



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 March 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 Denise Ramshaw
Cllr Ron Flitter
Cllr Mario Trabucco
Cllr Michelle Harbord

In attendance: Marie Singleton – Parish Clerk.

Also, in attendance approximately 100 members of the public specifically for application AL/11/24/OUT.

993 **Agenda item 1 - Apologies for Absence**
Cllr Anita Lawrence (personal).

994 **Agenda item 2 - Declarations of Interest**
Cllr Flitter declared an interest in application AL/11/24/OUT as a resident of Pine Close.

995 **Agenda item 3 - Public Participation**
As there were approximately 100 members of the public in attendance to discuss application AL/11/24/OUT. Land east of Westergate (CALA Homes) the Chair of planning Cllr Foott brought forward this application from agenda item 9.

Cllr Foott at the start of the meeting advised residents that the parish council is not the decision makers in this process, but is a statutory consultee and it is Arun District Council who will make the decision. Cllr Foott then outlined the application and provided the following information:-

- The application is part of the BEW strategic allocation which has a number of applications on the strategic development site. It is accepted that housing will be built across the strategic site as a whole and it is the parish councils' position if the site as a whole was properly designed, this would ideally be the community area.
- There have been several applications for this site over the years and that the parish council has objected to all of them on the basis that the land should be used as a biodiversity area and for recreational use for residents to use as other developments are constructed and land becomes sparse.
- The land is owned by two developers believed to be Hampshire Development Corporation (HDC) and Mr Gillbard.
- The parish council hosted a meeting with Andrew Griffith MP 26.01.24 with over 70 residents in attendance and he is more than aware of the public's concerns, as flooding, sewage, the A29 and infrastructure were all raised. It was made clear that

absolutely nothing should be approved/started before the re-alignment of the A29 is in place and fully operational.

- The application should be viewed by Arun District Council alongside the other housing developments that make up the BEW strategic allocation and not as a standalone application as in total it means that the whole area is subject to approximately 2,000 new houses.

Residents raised/commented on the following:-

- There is major sewage outage on the site which is constantly being reported by residents to Southern Water with no permanent solution ever been sorted. All of this is being diverted into the local streams with the Rife full of pollutants. Concern was raised that if this cannot be dealt with now, what is going to happen when the new houses are built, and the sewage still has nowhere else to go.
- The Lidsey Water treatment plant does not have the capacity, and this is affecting the wildlife in the area.
- Cala Homes have applied numerous times over the years and this issue has still not been resolved.
- It was noted that the parish council have tried to engage with southern water many times to raise the health & safety issues and is still in dialogue with them together with a cluster group of other parish councils.
- A resident made mention of the Grampian condition that was felt could be applied to this application which prevents the start of a development until off-site works have been completed on land not controlled by the applicant and ensures that certain necessary works or improvements are carried out before the development can proceed. The parish council confirmed that it was aware of this planning condition, but Cllr Trabucco cautioned that Arun District Council must implement this condition and to withstand any appeal, it must be related exclusively to the application.
- Residents asked the parish council to contact Arun District Council to ask for an extension as it was felt that the yellow notices had been put up late and residents wanted more time to be able to reply.
- The parish council was asked if a planning consultant had been appointed and this was confirmed that a report on the overview of the application had been received from Steve Tilbury Consulting Ltd.

Cllr Foott then asked councillors to vote on a decision and all 6 councillors able to vote voted unanimously to object to this application on the following basis as per the Aldingbourne Neighbourhood Plan. (Residents were advised to use these points in any letters of objection and full details of the Aldingbourne Neighbourhood Plan could be found on the parish council website).

EH5 – Surface water management - new development within areas at risk from flooding will not be permitted unless it is supported by a site specific Flood Risk Assessment which provides clear evidence to demonstrate that the proposal would not give rise to additional risk of flooding either to the development site or to other land arising from the carrying out or use of the development and would make appropriate provision for accommodating the surface water and foul water arising from the development.

EH2 – Green Infrastructure and Ecosystems services – new development within, or immediately adjacent to the Biodiversity Corridors will need to clearly demonstrate that development proposals will not give rise to any significant harm to the integrity

or function of the Biodiversity Corridor.

EH4 – Protection of watercourses.

EH6 – Protection of trees and hedgerows.

EH12 – Protection of bat habitats.

GA2 – Footpaths and Cycle Path networks – the loss of existing footpaths and cycle paths will be resisted.

Other factors were also considered by the parish council and are outlined below and will be included in the objection submission:-

- The parish council agreed to ask Arun District Council for an extension to the 31.03.24 deadline.
- The BEW strategic allocation should be looked at by Arun District Council in its entirety and not as individual applications.
- The area should be maintained as a biodiversity area and the application is premature and in the wrong location.
- The chalk streams have wildlife which will be adversely affected.
- The A29 realignment full be in place and fully operational.
- All hydrology issues must be resolved for the whole area.
- Sewage is a major issue on health and safety grounds.
- Pine Close should not be used as an access point. The proposed traffic lights system will cause major traffic jam issues and has not taken into consideration the increased use of the Woodgate crossing by Network Rail or the extra traffic on the whole road system at a junction with Meadow Way which also had an application recently approved. The data used in the application is incorrect and out of date and does not consider the cumulative effect of the above.
- Footpaths 296, 297, 298,300 and 317 are adversely affected as per the comments already made by the WSCC Public Rights of Way consultation and the connectivity of footpaths across the planned development is poor.
- The parish council has pollution monitoring in place.
- The parish council noted that the Community Land Trust (CLT) had objected as the application is showing only a 10% proposal for affordable housing.
- The parish council will request that the original agreement that allotments should be provided is adhered to.
- The landscaping visual assessment documentation is poor.
- The archaeological assessment is insufficient and does not provide full information on what is being considered.

Steve Tilbury Consulting provided a full report after reviewing all the documentation submitted and this will be used by Cllr's Foott, Jarman and Flitter in formulating a full response, which will be circulated to all councillors for approval by Monday 25.03.24.

The other matter raised by residents was the closure of the Ormiston Academy Leisure Centre operated by Freedom Leisure. The parish council confirmed that it had only been made aware today 05.03.24, and conversations had already taken place with Arun District Councillor Sue Wallsgrove about the facility. A public meeting was being held at the Aldingbourne Community

Sports Centre Wednesday 20.03.24.

- 996 **Agenda item 4 - Approval of the Minutes of Planning Committee held 13 February 2024**
The minutes of the Planning Committee Meeting held 13 February 2024 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Rickard. Cllr Sue Foott signed the minutes.
- 997 **Agenda item 5 - Matters arising from the Minutes of the meeting held 13 February 2024**
The following matters arising solely from the minutes relating to the meeting held on 13 February 2024 were discussed.
- Response on Caigers Lane – circulated 26.02.24 – following a discussion Cllr Jarman volunteered to contact Mr Gillbard directly. Agreed by all 6 councillors able to vote.
- Item 949 & 959 – Woodgate Centre & Item 984 – Land North of Lees Yard, response received from ADC and circulated to councillors and resident 15.02.24, 20.02.24 and 26.02.24 respectively – noted.
- 998 **Agenda item 6 – Chair’s Actions**
A letter addressed to Andrew Griffith MP had been circulated to councillors as discussed at the Full Council meeting 05.03.24. Cllr Trabucco advised he would like an opportunity to make some changes and would let the Clerk have these by Monday 18 March 2024.
- 999 **Agenda item 7 – Planning Correspondence**
All the planning related correspondence and agree responses as appropriate.
- To note Clerk has responded to ADC on planning decisions as per the previous minutes.
 - Wings Nursery – Notification of Handovers from SHG – circulated 08.02.24.
 - Email from WSALC on Planning Training Dates – circulated 08.02.24.
 - Gradko Pollution Monitoring reports – circulated 26.02.24 – see analysis from Cllr Trabucco circulated 27.02.24.
- 1000 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**
Cllr’s Jarman & Ramshaw had attended a meeting where mention was made that workshops had been held by ADC on the Direction of Travel relating to the ADC Local Plan. The Clerk was asked to check to see if anything had been received and to ask if any other workshops were being planned.
- 1001 **Agenda item 9 – To discuss any recent Planning Applications as noted below**
Application Number: AL/7/24/HH – Deadline 07.03.24
Address: Old Hundred, Sack Lane, Lidsey PO22 9PE
Application Details: Replace single storey rear extension with two storey extension.
No OBJECTION – by all 6 councillors able to vote.

Application Number: AL/8/24/HH - Deadline 07.03.24
Address: 32 Ivy Lane, Westergate PO20 3RE
Application Details: Single storey side and rear extension.
No OBJECTION – by all 6 councillors able to vote.

Application Number: AL/11/24/OUT - Deadline 31.03.24
Address: Land East of Westergate, Westergate
Application Details: Hybrid application consisting of 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.
OBJECTION - See public participation item 995 above.

Application Number: AL/16/24/HH - Deadline 28.03.24
Address: Chiffchaff, Hook Lane, Aldingbourne PO20 3TE
Application Details: Proposed single storey rear extension and alterations.
No OBJECTION – by all 6 councillors able to vote.

1002 **Agenda item 10 - To note any recent planning decisions**

Application Number: AL/2/24/TC
Address: The Long House, Nyton Road, Eastergate PO20 3UP
Application Details: 1 No, Indian Bean Tree (T1) crown reduction to a height of 6m and spread of 6m. This tree is in Eastergate Square, Eastergate conservation area.
Decision - NO OBJECTION 20.02.24

Application Number: AL/156/23/L
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.
Decision – Approved 01.03.24.

1003 **Agenda Item 11 - Date of next meeting – Tuesday 9 April 2024 at 7.00pm**

Meeting finished 9.20 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 9 APRIL 2024.