



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 11 April 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 Ron Flitter  
Cllr Mario Trabucco

**In attendance:** Marie Singleton – Parish Clerk.

One member of the public observing.

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

Cllr Katherine Jarman (Personal).

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

Nothing to declare.

855 **Agenda item 3 - Public Participation**

Nothing to report.

856 **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 March 2023.**

The minutes of the Planning Committee Meeting held 14 March 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Flitter. Cllr Sue Foott Chair of the Planning Committee signed the minutes.

857 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 14 March 2023.**

The following items are 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.

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

As mentioned above item 857 there is an outstanding issue with Caigers Lane and access, the ownership of the lane/land is being investigated by our Solicitor as it is believed it is owned by the Church Commissioners. Also, in regard to access, Cllr Harbord advised that an issue with a sewage spill which is being dealt with by Southern Water has also reached a stumbling block regarding access to the field. It was agreed that Cllr Harbord would provide contact details of Southern Water and the Environment Agency who are involved and who may have additional helpful information, and for the Clerk to forward the details to our Solicitors so they can try and resolve the issue between themselves.

859 **Agenda item 7 – Pollution Monitoring**

The report provided by Cllr Warden was noted and several questions were posed:-

- Cllr Harbord asked how high the monitors need to be placed?
- There was a question of the locations and to ensure that there was no duplication with other parishes and to look at the Basmati restaurant area instead of the Memorial roundabout.
- It was also suggested by Cllr Trabucco that additional monitoring takes place at Dukes Road between the Aldingbourne Trust and the junction of Littleheath Lane and Blackmill Lane halfway between A27 Aldingbourne Trust and Mount Noddy. This was agreed.

Cllr Flitter has offered to help place the monitoring equipment, Cllr Trabucco asked if consideration was given to monitoring other pollutants, but it was agreed that specifically only nitrogen dioxide monitoring was required. With the extra monitoring locations a budget of up to £800 was approved, proposed Cllr Flitter, seconded Cllr Harbord.

The Clerk will report this information back to Cllr Warden.

860 **Agenda item 8 - Enforcement**

Cllr Foott to liaise with the Clerk on outstanding enforcement matters as per the response received from Karl Roberts at ADC dated 19.01.23.

861 **Agenda item 9 – Planning Correspondence**

The following planning related correspondence was noted.

- To note Clerk has responded to ADC on planning decisions as per the previous minutes.
- To note e-mail from Stephen Underwood regarding Wings Site launch dates – circulated 03.04.23.
- SDNPA Planning Committee Meeting 13.04.23 – circulated 04.04.23.

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

Nothing new to report, but Cllr Trabucco requested additional mapping information on the following:-

- The mapping of the BUAB to be added to the website for the public to see.
- The Biodiversity corridor map in the ANP to show the 50m buffer zone.
- The agricultural land classification from DEFRA dated 2020 for grade 1,2,& 3 classifications to also be available on the website.

The Clerk reminded Councillors that Processmatters2 had undertaken a large mapping exercise on behalf of the Parish Council in April 2022, the Clerk was therefore asked to resend the link and for councillors to ascertain if the above information was already available that could be added to the public view of mapping on our website before requesting additional work.

863 **Agenda item 11 – To note any matters relating to the current BEW Master plan Consultation.**

Nothing new to report.

**Agenda item 12 – To discuss any recent Planning Applications as noted below.****Application Number:** AL/36/23/OUT – Deadline 15.04.23**Address:** The Paddocks, Littleheath Road, Aldingbourne BN18 0SR**Application Details:** Outline application with some matters reserved for 9 No new dwellings (Houses and Bungalow) with Wildlife Corridors following demolition of existing 4 bedroom chalet bungalow and assorted outbuildings (resubmission following AL/126/22/OUT). This application is a Departure from the Development Plan.**OBJECTION - The Parish Council objects to this application as it contravenes the following from the Aldingbourne Neighbourhood Plan:-**

- **EH1 and CSP1 - The development is outside the ANP BUAB - Built up Area Boundary and is therefore not supported and goes against the Arun Local Plan.**
- **EH3 - Development on Agricultural Land will be resisted.**
- **EH8 - The development is out of keeping with the character of the area.**
- **EH10 - The development contravenes the Dark Skies Policy.**
- **GA3 - The plans do not show adequate parking provision.**
- **H3 - Housing Density - It is perceived to be an overdevelopment of the site.**
- **We would also make the following comments. The application was previously refused on air quality and noise issues, we cannot see that this has been addressed or resolved. The development is not sustainable as there is no local public transport, and we have noted that all of reports submitted are preliminary and there is no evidence that they have been finalised so therefore it has been difficult to comment specifically on aspects of biodiversity, and we cannot see a Heritage assessment.**

**Application Number:** BE/21/23/RES – Deadline 15.04.23**Address:** The Cottage, Shripney Road, Bognor Regis PO22 9PA**Application Details:** Approval of phase 2 reserved matters following outline consent BE/63/17/OUT (as amended by BE/131/18/PL) for 20 No dwellings. This is an identical resubmission of approved application BE/137/19/RES. This application is not CIL Liable.**OBJECTION – The Parish Council supports the objections raised by Bersted Parish Council.****Application Number:** AL/34/23/HH - Deadline 15.04.23**Address:** Sangers, Littleheath Road, Aldingbourne BN18 0SR**Application Details:** Installation of Solar PV system comprising 22 solar pv ground mounted panels in rear garden with potential to double the size in the future to 44 panels.**NO OBJECTION – all councillors in agreement.****Application Number:** AL/37/23/L – Deadline 22.04.23**Address:** Norton Farm House, Norton Lane, Norton PO20 3NH**Application Details:** Listed building consent for amendments to layout and fenestration details, approved under AL/35/20/L in respect of conversion to a one-bedroom dwelling, to facilitate conversion to a two-bedroom unit.**NO OBJECTION – all councillors in agreement, but the parish council supports the comments made by the conservation officer.**

**Application Number:** AL/38/23/HH – Deadline 22.04.23  
**Address:** 23 Ivy Lane, Westergate, Aldingbourne PO20 3RF  
**Application Details:** Single storey front and rear extension and conversion of garage to utility room.  
**NO OBJECTION – all councillors in agreement.**

**Application Number:** AL/45/23/HH – Deadline 05.05.23  
**Address:** 8 Autumn Gate, Hook Lane, Aldingbourne PO20 3TE  
**Application Details:** Double storey rear extension and front porch.  
**NO OBJECTION – all councillors in agreement.**

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

**Application Number:** AL/132/22/PL  
**Address:** Polson Dairy, Lidsey Road, Bognor Regis PO22 9PH  
**Application Details:** Extension to existing Light Industrial Unit. This application is in CIL Zone 3 (zero rated) as other development.  
**Decision – APPROVED with 8 conditions.**  
**Decision Date – 27.03.23**

**Application Number:** AL/5/23/TC  
**Address:** Field House, Church Road, Aldingbourne PO20 3TT  
**Application Details:** Fell 1 No Willow, (T2) in the Church Road, Aldingbourne Conservation Area.  
**Decision - APPROVED**  
**Decision Date – 09.03.23**

**Application Number:** AL/9/23/HH  
**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.  
**Decision – APPROVED**  
**Decision Date – 23.03.23**

**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.  
**Decision – WITHDRAWN BY APPLICANT 28.03.23.**

**Application Number:** AL/1/23/PO

**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. 1.2. 1.5. 1.6, 1.7, 1.8, 1.9 of the S106 dated 30th October 2020 following AL/21/20/OUT regarding affordable housing provisions to remove the provisions relating to the offer of affordable housing units in Aldingbourne, Barnham & Eastergate Community Land Trust.

**Decision – APPROVED**

**Decision Date – 21.03.23**

**Application Number:** BN/176/22/RES

**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.

**Decision – APPROVED**

**Decision Date – 13.03.23**

**Application Number:** BN/181/22/PL

**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.

**Decision – WITHDRAWN BY APPLICANT – 04.04.23.**

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

Meeting finished 7.50 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 16 MAY 2023**