



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 16 May 2023 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Michael Warden (Chair of Parish Council)
Cllr Michelle Harbord
Cllr Ron Flitter
Cllr Mario Trabucco
Cllr Katherine Jarman
Cllr Richard Rickard

In the absence of the Chair of Planning, Cllr Sue Foott, Cllr Michael Warden Chair of the Parish Council chaired this meeting, proposed Cllr Flitter, seconded Cllr Jarman.

In attendance: Marie Singleton – Parish Clerk.

Arun District Councillors Sue Wallsgrove, Paul Ayling & Anita Lawrence and 24 members of the public were in attendance.

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

Cllr Sue Foott (Personal).

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

Cllr Michael Warden declared an interest in application AL/42/23/PL.

869 **Agenda item 3 - Public Participation**

24 members of the public were in attendance regarding applications AL/40/23/PL & AL/48/23/PL. Comments regarding these applications by residents are minuted below.

870 **Agenda item 4 - Approval of the Minutes of Planning Committee held 11 April 2023.**

The minutes of the Planning Committee Meeting held 11 April 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Flitter. Cllr Michael Warden Chair of the Parish Council signed the minutes.

871 **Agenda item 5 - Matters arising from the Minutes of the meeting held on 11 April 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.

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

Nothing new to report.

873 **Agenda item 7 – Planning Correspondence**

It was noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.

874 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

875 **Agenda item 9 – To note any matters relating to the current BEW Master plan Consultation.**

Nothing new to report, no meeting has been held.

876 **Agenda item 10 – To discuss any recent Planning Applications as noted below.**

Application Number: AL/42/23/PL – Deadline 13.05.23

Address: Land west of Westergate Lodge, Westergate Street, Westergate

Application Details: Development of 2 No dwellings, with associated access from Westergate Street, parking, and landscaping. This application is a departure from the development plan and is in CIL Zone 3 and CIL Liab as new dwellings.

OBJECTION – The Parish Council objects to this application, it is a departure from the development plan and is outside the Built-Up Area Boundary (BUAB) EH1 of the Aldingbourne Neighbourhood Plan.

Cllr Warden declared an interest , objection by 4 councillors with 2 councillors abstaining.

Application Number: AL/58/23/PL – Deadline 20.05.23

Address: Lidsey Farm House, Lidsey Road, Bognor Regis PO22 9PF

Application Details: Erection of 1 no 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, is in CIL Zone 3 and is CIL liable as a new dwelling. (Resubmission of AL/167/22/PL)

NO OBJECTION by all councillors in attendance.

Application Number: AL/57/23/PL - Deadline 20.05.23

Address: Sussex Recovery Company, Fontwell Avenue, Eastergate PO20 3RY

Application Details: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liab as new dwellings.

OBJECTION - The Parish Council objects to this application as per the following in the Aldingbourne Neighbourhood Plan.

EE1 - It does not support existing employment and retail.

EE2 - Retention of employment land - change of use to non-employment uses will not be permitted.

H3 - Housing Density - it is considered an over development of the site and Aldingbourne has already exceeded its agreed housing allocations.

H4 - Affordable Housing - we are not aware of any discussions being held with the Community Land Trust for affordable housing allocations.

EH1 - Built Up Area Boundary (BUAB) - the development is not deemed sustainable as there is not sufficient capacity in the local infrastructure, particularly school places, doctors' surgeries and goes against Arun Plan LC8.

No considerations have been given to the associated traffic onto the A29 and the levels of pollution that already exists in the area. There is also concern with sewage overload on the existing system and the additional capacity that will be required. Aldingbourne Parish Council notes and supports the objections of Barnham & Eastergate Parish Council.

Application Number: AL/40/23/PL – Deadline 20.05.23

Address: Land West of St John's Close, Woodgate PO20 3TH

Application Details: Construction of 9 no residential dwellings and associated access. This application is in CIL Zone 2 and is CIL liable as new dwellings.

OBJECTION - The Parish Council objects to this application as per the Aldingbourne Parish Neighbourhood Plan on the following basis.

H3 - Housing density - there is conflicting numbers in the application as to whether this development is 9 or 10 houses as the plans show 10. It is deemed to be an overdevelopment of the site.

H6 - Windfall Sites - This development is viewed as such and will cause significant traffic impact and adverse road safety and is not deemed to integrate effectively with the existing development.

EH5 - Surface Water Management - Significant flooding takes place in the area and the plans do not show a proper risk assessment to mitigate this concern, it also shows pumping into the stream which cannot take this additional amount of water.

EH6 - Protection of Trees and Hedgerows - there is concern that the current trees and hedgerows are not being protected.

It is suggested that an Archaeological investigation of the site should be completed.

The following comments were made by residents in attendance:-

- A question was raised on the notices and who was responsible for them, the Parish Council confirmed it was the responsibility of Arun District Council. Residents complained that not enough of the notices had gone up, and the timescales did not allow for a timely response. It was also felt the notices had not been placed in prominent locations.
- Criticism was also levelled on the traffic management plan which was a cause for concern and had not picked up on the difficulties already being experienced at the entrance which is believed to be dangerous.
- The plans appear to show that water will be pumped into the stream which already floods significantly on a regular basis. Residents also had proof of flooding along with

photos of the amount of surface water in the area and would be e-mailing the details to Arun Planning Department along with their objection letters.

- Hook Lane does not have the infrastructure in place for more traffic, it already has issues with speed, and is dangerously narrow in places.
- It is considered that the whole area is being over developed and no consideration has been given for the maintenance of the roads including the amount of farm traffic in the area.
- The Arun Design Plan has not been taken into consideration.
- The boundaries to existing properties are too close.
- Trees are already being cut back.
- A strip of land which is being proposed to be used as part of the entrance, is being maintained by a resident and a petition outlining this will be prepared. Land registry is also being investigated as it is deemed not to be a highways boundary.
- The pumping station in Grander Way has not been working for 3 years (District Cllr Sue Wallsgrove will investigate);
- There is grave concern on the local infrastructure not being in place to take all the new developments being considered. No school places, doctors' surgeries, or hospital capacity.

Application Number: AL/48/23/PL – Deadline 20.05.23

Address: Land to rear of Karenza, Hook Lane, Aldingbourne PO20 3TB

Application Details: Construction of 5 no dwellings, landscaping, and associated works. This application is in CIL Zone 2 and is CIL liable as new dwellings.

OBJECTION - The Parish Council objects to this application as per the Aldingbourne Neighbourhood Plan on the following basis.

EH6 - Protection of Trees & Hedgerows - these are already being removed and were a requirement and condition of the Autumn Gate Development under a previous planning application.

H3 - Housing Density - this development is deemed to be an overdevelopment of the site and is out of character with the area.

EH8 - Non-Designated Heritage Assets and NPPF chapter 16 - an evaluation of the area indicates that findings of anything, is highly elevated and should be investigated and a report provided.

H6 - Windfall Site - this site is considered as such, and the design does not demonstrate that it will integrate effectively with the existing development and is out of keeping with Arun Design Plan DSP1.

The application does not demonstrate that an appropriate assessment has taken place showing no significant harm to biodiversity.

The following comments were made by residents in attendance in addition to those above.

- A copy of a planning report had been provided to the Parish Council by a resident, and the Parish Council confirmed that it had been read and noted.

- It was noted that the management company of the current development had put in a complaint regarding boundary lines and removal of trees and hedgerows that were a condition on the development and which they maintain.
- The application conflicts with land registry information.

877 **Agenda item 11 - To note any recent planning decisions.**

Application Number: AL/178/22/OUT

Address: Land to 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.

Decision – REFUSED

Decision Date – 26.04.23

Application Number: AL/6/23/PL

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

Application Details: Erection of a toilet and showering facilities block for staff and visitors.

Decision - APPROVED

Decision Date – 25.04.23

Application Number: AL/26/23/HH

Address: Norton Farm House, Norton Lane, Aldingbourne PO20 3NH

Application Details: Amendments to approved garage.

Decision – APPROVED

Decision Date – 19.04.23

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.

Decision - APPROVED

Decision Date – 14.04.23

Application Number: AL/36/23/OUT

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.

Decision – REFUSED

Decision Date – 02.05.23

Application Number: AL/34/23/HH

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 panel.

Decision – APPROVED

Decision Date – 02.05.23

878 **Agenda Item 12 - Date of next meeting – Tuesday 13 June 2023 at 7.00pm**

Meeting finished 8.45 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 13 JUNE 2023