**ALDINGBOURNE PARISH COUNCIL **

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 September 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 Richard Rickard

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

35 residents in attendance.

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

Cllr Katherine Jarman (personal).

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

Nothing to declare.

919 **Agenda item 3 - Public Participation**

35 residents in attendance – see presentation below.

920 **Agenda item 4 – Presentation by Ian Johnson, Managing Director Lucken Beck on behalf of Cala Homes regarding Strategic Allocation Land West of Westergate.**

* Strategic Allocation Land West of Westergate is a development of up to 400 homes by Cala.
* Leaflet was distributed to 600 homes and there is a designated website for residents to provide their comments. It was requested by the Parish Council that the consultation period should be extended, and more leaflets distributed so more residents are aware. If residents do not access online, an address was provided for written comments.
* The site allows for open spaces including a playground.
* The hybrid application that will be coming in Oct/Nov is for outline matters only and an environment risk assessment is in the process of being completed.
* The development links Westergate with the rife, the Church Commissioners own the land over the rife and this is not part of this development.
* The Calal Homes development is part of the strategic Arun District Council Local Plan and is to be accessed via Pine Close which will see a signalised junction from Westergate Street into Pine Close.
* The outline application will look at whether 400 homes is able to go onto the site, the use of open spaces, housing density, surface water and biodiversity, all other matters will be determined with another application.
* The link road will be a separate application.

**Topics raised by residents:-**

* There are major concerns around traffic, the commissioning of the new A29 link road (without any apparent joined up application between the Cala Homes Development and the link to Barnham), the new signalised lights and the impact on the Woodgate Crossing which already sees significant traffic build up when the crossing is down.
* The A29 is being commissioned by the Church Commissioners application which is possibly due Spring/Summer 2025 and WSCC Highways will look at traffic impact as part of their assessment. Cala are working with the Church Commissioners on road, drainage, and environmental impacts. The road is intended for bus, pedestrian, and cycles only until the realignments is finished to stop traffic from both developments.
* Drainage issues on the site which already has sewage spilling out on a regular basis.
* The site is used extensively by residents and the open spaces planned is very restrictive.
* Lucken Beck were asked for a works programme to give residents an idea of timescales.
* The access to Pine Close was raised as a major concern, this is currently a small cul-de-sac and will make living in the close incredibly difficult. Access is not wide enough for any construction traffic or potential bus routes, the road will not allow residents to park in the close or have visitors. The environmental impact on the number of cars being used will cause health issues and does not afford the same kind of barrier between existing houses and the road, and the barriers that are in place for the new houses and their proximity to the road. When asked about the direct impact this development will cause, Lucken Beck confirmed that 'Cala do have a duty of care to address the direct impact of the development proposed for the existing residents of Pine Close'.
* Lucken Beck confirmed that there will be an extensive consultation with WSCC Highways, and the Education Department and school places will be resolved. GP Services were however the responsibility of the NHS.
* Open Spaces are being provided as per Town and Country Planning guidance.
* A resident asked that as the previous application had been refused, they wanted to know what had changed. Lucken Beck confirmed that the previous application had not been refused on access grounds as residents thought, and any issues with sewage was the responsibility of Southern Water. They also confirmed a Tree Survey and an Impact Assessment had been completed.
* Cllr Harbord asked that as a playground is part of the open spaces project, that the Parish Council should be consulted on the age range and the type of equipment that is needed, this was agreed so as not to duplicate what is already in the parish.
* The bridges usage was specifically raised, and Lucken Beck was asked if there was a signed agreement in place with ADC regarding this. Lucken Beck would only stipulate that this is what is in their proposal, but it will be the decision of ADC on the final usage.
* Cllr Trabucco raised concerns about the sustainability of the project and what happens if the other BEW partners cannot afford the infrastructure. Lucken Beck advised that money had been requested by ADC (S106 funding) for infrastructure projects to be delivered. Ian Johnson did advise that he will attend any future BEW Master Plan meetings which are hosted by ADC.

921 **Agenda item 5 - Approval of the Minutes of Planning Committee held 8 August 2023.**

The minutes of the Planning Committee Meeting held 8 August 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Rickard. Cllr Sue Foott Chair of Planning signed the minutes.

922 **Agenda item 6 - Matters arising from the Minutes of the meeting held 8 August 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.

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

It was agreed at the last planning meeting to obtain a cost from Steve Tilbury Consulting Ltd regarding reviewing all the documents relating to the BEW Strategic Masterplan. This was received and the Chair of the Parish Council Cllr Warden agree to the quote of £750 to undertake this work under his spending power to expedite a report being available as soon as possible. The cost was approved by all councillors in attendance.

924 **Agenda item 8 – Planning Correspondence**

All the Planning related correspondence was noted.

* To note Clerk has responded to ADC on planning decisions as per the previous minutes.
* To note the letter from Middleton-on-Sea regarding a Network for Neighbourhood Planning – circulated 05.09.23. Parish Council to determine if it would like to be involved in the Network.
* Notification of a Planning Committee Meeting 06.09.23 on AL/70/23/OUT, Land West of Lidsey Road – circulated 29.09.23, Cllr Rickard will be attending to observe only.
* Notification of a Planning Committee Meeting 06.09.23 on BE/61/23/RES – circulated 29.09.23.
* SDNPA Planning Newsletter Summer 23 – circulated 17.08.23.
* E-mail from Steve Underwood Wings Nursery Phase1, update on next hand overs – circulated 31.08.23.
* E-mail WSCC Highways, transport, and planning newsletter - Major Projects Special – circulated 31.08.23.
* Analysis report from Gradko on Pollution Monitoring July 23 – circulated 14.08.23.
* E-mail received from Bright Plan as to whether further Traffic surveys/reports are required – Clerk to write to Bright Plan explaining that it was agreed between the developer and ADC that transport would not be addressed in the appeal for AL/178/22/OUT – Land to rear of Meadow Way and therefore there was no requirement for an additional report, however as there is a planning application due shortly as per the above presentation, to see if they would be interested at short notice to provide a report should it be necessary.

925 **Agenda item 9 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Reports and Surveys – nothing new to report.

926 **Agenda item 10 – To note any matters relating to the current BEW Master plan Consultation.**

Nothing new to report – awaiting a report from Steve Tilbury Consulting.

927 **Agenda item 11 - To discuss the naming of roads in Aldingbourne for new developments, Cllr Trabucco – list of names already in use received from ADC – circulated 13.06.23.**

It was agreed to move this item to the October 23 agenda.

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

**Application Number:** AL/120/23/PL – Deadline 08.09.23

**Address:**  SCC – Polson Dairy, Lidsey Road, Bognor Regis, PO22 9PH

**Application Details:** Replacement Light Industrial Unit. Use Class B2 regularisation of the parking and HGV turning area approved under AL/132/22/PL. This application is in CIL Zone 3 (zero rated) as other development.

**NO OBJECTION** by all councillors in attendance.

**Application Number:** AL/122/23/HH - Deadline 08.09.23

**Address:** Tithe Barn, Park Lane, Aldingbourne

**Application Details:** Alteration of fenestration and external cladding. Replacement of porch with pergola. Replacement of chimney stack with metal flue. Construction of lean-to extension. Minor changes to internal layout.

**NO OBJECTION** by all councillors in attendance, however the Parish Council would like to bring to the attention of the planning officer their concerns on the impact of removing the bats from a biodiversity area.

**Application Number:** AL/129/23/DOC - Deadline 15.09.23

**Address:** Norton Farm House, Norton Lane, Norton

**Application Details:** Approval of details reserved by condition imposed under AL/37/23/L relating to condition 3 - details of new windows, doors, paint, and colours.

**NO OBJECTION** by all councillors in attendance.

**Application Number:** AL/126/23/L - Deadline 21.09.23

**Address:** Norton Farm House, Norton Lane, Norton

**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. (This application may affect the character and appearance of the Aldingbourne Conservation Area and a listed building).

**NO OBJECTION** by all councillors in attendance.

**Application Number:** AL/141/23/DOC - Deadline 13.09.23

**Address:** Norton Farm House, Norton Lane, Norton

**Application Details:** Approval of details reserved by condition imposed under AL/37/23/L relating to condition 4 - flintwork.

**NO OBJECTION** by all councillors in attendance.

**Application Number:** AL/131/23/S73 - Deadline 15.09.23

**Address:** Norton Grange Farm, Norton Lane, Norton

**Application Details:** Application under Section 73 of the Town and Country Planning Act 1990 for the variation of Condition No 22 - Biodiversity Method Statement following grant AL/24/23/PL.

**NO OBJECTION** by three councillors, one councillor abstained.

**Application Number:** AL/132/23/PL – Deadline 15.09.23

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

**Application Details:** Construction of 9 no residential dwellings (resubmission of AL/40/23/PL). This application is in CIL Zone 2 and is CIL liable as new dwellings.

**OBJECTION** by all councillors in attendance - The Parish Council has already objected to this application in May 2023 on the following basis 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.

We appreciate that the developer has tried to answer some of these questions in their resubmission, but the Parish Council is not satisfied at the level of detail in their answers.

**Application Number:** AL/106/23/PL – Deadline 28.09.23

**Address:** The Coach House, Arundel Road, Fontwell

**Application Details:** Detached single storey teaching building clad in timber. This site is a Departure from the Development Plan and is in CIL Zone 3 (zero rated as other development.

**OBJECTION** by all councillors in attendance. The Parish Council objects to the design of this building under ANP EH1 point iii. The proposal must be sensitively designed and located and respects the character and built heritage of neighbouring settlements. We do not feel this application meets this criteria.

**Application Number:** AL/108/23/L – Deadline 28.09.23

**Address:** Rose Cottage, Nyton Road, Westergate

**Application Details:** Listed building consent to remove front boundary wall to form parking space, replace all windows (except WO2), underpinning to structural wall and replacement roof to kitchen.

**PARTIAL OBJECTION** by all councillors in attendance. The Parish Council objects to the removal of the flint wall as per ANP EH11.1 and will not be supported the wall should be maintained and conserved. The Parish Council however does not have any objection to the rest of the application.

**Application Number:** AL/124/23/HH – Deadline 28.09.23

**Address:** 4-6 The Old Bakery, Church Road, Aldingbourne

**Application Details:** Removal of existing garage. Proposed new garage and garden store with associated external works, insertion of new wood burning flue to roof and widening of existing vehicular access gate. This application may affect the character and appearance of the Church Road, Aldingbourne conservation area.

**NO OBJECTION** by all councillors in attendance.

**Application Number:** AL/144/23/T – Deadline 05.10.23

**Address:**  Caigers Cottage, Westergate Street, Westergate PO20 3SQ

**Application Details:** Fell 1 No Oak Tree (T3).

**NO OBJECTION** by all councillors in attendance.

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

**Application Number:** AL/88/23/PL

**Address:** Rock House, Residential Unit, Westergate Street, Westergate

**Application Details:** Demolition of workshops and construction of single storey extension to form studio/home office, detached garage, greenhouse, and potting shed. This application may affect the setting of a Listed Building and is in CIL Zone 2 (zero rated) as other development. (Resubmission of AL/72/22/PL).

**Decision – APPROVED 08.08.23.**

**Application Number:** AL/95/23/L – Deadline 20.07.23

**Address:** Aldingbourne House, Aldingbourne Drive, Aldingbourne

**Application Details:** Listed building consent for removal of existing render & replaced with mineral wool fixed to concrete or brickwork finished with a thin coat render to match existing appearance.

**Decision – APPROVED 11.08.23.**

**Application Number:** AL/94/23/PL – Deadline 20.07.23 – SEE ABOVE APPLICATION

**Address:** Aldingbourne House, Aldingbourne Drive, Aldingbourne

**Application Details:** Removal of existing render to be replaced with mineral wool fixed to concrete or brickwork finished with a thin coat render to match existing appearance. This application affects the setting of a Listed Building and is in CIL Zone 3 (zero rated) as other development.

**Decision – APPROVED 11.08.23.**

**Application Number:** AL/69/23/HH – Deadline 13.07.23

**Address:**  Reed Cottage, Westergate Street, Westergate PO20 3SQ

**Application Details:** Erection of detached garage with room above and 1 x dormer following the demolition of existing attached garage.

**Decision – REFUSED 04.08.23.**

916 **Agenda Item 14 - Date of next meeting** **– Tuesday 10 October 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 10 OCTOBER 2023.**