

## ALDINGBOURNE PARISH COUNCIL

Parish Office: C/o Aldingbourne Community Sports Centre, Olivers Meadow, Westergate, PO20 3YA  
Office Mobile : 07849 806955 Email : clerk@aldingbourne-pc.gov.uk



### NOTICE OF MEETING AND AGENDA

The Planning Committee of the Parish Council Meeting will be held at the in the Community Centre, Olivers Meadow, Westergate, PO20 3YA on Tuesday 14 November 2023 at 7.00pm

### AGENDA

1. **Apologies for absence**  
Cllr Ron Flitter (personal).
2. **Declarations of Interest**  
Declarations under the Code of Conduct – Members are reminded that they are required to make a declaration in relation to any item on this agenda in which they may have an interest.
3. **Public Participation**  
The Public Forum will last for a period of up to 15 minutes during which members of the public may ask layout or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum.
4. **Approval of Minutes of previous Planning Committee meeting - held on 10 October 2023 - (previously circulated)**
5. **Matters arising from the Minutes of the Planning Committee held on 10 October 2023**  
To consider any matters arising solely from the minutes relating to the meeting held on 10 October 2023 – see action item listing attached.
6. **Chair's Actions**
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 Zero Hour on the Climate & Ecology Bill – circulated 05.10.23.
  - WSCC Communities, Highways and Environmental Scrutiny Committee minutes – circulated 05.10.23.
  - Notification of Planning Committee Meetings:-
    - AL/139/22/PL – Land West of Fontwell Avenue 18.10.23 – circulated 05.10.23.
    - AL/106/23/PL – The Coach House, Arundel Road, Fontwell 15.11.23 – circulated 06.11.23.

- Notification of an Appeal APP/C3810/D/23/3328574 – AL/69/23/HH, Reed Cottage, Westergate Street – circulated 09.10.23.
- E-mail from Mr & Mrs Mundy regarding Woodgate Centre development – circulated response to Cllr’s Warden & Foott. The Clerk provided details of the name of the case officer at ADC.
- SDNPA Planning Committee Meeting agenda 09.11.23 – circulated 31.10.23.
- Analysis report from Gradko on Pollution Monitoring September 23 – circulated 06.11.23.

**8. To receive an update regarding the Aldingbourne Neighbourhood Plan**

Reports and Surveys – standing item to be considered.

**9. To note matters relating to the current BEW Masterplan Consultation**

To note letters and report from Steve Tilbury distributed as previously agreed on 06.11.23 – councillors advised 06.11.23.

**10. To discuss the additional names provided by Arun District Council for consideration**

**11. To discuss any recent Planning Applications, as noted below:**

**Application Number:** AL/156/23/L – Deadline 16.11.23

**Address:** Flat 9, Aldingbourne House, Aldingbourne Drive, Aldingbourne PO18 0LG

**Application Details:** Listed building consent to remove a number of internal non load bearing stud walls and erect new stud walls internally,

To view details, click on link.

[https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user\\_key\\_1=AL/156/23/L&keyscheme=planning](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/156/23/L&keyscheme=planning)

**Application Number:** AL/161/23/T - Deadline 23.11.23

**Address:** 4 Beech Close, Westergate

**Application Details:** 1 No. Oak (T1) crown reduction to a height of 9m and a spread of 6m. 1 No. Oak (T2) crown reduction to a height of 6m and removal of all regrowth on the Northern aspect to leave a single stem tree.

To view details, click on link.

[https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user\\_key\\_1=AL/161/23/T&keyscheme=planning](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/161/23/T&keyscheme=planning)

**Application Number:** AL/100/23/PL – Deadline 23.11.23

**Address:** Westergate Service Station, Nyton Road, Chichester

**Application Details:** Demolition of car wash and plant room the creation of charging zone, erection of EV chargers, erection of canopy, two jet wash bays, sub-station enclosure and associated forecourt works. This application may affect the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development. Additional Biodiversity Report.

To view details, click on link.

[https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user\\_key\\_1=AL/100/23/PL&keyscheme=planning](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/100/23/PL&keyscheme=planning)

**Application Number:** AL/169/23/L – Deadline 30.11.23  
**Address:** Rose Cottage, Nyton Road, Westergate  
**Application Details:** Listed building consent for replacement of all windows (except WO2), underpinning to structural walls and replacement roof to kitchen.

To view details, click on link.

[https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user\\_key\\_1=AL/169/23/L&keyscheme=planning](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/169/23/L&keyscheme=planning)

**Application Number:** AL/165/23/HH – Deadline 30.11.23  
**Address:** Peacehaven, Hook Lane, Aldingbourne  
**Application Details:** Single storey rear extension, two storey side and rear extensions to form new 1st floor.

To view details, click on link.

[https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user\\_key\\_1=AL/165/23/HH&keyscheme=planning](https://www1.arun.gov.uk/planrec/index.cfm?tpkey=eOcella&user_key_1=AL/165/23/HH&keyscheme=planning)

**Application Number:** AL/171/23/TC – Deadline 30.11.23  
**Address:** Norton Grante Farm, Norton Lane, Norton PO20 3NH  
**Application Details:** Fell 1 No Paulownia Tomentosa (T1) including removal of stump. This tree is in the Norton Lane conservation area.

To view details, click on link.

[Click here to view the application details](#)

## 12. To note any recent planning decisions

**Application Number:** AL/151/23/T  
**Address:** 5 Pine Close, Westergate PO20 3AE  
**Application Details:** Fell 1 No Ash Tree (T1)  
**Decision – REFUSED 13.10.23.**

**Application Number:** AL/144/23/T  
**Address:** Caigers Cottage, Westergate Street, Westergate PO20 3SQ  
**Application Details:** Fell 1 No Oak Tree (T3).  
**Decision – APPROVED 06.12.233.**

**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.  
**Decision – APPROVED 03.10.23 with 9 conditions.**

**Application Number:** AL/124/23/HH  
**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.

**Decision – APPROVED 20.10.23.**

**Application Number:** AL/108/23/L

**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.

**Decision – REFUSED 20.10.23.**

**Application Number:** AL/101/23/PL

**Address:** White Mill House, Days Lane, Aldingbourne BN18 0TA

**Application Details:** 1 No dwelling. This application may affect the setting of a listed building, is a departure from the Development Plan and is in CIL Zone 3 and is CIL liable as a new dwelling. (Resubmission of AL/197/22/PL).

**Decision – APPROVED 06.10.23.**

**Application Number:** AL/70/23/OUT

**Address:** Land West of Lidsey Road (A29), Lidsey PO22 9RG

**Application Details:** Outline planning application with all matters reserved except access for residential development of the site with up to 155 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan.

**Decision – APPROVED 25.10.23.**

**Application Number:** AL/139/22/PL

**Address:** Land West of Fontwell Avenue, Eastergate PO20 3RU

**Application Details:** Pair of semi-detached dwelling houses with two stories under a pitched roof. This application is in CIL Zone 2 and is CIL liable as new dwellings.

**Decision – APPROVED 20.10.23 with 18 conditions.**

**Application Number:** AL/107/21/PL – circulated 10.10.23

**Address:** Woodgate Centre, Oak Tree Lane, Woodgate PO20 3GU

**Application Details:** Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in CIL Zone H SP2, BEW Strategic Site and is not CIL Liable.

**Decision – APPROVED 09.10.23 with 43 conditions.**

**Application Number:** AL/92/23/PL

**Address:** The Grange, Westergate Street, Westergate

**Application Details:** Construction of 3 no dwellings, parking, landscaping, and associated works (alternative to AL/28/21/PL. This application is within Strategic Site SP5, CIL Zone 1 (zero rated).

**WITHDRAWN BY APPLICANT 11.10.23.**

### **13. To note the date of next meeting – Tuesday 12 December 2023**