – circulated 12.12.22 – noted.
- To note Planning Committee Meeting 11.01.23 for AL/31/22/PL – Ryefields Farmhouse, Oak Lane – circulated 22.12.22 – noted.
- 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 – noted.
- 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 – item to be moved to next Full Council agenda.
- 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 – it was noted that the Parish Council did not meet the criteria for applying due to not owning/leasing the building. Cllr Warden advised it would be on the next ACSC agenda.

818 **Agenda item 9 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

819 **Agenda item 10 – 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.

820 **Agenda item 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).

NO OBJECTION as per previous decision.

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.

NO OBJECTION but would comment that the Parish Council would like the Dark Skies Policy to be taken into consideration.

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.

NO OBJECTION

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.

OBJECTION – Please see full comments above under item 812.

Additional actions agreed on this application.

The Clerk to collate all above comments and send these and the copy of the advice from the Hydrological and Hydrogeological consultant to our Planning Consultants for inclusion in their report.

To look at costings and obtain quotes for the following and report back to the Full Council:-

- The ecologist to do a desk top exercise on the above planning application submitted to ADC and report on the findings. To also request a quote for a full ecology and biodiversity update report.
- To request a quote for a full report from the Hydrological and Hydrogeological consultant for the whole area.
- To consider a Traffic/Transport survey report to include pollution levels. Cllr Warden to provide the Clerk with contact details and for the Clerk to request a quote and a proposed timescale.

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.

OBJECTION – No change to the stance of the Parish Council.

- This is a departure from the development plan and developments outside the BUAB (EH1) will not be supported.
- There is perceived overdevelopment on this site.
- There is an impact on the Dark Skies character of the area (EH10) and contravenes this policy.
- Due to the single track this is still an unsustainable location.
- The style and design are not in keeping with the character of the area.

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.

OBJECTION – The Parish Council supports the comments of Barnham Parish Council.

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.

NO OBJECTION – (1 councillor abstained – as per declaration of interest as outlined above). The Parish Council is happy to accept the recommendations of the Conservation Officer.

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.

OBJECTION – The Parish Council objects to this application on the following basis and would like further information-

- No ecology statement has been provided on the bat activity in the area and the implications of the swimming pool on its surroundings.
- More information is required on the design and proposed lighting.
- The glass in the pool house may contravene the Dark Skies Policy of the ANP (EH10).
- The new access road is not safe, and a survey needs to be done by highways.
- Removal of the hedgerows is not supported.

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.

OBJECTION – The application is in breach of EH1 BUAB of the ANP.

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.

NO OBJECTION

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.

NO OBJECTION – The Parish Council has no objection to this application as previously stated.

821 **Agenda item 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

822 **Agenda Item 13 - Date of next meeting – Tuesday 14 February 2023 at 7.00pm**

Meeting finished 9.50 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 14 FEBRUARY 2023