



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 March 2023 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
Cllr Ron Flitter
Cllr Mario Trabucco

In attendance: Marie Singleton – Parish Clerk.

Three members of the public in attendance. One member of the public observing and a representative from Smith Simons & Partners to answer questions on an application on this agenda.

839 **Agenda item 1 - Apologies for Absence**
None required.

840 **Agenda item 2 - Declarations of Interest**
Nothing to declare.

841 **Agenda item 3 - Public Participation**
Nothing to report.

842 **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 February 2023.**
The minutes of the Planning Committee Meeting held 14 February 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Flitter. Cllr Sue Foott Chair of the Planning Committee signed the minutes.

843 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 14 February 2023.**
It was agreed to remove two action items, a proposal from 14.09.21 a residents Q&A Sheet on objections to planning applications, this was felt that residents were now more au fait with the process, and the requirements that any objections needing to be on a material considerations basis and references should be in line with the Aldingbourne Neighbourhood Plan. The consideration of a letter to ADC on energy consumption and carbon reduction steps from 09.11.21 was felt it was no longer required, and this matter would be addressed when the Aldingbourne Neighbourhood Plan was being reviewed. The following items were still ongoing, outstanding Enforcement Planning issues (item 832 14.02.23), outcome of Caigers Lane, and an audit of potential trees for TPO orders (Item 830 14.02.23). All other items had been resolved.

844 **Agenda item 6 – Chair’s Actions.**
Nothing new to report.

845 **Agenda item 7 – Reports and Surveys**

Following the agreement last month to contact Steve Tilbury the WSALC Planning Consultant to ask his advice on the merits of pre-empting planning applications with commissioning a number of reports that could include, transport, traffic, pollution, ecology and biodiversity, hydrology, lidar and flooding, the suggestions in his e-mail were circulated and noted. Cllr Trabucco advised that ADC are in the process of reviewing its Local Plan and a number of these reports would be included in the work that they are required to undertake and therefore it would be prudent to avoid duplication. ADC are however not able to help on this matter at this time whilst the above is taking place, and it was agreed to move this as an agenda item under the Aldingbourne Neighbourhood Plan so this matter would continue to be considered. Mention was made of the Housing Economic Land Availability Assessment (HELAA) and a copy of the last report from ADC was circulated at the meeting to all councillors.

846 **Agenda item 8 - Enforcement**

The response received from ADC, Stephen Andrews, Enforcement Support Services (Agency) on enforcement matters raised by APC was noted, along with the response received from Karl Roberts at ADC dated 19.01.23 and is because of a second letter sent from to him from our Solicitors. There are outstanding items that have been acknowledged in his letter, and in order to ensure ADC's compliance in all matters of enforcement, Cllr Foott agreed to look at the outstanding list and to decide a way forward in ensuring that these matters are resolved and not forgotten.

847 **Agenda item 9 – 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 – noted.
- To note e-mail from Southern Housing Group – Update Tree Survey Lee's Yard – circulated 07.03.23 – noted.
- E-mail received from BECG regarding online consultation proposed new homes at Land west of Lidsey Road, Woodgate – circulated 07.02.23, company provided with dates for a presentation, no response received – noted.
- Notification of Planning Committee Meeting 08.03.23 for BN/176/22/RES – circulated 23.02.23 – noted.
- South Downs Local Plan Review – details circulated 13.02.23 – Parish Councils are asked to provide help in developing an evidence base and forms are provided that require completion – Cllr Foott agreed to have a look at an appropriate response. It was noted that although this review had been sent to the Parish Council, Aldingbourne was missing from the list of Parishes, the Clerk was asked to clarify with the SDNPA what their expectations are.
- Planning Compliance Strategy briefing/training event 24.03.23 via Zoom – e-mail from Daniel Vick - circulated 21.02.23.

848 **Agenda item 10 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

849 **Agenda item 11 – To note any matters relating to the current BEW Master plan Consultation.**
Nothing new to report.

850 **Agenda item 12 – To discuss any recent Planning Applications as noted below.**

Application Number: AL/22/23/HH

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

Application Details: Single Storey rear extension to create self-contained annexe.

NO OBJECTION – The Parish Council has no objection to this application but would like a lifetime condition on the annexe that stipulates that the annexe is to be used by family members only and for no other purpose. A vote was taken, 4 councillors no objection, 1 councillor objected based on design not being in keeping with the existing dwelling.

Application Number: AL/25/23/L

Address: Norton Grange Farm, Norton Lane, Norton PO20 3NH

Application Details: Listed building consent for conversion of cart shed and replacement of modern vehicle shed to form two tourist lets. Minor alterations to farmhouse: construction of partition walls at ground floor to enclose reception room, wine store and WC and removal of section of wall between kitchen & utility room; removal and construction of partition walls at first floor to form two ensuite bathrooms and doorway to master bedroom suite.

NO OBJECTION – The Parish Council has no objection to this application and noted that the application is exemplary in the information provided. It would however stipulate that any decision is subject to the imposition of a condition that the occupation of the development remains ancillary to the residential use of the host dwelling and that they remain as holiday lets and will not be occupied as separate dwellings. All councillors in agreement.

Application Number: AL/6/23/PL

Address: Aldingbourne Country Centre, Blackmill Lane, Aldingbourne, PO18 0JP

Application Details: Erection of toilet and showering facilities block for staff and visitors. This application is in CIL zone 3 (Zero Rated) as other development.

NO OBJECTION – all councillors in agreement.

Application Number: AL/27/23/PL

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

Application Details: Detached dwelling to replace garage approved under planning permission AL/28/21/PL and altered parking arrangement. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

OBJECTION - The Parish Council objects to this application as per the Aldingbourne Neighbourhood Plan and feels that the following have not been met.

- **H3 - Housing Density - This application is felt to be and shows an over development of the site.**
- **EH2 – “New development within or immediately adjacent the Biodiversity Corridors will only be supported where it can be demonstrated that development proposals**

will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors". We feel that this point has not been met and shows no definitive answer to this issue and the proximity of the biodiversity corridor. It also needs to show that a Biodiversity net gain is measured from how the site originally was to this latest application.

- **EH6 - Protection of trees and hedgerows - application needs to show more information on this point and address any measures that are being considered including the removal of trees.**

A representative from Smith Simons & Partners, planning consultants was in attendance, with questions posed by councillors on the development. A vote was taken, and it was agreed by all councillors in attendance that an objection should be raised on the above basis.

Application Number: AL/26/23/HH

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. A vote was taken, 4 councillors no objection, 1 councillor objected based on design.

Application Number: AL/33/23/PL – Deadline 06.04.23

Address: The Stables, Slindon Bottom Road, Slindon BN18 0SL

Application Details: Change of use of an existing ancillary outbuilding to create 1 No. holiday let unit. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.

NO OBJECTION – The Parish Council had no objection to this application, but would like consideration be given to the Aldingbourne Neighbourhood Plan Dark Skies Policy EH10. All councillors in agreement.

851 **Agenda item 13 - To note any recent planning decisions.**

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).

Decision – APPROVED

Decision Date – 20.02.23

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.

Decision - APPROVED

Decision Date – 16.02.23

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.

Decision – APPROVED

Decision Date – 02.02.23

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.

Decision – REFUSED

Decision Date – 10.02.23

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.

Decision – APPROVED

Decision Date – 08.02.23

852 **Agenda Item 14 - Date of next meeting – Tuesday 11 April 2023 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 11 APRIL 2023