



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 February 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 Heidi Luther (observing)

In attendance: Marie Singleton – Parish Clerk.

Seven members of the public in attendance to hear the presentation listed below. One member of the public observing.

823 **Agenda item 1 - Apologies for Absence**
Cllr Michelle Harbord (personal).

824 **Agenda item 2 - Declarations of Interest**
It was noted that application AL/199/22/T is a parish council application.

825 **Agenda item 3 - Public Participation**
Seven members of the public were in attendance to observe the presentation listed below.

826 **Agenda item 4 – Presentation by Henry Adams and Briarsgate Homes (St. Johns Close, Aldingbourne)**
A brief presentation was given by Henry Adams and Briarsgate Homes for proposed 10 new homes to be built on land at the end of St Johns Close. Copies of the presentation had previously been circulated to councillors and copies were provided to residents in attendance.

- The developers are proposing 10 new houses, 2x2 bed, 6x3 bed and 2x4 bed houses.
- No affordable houses have been considered.
- Surveys have been undertaken at the site ahead of a full application.
- The development will use the existing entrance into St Johns Close.
- The foul drainage system in Hook Lane will be used.
- They are looking at enhancing the ecology of the site through landscaping and creation of habitats.

Responses/comments/observations from residents.

- The road into St Johns Close is considered too small to accommodate construction vehicles.
- There is concern that the site is being overdeveloped and it was suggested that a reduction in the number of houses should be considered.
- The foul drainage and sewage systems are already at capacity and extensive pumping is already necessary. Henry Adams advised that Southern Water are responsible for

this aspect and if a development is approved, they must provide an appropriate system. Both will be connected to the mains and will not be pumped away.

- There is evidence of flooding in the area, and the developer was asked if a Hydrological Engineer had been contacted. They confirmed that they had already consulted on this, and it was noted that the water table was very high.
- A resident queried that the development was outside the ANP Build Up Area but the developer considered that this was not the case.
- Landscaping was discussed, and it was noted that they are looking at a TPO to be made for a tree currently showing in a garden, but so this is not the responsibility of the home owner the plans would be amended.
- The developer was asked whether biodiversity net gain had been calculated and they advise it had, although this was disputed by residents. The developer will be working towards the new regulations that are coming in at the end of 2023.
- The Dark Skies Policy in the ANP was raised, but was not deemed an issue by the developer.
- The developer was advised that there were issues with local services, transport and facilities. Local schools are already oversubscribed, residents are already having to 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.
- Climate and environmental issues were raised, and Cllr Trabucco specifically asked about energy consumption, the developers were asked to consider that new renewable energies were used in the houses and to ensure energy efficiency measures are in place.
- The developers were also asked to look at lighting on the development, drainage issues and were asked to ensure that parking exceeded the minimum requirements to stop overparking on the current close. They were also asked to make sure in their application that reference was made on how the design of the houses met the local area and to reflect the materials that were used throughout the villages.

827 **Agenda item 5 - Approval of the Minutes of Planning Committee held 10 January 2023.**

The minutes of the Planning Committee Meeting held 10 January 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Flitter. Cllr Warden Chair of the Parish Council signed the minutes in absence of Cllr Sue Foott Chair of the Planning Committee.

828 **Agenda item 6 - Matters arising from the Minutes of the meeting held on 13 January 2023.**

There are matters outstanding that are still ongoing, but it has been agreed to leave these topics on a rolling action list.

829 **Agenda item 7 – Chair’s Actions.**

- Cllr Warden advised he had contacted WSALC regarding the Levelling-Up NPPF consultation and they have agreed to engage Steve Tilbury a planning consultant to agree a template with answers on the 58 questions posed in the consultation. Councillors have been provided with all the details and were asked to respond to the Clerk before the end of the week with any feedback/comments. Steve Tilbury has also agreed to tweak the consultation to consider the Parish Councils specific planning needs.

- Planning Enforcement response to ADC, to note that this letter has now been sent by Surrey Hills Solicitors, copy of the letter had been circulated.
- AL/178/22/OUT – Land to Rear of Meadow Way, a full Hydrological report had been received from Richard Allitt, and it was agreed that this should be sent to the case officer.

830 **Agenda item 8 – Tree Protection Orders**

A discussion took place on the response received from Mark Warwick Tree Officer at ADC dated 10.11.22, and their decision not to accept the parish councils offer of commissioning an arboriculture report on trees within the parish to look at TPO's, due to the work needing to be done by ADC itself as each case arises. Cllr Jarman offered to have a look and see which trees should/could be identified and report back to the parish council on recommendations.

831 **Agenda item 9 – Reports and Surveys**

- A lengthy conversation took place on the possibility of pre-empting and considering engaging consultants to have reports and surveys in place so that a timely response is able to be provided on planning applications. Reports and surveys considered were Transport, Traffic, Pollution, Ecology and Biodiversity, Hydrology, Lidar and Flooding issues. As there was no unanimous decision on the merits, it was agreed to contact Steve Tilbury the WSALC Planning Consultant to ask his advice on whether this process was worth doing, or whether it needed to be more specific to individual planning applications.
- Cllr Warden had contacted a company regarding pollution monitoring equipment, details had been circulated and it was agreed by all, that the data that would be provided would prove useful. It would be required for a 12-month period to ensure all different times and scenarios were taken into consideration. The areas agreed were Westergate Street and Nyton Road, as other parishes already have areas being monitored, but Cllr Warden would have a look at the whole parish and report back on suitable locations. Arrangements on who would be responsible for installing and replacing the equipment still needs to be considered.
- Details of consultant instructions on Hydrology and Ecology were noted for application AL/178/22/OUT – Land to rear of Meadow Way. Quotes had also been received on the possibility of undertaking Transport Surveys. After a discussion Cllr Warden agreed to contact Bright Plan Ltd and ask them to consider only the A29 junction with Meadow Way and for them to provide a timescale to see if it was worth progressing in time for any possible Planning Committee Meeting. All councillors in attendance agreed on this course of action with an agreed amount to be spend of £1,750.
- To agree a list of preferred consultants – this item to be moved to next months agenda.

832 **Agenda item 10 - Enforcement**

- The response received from ADC, Stephen Andrews, Enforcement Support Services (Agency) on enforcement matters raised by APC – circulated 12.12.22 was noted and for this item to be included on next month's agenda.
- The final letter sent to Karl Roberts, ADC from Surrey Hills Solicitors 19.01.23 was noted.

833 **Agenda item 11 – 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.
- All the e-mails received from 4 residents regarding Bayards Development, Level Mare Lane were noted. The Parish Council had been kept updated on all latest developments on this matter including the responses from Arun District Council. The Parish Council supports the residents and understands the frustrations on what is happening and has of course posted its objection to the development. Unfortunately, however there is nothing further that they can do on the issue of access and construction traffic to the development.
- SDNPA Planning Committee Meeting 09.02.23 - circulated 31.01.23 – noted.
- E-mail received from resident on AL/177/22/HH regarding our decision. Response sent 30.01.23 and circulated to Cllr's Warden and Foott (Application refused 02.02.23 by ADC) - noted
- Cllr Harbord's e-mail dated 11.01.23 - E.Act 2021: National legally binding environmental targets now published - noted.

834 **Agenda item 12 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

835 **Agenda item 13 – To note any matters relating to the current BEW Master plan Consultation.**

Meeting took place 24.01.23 and Cllr Trabucco attended.

- New Chair District Cllr Isabel Thurston.
- Northern Consortium update: Land N. of Barnham Rd (Barratt/David Wilson Homes), lots of work has been happening in the background, with delays due to land ownership and road matter disputes, but application is now live for 551 homes and a 70-bed care home (BN/195/22/PL. There will be a consultation Feb/Mar on matters not covered by the planning application. In light of the finds of the archaeological survey, namely traces of premodern viability (Roman? Medieval?), Cllr Trabucco asked if the developer was considering including these traces of previous land use into the project (e.g. through paths or walls insisting on the pre-existence) to preserve the memory of the place. Developer has ruled that out.
- Southern Consortium Land: update on BN/11/22/OUT, Lichfield's. Because of the introduction of 20 & 30 mph speed limits on the course of the realigned A29, there will be now no gain in travel times between the old A29 and the new A29 realigned when the Woodgate level crossing is open. Still a gain when train transit closes the

A29 at the level crossing. Drainage problems have not been fully addressed yet, and Arun DC has requested some more clarifications on the point. Southern Water still not engaging meaningfully and not attending meetings. Also still waiting for comments from the Environmental Agency to come in.

- A29 delivery and phasing: Carden Group Update: they are working with Southern Consortium to put out an application for the southern portion of the strategic site in Q1 of 2024. The preferred option is now dual construction of the road (A29), both from the North and South end. Alignment & collaboration on this with Arun DC, WSCC, and Southern Consortium. They are preparing an Infrastructure Delivery Plan with Arun, to ensure all parts are delivered and this happens with the right phasing. Also, in November they acquired Eggin's Land, 130 ha of which are in the BEW allocation).

Letter from Lichfields regarding BN/11/22/OUT, update on BEW Parcel SC1 – circulated 10.01.23 – noted.

836 **Agenda item 14 – To discuss any recent Planning Applications as noted below.**

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.

It was noted that this application has been withdrawn by the applicant 25.01.23.

Application Number: AL/194/22/HH – Deadline 02.02.23

Address: 42 Ivy Lane, Westergate, Aldingbourne PO20 3RE

Application Details: Single storey detached self-contained ancillary annexe.

NO OBJECTION, 4 Councillors approved, 1 against the proposal based on overdevelopment of the site.

Application Number: AL/166/22/HH – Deadline 02.02.23

Address: Autumn Gate, 8 Hook Lane, Aldingbourne PO20 3TE

Application Details: Two storey rear extension and porch to front.

It was noted that this application was refused by ADC 13.02.23.

Application Number: AL/197/22/PL – Deadline 09.02.23

Address: White Mill House, Days Lane, Aldingbourne BN18 0TA

Application Details: 1 No dwelling. This application may affect the setting of a listed building, is a departure from the Development Plan and is in CIL Zone 3 and is CIL liable as a new dwelling.

It was noted that this application had been withdrawn by the applicant 08.02.23.

Application Number: AL/199/22/T – Deadline 16.02.23

Address: Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA

Application Details: 1 No. Oak (T1) crown reduction to leave height 17m and spread 7m and removal of epicormic growth from stem. Fell 1 No. Sycamore (T2) and 1 No. Elm (T3).

FOR INFORMATION ONLY - THIS IS A PARISH COUNCIL APPLICATION

Application Number: AL/1/23/PO– Deadline 16.02.23

Address: Land North of Lee’s Yard, Lidsey Road, Woodgate PO20 3SU

Application Details: Application to modify planning obligations relating to Schedule 1 Part 1 Clauses 1.1 and 1.13.1 of the S106 dated 30th October 2020 following AL/21/20/OUT regarding affordable housing provisions.

NO OBJECTION

Application Number: BN/195/22/PL – Deadline 24.02.23

Address: Land North of Barnham Road and East of Fontwell Avenue Eastergate

Application Details: I give notice (ADC) that on 13th January 2023 David Barratt Wilson Homes applied to Arun District Council for planning permission for Hybrid application: 1)- Full planning application for the demolition of existing dwelling and outbuildings and the construction of residential dwellings, public open space including recreation space and associated infrastructure and works to be constructed in 5 distinct areas (A-E) each one independent from the other and 2)-Outline application with all matters reserved other than means of access for a care home. This application falls within Strategic Site HD5, CIL Zone 1 and 2 (Zero Rated) and may affect the setting of listed buildings. This application is subject to an Environmental Statement.

OBJECTION – Full response to be provided by Cllr Flitter.

Application Number: AL/9/23/HH– Deadline 02.03.23

Address: 27 Meadow Way, Westergate, PO20 3QT

Application Details: Single storey front extensions, single storey rear extension, two storey side chalet extension, 2 No. front dormer projections to existing first floor and enlargement of rear dormer projections.

OBJECTION – This application is deemed as overdevelopment of the site.

Application Number: AL/13/23/HH– Deadline 02.03.23

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 and reinstated access for maintenance. This application may affect the setting of a listed building.

NO OBJECTION

Application Number: BE/131/22/RES – deadline 08.02.23

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 ON THE ADDITIONAL HIGHWAYS ADDENDUM

Application Number: AL/5/23/TC – Deadline 09.03.23

Address: Field House, Church Road, Aldingbourne Conservation Area.

Application Details: Fell 1 No. Willow (T2) in the Church Road, Aldingbourne Conservation Area.

NO OBJECTION

837 **Agenda item 15 - To note any recent planning decisions.**

Application Number: AL/162/22/HH – Deadline 22.12.22

Address: Lidsey Lodge, Sack Lane, Lidsey PO22 9PE

Application Details: Erection of a single storey rear orangery extension following demolition of existing rear sunroom.

Decision – APPROVED

Decision Date – 18.01.23

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.

Decision - REFUSED

Decision Date – 02.02.23

838 **Agenda Item 16 - Date of next meeting – Tuesday 14 March 2023 at 7.00pm**

Meeting finished 9.35 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 MARCH 2023