



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 9 January 2024 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Sue Foott (Chair of Planning)
Cllr Richard Rickard
Cllr Katherine Jarman
Cllr Ron Flitter
Cllr Mario Trabucco

In attendance: Marie Singleton – Parish Clerk.

Also, in attendance 3 members of the public.

970 **Agenda item 1 - Apologies for Absence**
Cllr Denise Ramshaw (personal).

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

972 **Agenda item 3 - Public Participation**

The residents in attendance asked for an update on the following:-

- The development at Wings Nursery was still a cause of concern at the planning meeting 12 December 2023 and Cllr Warden had once again contacted the developer, residents asked for an update and the Clerk forwarded the relevant e-mail and below are the details from the e-mail from Southern Housing Group dated 15.12.23.

Thank you for your time yesterday afternoon the phone.

I did raise the concerns of the Parish Council at the Site Meeting yesterday about the concrete block in the root protection area of the large tree at the north end of the site adjacent to Lidsey Rd and the planting adjacent to the swale in front of the site.

Thakeham have now consulted the Tree Consultant regarding the removal of the concrete barrier. This concrete barrier is not one that Thakeham had installed, and it is believed that it was placed on the old access to Wings Nursery. The barrier is sitting on tarmac that needs to be removed careful to avoid damaging the tree roots. It was thought that the Consultant would need to oversee the removal of the barrier and tarmac.

The consultant has confirmed that his oversight is not required, an updated method statement is required, and this will be produced by Thakeham. Thakeham do not have the equipment on site to remove the barrier and they will arrange for heavier equipment to be brought to site as soon as is possible.

Thakeham are going to investigate the planting around the swale as we both agree the swale has been enlarged and there is little space on the side closet to the site to plant. Thakeham are looking at the possibility of planting on the Lidsey Rd side of the Swale. I have asked them to carefully review where the boundary is between our site and West Sussex Highways Land. I will keep you and the Parish updated on this.

The concerns raised about the parking on the pavement whist the brick block road was formed on site this week, I have raised with Thakeham. Although they did produce a letter in advance of the works starting on 11th December which was delivered to the residents of Wingswood, this was not delivered tot eh residents opposite in Lidsey Rd and the Parish. This was an oversight as there had been a change of Site Manager. The Site Manager has apologised for this oversight.

I apologise to the Parish for the protracted time it has taken to arrange removal of the concrete barrier. I thank the Parish for bringing these issues to my attention and hope the Parish appreciates my prompt response to the concerns raised.

- AL/163/23/DOC/AL/107/21/PL – Woodgate Centre, residents advised that the developer had pulled out of this site and all work had been stopped. Cllr Sue Foott confirmed that she had been made aware of this, but the parish council has received no official notification that the planning application had been withdrawn. It is believed that the site was supposed to be returned to its original state and that this had not happened. A phot was forwarded to the Clerk and Cllr Foott advised she would contact Arun District Councillor Sue Wallsgrove who had attended the meeting in December with the implementation officer to raise concerns and let them know that this was not the case.

973 **Agenda item 4 - Approval of the Minutes of Planning Committee held 12 December 2023.**
The minutes of the Planning Committee Meeting held 12 December 2023 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Jarman. Cllr Sue Foott signed the minutes.

974 **Agenda item 5 - Matters arising from the Minutes of the meeting held 12 December 2023.**
The following matters arising from the minutes relating to the meeting held on 12 December were addressed above in item 972.

Item 946 & 959 – Wings Nursery complaints from residents – Cllr Warden had undertaken further correspondence with SHG regarding ongoing issues – response circulated 15.12.23.

Item 949 & 959 – Woodgate Centre – ADC Cllr Sue Wallsgrove advised that the ADC Implementation Officer was visiting the site to review, following instructions given to the developers to take remedial action.

Caigers Lane – the Clerk advised that an email had been sent to Mr Gillbard requesting a meeting 21.12.23.

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

Item 962 – Flooding issues, this had now been superseded by an emergency meeting that had taken place between 5 local parish councils to resolve this and other infrastructure issues.

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

Cllr’s Foott and Warden had attended an emergency meeting of 5 Parish Councils convened by Arun District Councillor Sue Wallsgrove to discuss all the recent issues regarding flooding, road closures, collapsed sewers and other infrastructure concerns. A full copy of the minutes would be circulated in due course and another meeting has been arranged for 28.02.24.

976 **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.
- WSCC Planning and Rights of Way Committee Agenda 09.01.24 – circulated 28.12.23.
- SDNPA Local Plan Review for Parishes – circulated 18.12.23 – no response required by APC.
- E-mail from Neil Crowther ADC – Rampion 2 Local Impact Report to be presented to ADC’s Planning Committee 17.01.24 – circulated 21.12.23.
- WSCC Highways, Transport and Planning December 23 Newsletter – circulated 21.12.23.
- WSCC Legal Event Order for Chichester Definitive Map update – circulated 18.12.23 and put in TEAMS.

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

Reports and Surveys – nothing new to report.

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

It was agreed to remove this item from the planning agenda and for it to be considered under Full Council.

It was noted that a response on the report the parish council had commissioned by Steve Tilbury on Infrastructure had been received from Karl Roberts, Interim CEO of ADC, and the Clerk was asked to forward this to Steve Tilbury for his comments on the response.

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

Application Number: AL/187/23/HH – Deadline 19.01.24

Address: 7 Lime Avenue, Aldingbourne PO20 3UF

Application Details: Installation of air source heat pump.

NO OBJECTION by all councillors in attendance.

Application Number: AL/189/23/TC - Deadline 19.01.24

Address: Glebe House, Church Road, Aldingbourne PO20 3TT

Application Details: Various works to various trees in the Church Road, Aldingbourne Conservation Area.

NO OBJECTION by all councillors in attendance.

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

Application Number: AL/173/23/T

Address: Caigers Cottage, Westergate Street, Westergate

Application Details: 1 No Oak (T1) crown reduction to a height of 12m and a spread of 8m. Crown lift to 2.5m from ground level.

Decision – Approved 11.12.23.

Application Number: AL/164/23/HH

Address: Mill Cottage, Oving Road, Aldingbourne

Application Details: Installation of 16 No. Solar PV panels installed free standing ground mounted.

Decision – APPROVED 18.12.23.

Application Number: AL/161/23/T

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.

Decision – APPROVED 15.12.23.

Application Number: AL/100/23/PL

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.

Decision – APPROVED 11.12.23.

Application Number: AL/169/23/L

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.

Decision – APPROVED 12.12.23.

Application Number: AL/165/23/HH

Address: Peacehaven, Hook Lane, Aldingbourne

Application Details: Single storey rear extension, two storey side and rear extensions to form new 1st floor.

Decision – APPROVED 22.12.23.

Application Number: AL/171/23/TC

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.

Decision – NO OBJECTION 05.12.23.

Application Number: AL/102/23/PL

Address: Land North of Northfield Farmhouse, Fontwell Avenue, Eastergate

Application Details: Development of 3 dwellings with associated landscaping and infrastructure. This application is a Departure from the Development plan, is in CIL Zone 3 and CIL Liable as new dwellings, and a dual parish application with Barnham & Eastergate parish council.

Decision – APPROVED 15.12.23 with 21 conditions.

981 **Agenda Item 12 - Date of next meeting – Tuesday 13 February 2024 at 7.00pm**

Meeting finished 8.00pm.

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 FEBRUARY 2024.