



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 November 2023 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.**

**Members:** Cllr Sue Foott (Chair of Planning)  
Cllr Richard Rickard  
Cllr Michael Warden (Chair of Parish Council)  
Cllr Katherine Jarman

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

3 members of the public in attendance.

944 **Agenda item 1 - Apologies for Absence**  
Cllr's Ron Flitter & Mario Trabucco (personal).

945 **Agenda item 2 - Declarations of Interest**  
Nothing to declare.

946 **Agenda item 3 - Public Participation**

3 residents were in attendance and raised the following topics:-

- AL/178/22/OUT – Land to rear of Meadow Way, Cllr Foott confirmed there was no update following the appeal hearing held 17.10.23.
- AL/135/22/RES & AL/79/20/OUT – Land west of Hook Lane, lorries have been seen bumping up the kerb to access the site as the kerb has not been dropped and this is damaging the road and causing deep grooves in the verges, parking is also taking place on Hook Lane. There does not appear to be a method statement and a site management/commencement plan in place on the ADC planning portal and the Clerk was asked to contact Simon Davies the case officer at ADC to request what provisions are in place regarding the above, including drainage from the site which is causing flooding.
- Flooding of the A29 was raised along with the closure of the road for unacceptable periods of time on a regular basis. It is known that the District Councillors are already involved in discussions with WSCC and Bersted Parish Council is also trying to resolve this issue with WSCC Highways. The Parish Council confirmed that if Bersted and the District Councillors agreed a course of action and requested any support they would of course help in trying to move this forward, so that at times of heavy rain the closure of the A29 and flooding along the whole A29 including near Hook Lane is avoided.
- The development at Wings Nursery is of concern with one resident advising that, a tree with a TPO has no effective protection around it and building debris has been dumped around the roots. There is also flooding in the ditch in front of the new

houses, and this is being constantly pumped out, a question was posed that this was a known factor, and a more permanent solution needs to be found. It was also noted that the area that was deemed for landscaping has been concreted and it would seem impossible for any planting to take place, the resident agreed to send pictures highlighting the above. Cllr Warden agreed to raise all these issues with the developers.

- AL/163/23/DOC – Woodgate Centre, residents raised concerns regarding this development and the number of heavy vehicles accessing the site before the document that covers several conditions had been approved. As this had already been discussed at the Full Council meeting the Clerk advised that a response had been received from the case officer advising that he had requested that Richard Brown the Post Approval and Monitoring Officer dealing with this site investigate and that he would report back on the issues raised.

947 **Agenda item 4 - Approval of the Minutes of Planning Committee held 10 October 2023.**

The minutes of the Planning Committee Meeting held 10 October 2023 were unanimously approved. Proposed by Cllr Warden, seconded by Cllr Jarman. Cllr Sue Foott signed the minutes.

948 **Agenda item 5 - Matters arising from the Minutes of the meeting held 10 October 2023.**

Following an update on Caigers Lane by Surrey Hills Solicitors, the Clerk agreed to contact Mr Gillbard regarding access.

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

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

Nothing new to report.

950 **Agenda item 7 – Planning Correspondence**

All the Planning related correspondence was noted.

- 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.

- 951 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**  
Reports and Surveys – nothing new to report.
- 952 **Agenda item 9 – To note any matters relating to the current BEW Master plan Consultation.**  
It was noted that the letter and report from Steve Tilbury were distributed as previously agreed on 06.11.23.
- 953 **Agenda item 10 - To discuss the additional names provided by ADC for consideration.**  
ADC had accepted the list of names submitted as per the last meeting but provided a list of additional names for the parish council to consider. The names were predominantly flowers and plants, and except for Ackley after a discussion it was voted by three councillors and one councillor abstaining, not to accept the list but to provide an alternative list which should be considered based on the names of the bat species within the Parish or plants that have a connection to the area. Cllr Jarman agreed to research and to provide a list for the next meeting.
- 954 **Agenda item 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,  
**NO OBJECTION by all councillors in attendance.**
- 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.  
**NO OBJECTION by all councillors in attendance.**
- 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.  
**NO OBJECTION by all councillors in attendance.**
- 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.  
**NO OBJECTION by all councillors in attendance.**
- 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.

**NO OBJECTION by all councillors in attendance, but the Parish Council would like to see a bat survey in place.**

**Application Number:** AL/171/23/TC – Deadline 30.11.23

**Address:** Norton Grange 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.

**NO OBJECTION by all councillors in attendance, the Parish Council is happy to abide by the decision of the Arboriculturist.**

955 **Agenda item 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 06.12.23.**

**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.**

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

Meeting finished 8.10 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 DECEMBER 2023.**