



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 8 August 2023 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Sue Foott (Chair of Planning)
Cllr Ron Flitter
Cllr Mario Trabucco
Cllr Michael Warden (Chair of Parish Council)
Cllr Richard Rickard

In attendance: Marie Singleton – Parish Clerk.

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

Cllr Katherine Jarman (personal).

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

Cllr Flitter declared an interest in agenda item 10.

906 **Agenda item 3 - Public Participation**

None in attendance.

907 **Agenda item 4 - Approval of the Minutes of Planning Committee held 11 July 2023.**

The minutes of the Planning Committee Meeting held 11 July 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Rickard. Cllr Sue Foott Chair of Planning signed the minutes.

908 **Agenda item 5 - Matters arising from the Minutes of the meeting held 11 July 2023.**

The outcome of Caigers Lane is still being investigated by Surrey Hills Solicitors.

Item 883 regarding identifying trees for potential Tree Protection Orders is ongoing.

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

APP/C3810/W/23/3323858 – AL/178/22/OUT – Land to the rear of Meadow Way, Westergate. Cllr Foott advised that a meeting had been held with Cornerstone Barristers who had provided legal counsel on the appeal. The Clerk also confirmed that as a result of the information provided an additional report for the appeal had been submitted and circulated to all councillors as agreed at the last Planning meeting. An informal hearing will take place at Bognor Town Hall on 17 October 2023 and Cllr Foott had approached Steve Tilbury who provided the appeal report to help support the Parish Council at this meeting. The cost to help defend the Neighbourhood Plan on behalf of the community and to prepare councillors for the hearing is £375. It was proposed by Cllr Warden, seconded by Cllr Trabucco that the Clerk should instruct Steve Tilbury as above.

It was also agreed that the Clerk should approach the case officer at ADC to see if they required a copy of the submission and to ask if they were able to provide names of the attendees from ADC and possibly the developers that will be at the hearing 17 October 2023.

910 **Agenda item 7 – 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.
- E-mail from Christopher Knight regarding Open Letter to Sir William Cash on planning appeals and the implications to Neighbourhood Plans – circulated 25.07.23 – Councillors confirmed they were happy to support this initiative and agreed to send a similar letter that had been provided to our own MP on the above concerns.
- E-mails received from Neil Crowther & Tom Wicks ADC, regarding additional information required on outstanding enforcement matters – circulated 13.07.23 & 17.07.23 respectively. Cllr Flitter volunteered to provide additional information and maps on the locations for ADC.

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

Reports and Surveys – standing item to be considered – nothing new to report.

A briefing report from Processmatters2 was provided for discussion regarding updating the Aldingbourne Neighbourhood Plan. The content was noted, and it was agreed that the Parish Council needed to wait until the new ADC Local Plan had been finalised before considering a review.

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

Nothing new to report.

913 **Agenda item 10 - To discuss BEW Infrastructure Road Traffic Report provided by Cllr Flitter – circulated 13.07.23.**

Cllr Flitter declared an interest in this item as originator of the report and a resident affected by the BEW infrastructure proposals.

Councillors had previously received the report and commented that the content was an excellent study on all the issues that the parish were facing and had brought together all aspects of the infrastructure in a comprehensive report, that was currently being looked at by developers in isolation of each application.

It was agreed to ask Steve Tilbury, Planning Consultant to see if he would be interested in providing costings on the possibility of reviewing all the documents relating to the Barnham, Eastergate & Westergate Strategic Masterplan (BEW) and the impact these planning applications/developments will have on the road traffic within Aldingbourne Parish and the surrounding villages. It is likely that CALA Homes will be submitting a revised application regarding the provision of 400 homes soon, and it is becoming clear that each application is only looking at certain elements of road traffic impact in the vicinity of its own application and is not based on all the applications at the same time. The reports are therefore taken out of

context and the whole area should be considered as one. A copy of the report from Cllr Flitter should be provided and to ask for a full briefing paper that can be used when applications come up for consideration along with a list of recommendations on what steps the Parish Council should take regarding these concerns. Depending on the outcome, this can also be presented to the other parish councils in the hope that all parishes would provide a united front in tackling all the issues that are likely to come out of the BEW Masterplan.

Cllr Flitter agreed to be the contact by email, should further clarification be required.

Agreed by all councillors in attendance.

914 **Agenda item 11 – To discuss any recent Planning Applications as noted below.**

Application Number: AL/90/23/HH – Deadline 01.09.23

Address: Mount Pleasant Cottage, Level Mare Lane, Fontwell, PO20 3SA

Application Details: Retrospective planning permission for the erection of a fence around the west boundary.

NO OBJECTION by all councillors in attendance.

Application Number: AL/109/23/PL – Deadline 10.08.23

Address: Aldingbourne Country Centre, Blackmill Lane

Application Details: Installation of 4 No rapid electric vehicle charging stations, 6 No existing parking spaces will become EV charging bays along with associated equipment and 1 No of the 6 No EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 3 sides of the parking bay. This application is in CIL Zone 3 (Zero Rated) as other development.

Withdrawn by applicant 04.08.23.

Application Number: AL/113/23/HH - Deadline 24.08.23

Address: Hook Place, Hook Lane, Aldingbourne PO20 3TS

Application Details: Construction of a private swimming pool and pool house. This application may affect the setting of a listed building (amendment of previously approved AL/13/23/HH)

NO OBJECTION by all councillors in attendance.

915 **Agenda item 12 - To note any recent planning decisions.**

Application Number: AL/84/23/HH

Address: Byfields, Nyton Road, Westergate PO20 3US

Application Details: Part two storey/part single storey front and rear extensions, first floor side extension, new rear dormer windows, alterations to ground floor fenestrations and the addition of timber cladding. **NB THIS IS RE-ADVERTISED WITH AMENDED DESCRIPTION.**

Decision – APPROVED

Decision Date – 27.07.23

Application Number: AL/98/23/TC

Address: 2 Church Road, Aldingbourne PO20 3TT

Application Details: 1 No. Prunus (T1) fell to ground level. 3 No. Holm Oak (T2, T3 and T4) crown lift to the Eastern section to 1.5m from ground level. 1 No. Ash (T5) fell to ground level.

These trees are in the Church Road, Aldingbourne conservation area.

Decision – NO OBJECTION

Decision Date – 21.07.23

Application Number: AL/85/23/TEL

Address: Land at junction of Nyton Road and Lime Avenue, Aldingbourne

Application Details: Prior Approval under Schedule 2 Part 16 Class A for a proposed 15.0m phase 9 street works monopole, 2 No. equipment cabinets with associated meter cabinet and ancillary development thereto.

Decision – NO OBJECTION – Condition that mast and cabinets must be green.

Decision Date – 19.07.23

Application Number: AL/80/23/PL

Address: SCC 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.

NOTE THIS HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT.

Application Number: AL/78/23/HH

Address: The Grange, Westergate Street, Westergate

Application Details: Relocation of existing storage shed and refurbishment of existing garage including removal of existing car port.

Decision – APPROVED

Decision Date – 18.07.23

Application Number: AL/75/23/HH

Address: Dove Cottage, Nyton Road, Westergate

Application Details: Single storey front infill and rear extension, single storey front extension with car port, installation of 3 no rear and 2 no side rooflights and alterations to fenestrations/openings, following the demolition of existing rear conservatory.

Decision – APPROVED

Decision Date – 13.07.23

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.

Decision – APPROVED

Decision Date – 25.07.23

Application Number: AL/42/23/PL

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 Liable as new dwellings.

Decision – APPROVED

Decision Date – 07.07.23

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

Meeting finished 8.15 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 12 SEPTEMBER 2023