



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 May 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 Mario Trabucco  
Cllr Anita Lawrence

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

1015 **Agenda item 1 - Apologies for Absence**

All councillors were in attendance.

1016 **Agenda item 2 - Declarations of Interest**

Cllr Trabucco declared an interest in application AL/33/24/L.

1017 **Agenda item 3 - Public Participation**

There were no members of the public in attendance.

1018 **Agenda item 4 - Approval of the Minutes of Planning Committee held 9 April 2024**

The minutes of the Planning Committee Meeting held 9 April 2024 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Rickard. Cllr Sue Foott signed the minutes.

1019 **Agenda item 5 - Matters arising from the Minutes of the meeting held 9 April 2024**

It was noted that the Direction of Travel, ADC Local Plan consultation had been submitted 09.05.24 following a report from Steve Tilbury Consulting Ltd. Cllr Jarman was thanked for her additional input into the report.

The response from the ADC Ecologist on the Key Reptile Site Designation at the Cala Homes site, advising that this was the responsibility of WSCC was noted and the Clerk was asked to action this advice and write to WSCC.

1020 **Agenda item 6 – Chair’s Actions**

Nothing to note.

1021 **Agenda item 7 – Planning Correspondence**

All the planning related correspondence was noted, and any responses agreed as appropriate.

- It was noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.
- WSCC Planning and Rights Way Committee agenda – circulated 16.04.24.

- E-mail from Neil Crowther ADC on Rampion Town/Parish Council Briefing 08.05.24 – circulated 18.04.24.
- SDNPA Planning Committee Agenda 11.04.24 – circulated 04.04.24.
- SDNPA Planning Newsletter Spring 24 – circulated 23.04.24.
- WSCC Highways, Transport and Planning newsletter – circulated 29.04.24.
- Notice of submission of the Chichester Local Plan 2021-2039 to the Secretary of State 03.05.24 – circulated 07.05.24.
- Analysis report from Gradko Environment on pollution monitoring – circulated 16.04.24. To note that the 12 months monitoring finishes May 24 – it was proposed by Cllr Trabucco, seconded by Cllr Rickard, and agreed by all councillors that the parish council will continue with the pollution monitoring for a further 12 months.
- E-mail from Lichfields re Land at Barnham, Eastergate and Westergate – update re WSCC works – circulated 18.04.24.
- CPRE Sussex - Sewerage Infrastructure questionnaire for local councils – circulate 02.05.24 – the questions were posed at the meeting and responses provided. The Clerk will submit the answers.

1022 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

1023 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

It was noted that Cllr Trabucco attended the BEW Advisory Group meeting 26.04.24 and reported on the following:-

- WSCC Education Department objections on all new developments still stands due to lack of school places and is insisting that schools are built before developments are allowed. A meeting with developers to progress this is due to take place in May/June.
- Southern Water advised that all applicants are collaborating with them on the issues with water treatment capacity due to ADC blocking occupation of new homes until infrastructure for water is in place.
- Developers are not expected to pay for all infrastructure on their own and are looking to Homes England for help but are critical of Homes England for not engaging.
- The Cordon Group have acquired Elgin's land a land promoter south of the Woodgate Railway Crossing which forms part of the BEW strategic site and falls under Aldingbourne Parish Council, Cllr Trabucco advised that this is a small strip of land.
- A presentation was given by Cala Homes on AL/11/24/OUT. Cllr Trabucco took the opportunity to forcefully reiterate the parish council's objection to the application. Luckenbeck are looking at the objection submitted to respond appropriately. Cllr Trabucco also advised that he had denounced the game that was felt was being played between developers on which parcel of land within the strategic site would be agreed first.

1024 **Agenda item 10 – To discuss any recent Planning Applications as noted below**

**Application Number:** AL/26/24/PL

**Address:** Land West of St John's Close, Woodgate

**Application Details:** Construction of 9 no residential dwellings (resubmission of AL/132/23/PL) This application is in CIL Zone 2 and is CIL liable as new dwellings.

**OBJECTION – by all councillors in attendance.**

It was agreed that the parish council had not changed its stance since its previous objections made in May and September 2023, but the points previously raised needed to be reiterated and expanded on due to changes in circumstances and a deterioration particularly regarding the surface water management. As per the Aldingbourne Parish Neighbourhood Plan the following will be submitted to ADC:-

- H3 - Housing density – The parish council still views that this 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. Since our previous objection it is felt that the situation in the area regarding Surface Water Management has deteriorated significantly, particularly in Hook Lane, St John's Close and Cohen Close.

The Aldingbourne Neighbourhood Plan ('ANP'), made in June 2021, states:

- i. Policy 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.
- ii. The Parish Council questions how pipework that cannot currently contain sewage from existing homes in the Westergate/Eastergate area to the north will be able to cope with the effluent from additional developments.
- iii. We note that Southern Water in other applications in March 2024 states that only 50 dwellings will be able to be connected to the existing public sewer network reinforcement being provided, and that it therefore requires a condition that occupation of the development must be 'phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development'. The parish is already significantly over the additional 50 dwellings.
- iv. Furthermore, the foul water sewers located both the north of the parish (on Barnham Road) and south have overflowed on a regular basis not just during

this winter, causing complete closure for over a month of this vital route to the rail station and other important services in Barnham, but year-round for many years with more limited rainfall levels. Although Southern Water propose future upgrading works to the Lidsey Wastewater Treatment Works, they have identified that groundwater will still enter the sewerage system and cause overloading. APC argues that this problem should be accorded significant weight.

- v. In addition, the Parish Council notes that in its response to application WA/111/23/PL for two properties in Walberton parish, Southern Water stated that further development of any size will overburden the drainage in this catchment area with rainfall even in summer tipping the system over the edge.
- vi. If Arun is minded to grant this application, the Parish Council requires as a condition precedent to any development being commenced on development site that the Lidsey Wastewater Treatment Works is first upgraded and works to the sewer pipework connecting to it are fully complete.

- 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 as there is a high risk of an archaeological find.

**Application Number:** AL/33/24/L

**Address:** The Orangery, Aldingbourne Drive, Aldingbourne

**Application Details:** Listed building consent for removing internal plaster and salts. Replaster using specially formulated waterproof render mix incorporating a salt inhibitor.

**NO OBJECTION by 5 councillors. Cllr Trabucco had declared an interest and left the room whilst the application was discussed.**

**Application Number:** AL/37/24/HH

**Address:** 37 Newell Crescent, Eastergate PO20 3AW

**Application Details:** Installation of an Air Source Heat Pump (ASHP) to the side of the property.

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

**Application Number:** AL/38/24/HH

**Address:** The Old Bridge House, Lidsey Road, Bognor Regis PO22 9PF

**Application Details:** Two storey rear extension.

**OBJECTION by all councillors in attendance.** The Parish Council objects to this application as per the Aldingbourne Neighbourhood Plan EH8 & EH10. The extension is not in keeping with the character of the existing building and it is a stipulation that the new part must match the old part (EH8). This is also a requirement of the Arun District Council Local Plan Policies on Design DM2 & DM4. We are also concerned that ANP policy EH10 "Unlit Village Status" will not be conformed with.

1025 **Agenda item 11 - To note any recent planning decisions**

**Application Number:** AL/16/24/HH

**Address:** Chiffchaff Hook Lane, Aldingbourne PO20 3TE

**Application Details:** Proposed single storey rear extension and alternations.

**Decision – Approved 19.04.24.**

1026 **Agenda Item 12 - Date of next meeting – Tuesday 11 June 2024 at 7.00pm**

Meeting finished 8.15 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 11 JUNE 2024.**