



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 2 July 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 (Chair of Parish Council)
Cllr Anita Lawrence
Cllr Michelle Harbord (observing as not part of this committee)

In attendance: Marie Singleton – Parish Clerk.

12 members of public were in attendance.

1040 **Agenda item 1 - Apologies for Absence**

All in attendance.

1041 **Agenda item 2 - Declarations of Interest**

Nothing to report.

1042 **Agenda item 3 - Public Participation**

There were twelve members of the public in attendance specifically for application AL/50/24/RES, Land to rear of Meadow Way. Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission AL/178/22/OUT) for the construction of up to 89 residential dwellings, open space, and associated works. This application is in CIL zone 3 and is CIL liable as new dwellings.

It was therefore agreed to move this application forward from agenda item 11 to be discussed.

Cllr Foott opened by advising residents that this development had already been approved and therefore 89 houses would be built, this was only a reserved matters application to discuss the details outlined as above.

Residents raised the following concerns:-

- Footpaths – a question was asked on had any changes been made from the original application as it was not obvious that a PROW plan is in place, specifically for footpath 299 and requests were made to ensure that this was kept with no changes being made into it becoming a cycle path.
- Flats have now been included in the type of houses that were to be built, it was mentioned that this is usually to accommodate possible affordable housing requirements, but it was still felt it was out of keeping with the development, and the other houses in the area and not appropriate for the site. If this was needed, then it was asked that consideration should be given to them being relocated to the northern

section of the development and away from the entrance.

- Construction equipment and was the entrance going to be via Hook Lane. Cllr Foott advised that this had not been decided and no construction plan is yet available which would confirm the details.
- It was mentioned that a new southern rail timetable had come into effect which had increased the number of times the crossing at Woodgate was now down. It was felt that the traffic survey that the parish council had commissioned was out of date and had been prepared before this decision by southern rail had been made, it was agreed that a request would be made that the developers should do a new survey to consider the timetabled changes.
- A29, it has long been felt that the re-alignment of the A29 must be done first, before any developments in the whole area are allowed to start. There has also been a major impact on the roads due to new distribution centres opening in the immediate area which has led to a large increase in the number of vans and other traffic on the A29.
- The Lidsey Treatment works are already at capacity with agreement already in place that it should be upgraded before any further developments are approved.
- It is noted that there are large lights sited outside plots 56 and 57 and this would have adverse effects on the wildlife and the ANP “unlit village status” and the dark skies policy.
- It was noted that in the open spaces shown in the plans, that a new playground was to be included. As there is already a large playground at the Aldingbourne Community Sports Centre and playgrounds on the Wings development, other uses of the open space was felt would be better.
- It was noted that WSCC Highways had yet to respond to the application and it was hoped that traffic calming measures would be considered.

The parish council discussed the application and objected to the reserved matters application by all six councillors eligible to vote.

The following policies of the Aldingbourne Neighbourhood Plan would be the basis for the objection.

H1 – the provision of housing to meet the District Councils allocation had been exceeded as the parish council had complied with policy H SP1 of the Arun Local Plan for non-strategic sites.

H1.3 - Permission would only be granted if occupation is phased to align with the delivery of sewerage infrastructure and it is felt that the Lidsey Water Treatment Plant should be upgraded first.

H3 – Housing Density – the inclusion of flats, plots 81-89 is out of keeping with the development and does not fit into the design or is appropriate to the development, if they are to go ahead to meet affordable housing provision then consideration should be given to changing the location to the northern edge of the site.

EH5 – Surface Water Management – this does not appear to have been resolved and Cllr Jarman agreed to provide bullet points from the Hydrology report that the parish council had previously commissioned to include into the parish council’s objection response.

EH10 – Unlit Village Status and Dark Skies policy, no mitigations appear to be in place to ensure this policy is adhered to, the site is also close to the Biodiversity Corridor and there is the presence of several species of bats along the southern boundary of the site which the current lighting may harm.

GA2 – Footpath and Cycle Path Network – the loss of any existing paths will be resisted, and it is not clear whether PROW 299 will be left as an unlit footpath or whether the intention is

to widen it to a cycle path.

A29 – the re-alignment of the A29 must be a priority before any developments are started and asks that a new transport survey be undertaken following changes to the southern rail timetable and the new distribution centres that have opened in the immediate vicinity.

1043 **Agenda item 4 - Approval of the Minutes of Planning Committee held 11 June 2024**

The minutes of the Planning Committee Meeting held 11 June 2024 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Trabucco. Cllr Sue Foott signed the minutes.

1044 **Agenda item 5 - Matters arising from the Minutes of the meeting held 11 June 2024**

To consider any matters arising solely from the minutes relating to the meeting held on 11 June 2024. Nothing to report.

1045 **Agenda item 6 – Chair’s Actions**

Nothing to note.

1046 **Agenda item 7 – Planning Correspondence**

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

- To note Clerk has responded to ADC on planning decisions as per the previous minutes.
- Wings Nursery Phase 2 updated hand over schedule from Southern Housing Group – circulated 18.06.24.
- Analysis report from Gradko Environment on pollution monitoring – circulated 2.06.24.
- New Homes at Woodgate from Fairthorn – circulated 10.06.24 and included on website and social media platforms.
- ADC Gypsy and Traveller Development Plan – Notice of Withdrawal Regulation 27 – circulated 13.06.24.
- ADC Housing & Homeless Strategy Briefings to be held 16.07.24 – circulated 25.06.24.

1047 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

1048 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report.

1049 **Agenda item 10 - Community Land Trust (CLT)**

Nothing new to report.

1050 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/49/24/HH – Deadline 04.07.24

Address: 10 Church Road, Aldingbourne PO20 3TT

Application Details: Proposed replacement porch, single-storey rear extension, introduction of side facing second floor window. (This application may affect the character and appearance of the Church Road, Aldingbourne Conservation Area)

OBJECTION by all 6 councillors eligible to vote, based on ANP EH10 Unlit Village Status and Dark Skies policy. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time and it is felt that with the additional lighting this is not complied with.

Application Number: AL/35/24/HH – Deadline 04.07.24

Address: Laurel Rise, Fontwell Avenue, Eastergate PO20 3UR

Application Details: Remove the existing bund and replace with 2.4-metre-high close boarded fencing in 2.4 metre concrete posts and erect a purpose build garage to front elevation.

NO OBJECTION by all 6 councillors eligible to vote.

Application Number: AL/57/24/T – Deadline 04.07.24

Address: Nightingale Cottage, Nyton Road, Westergate PO20 3US

Application Details: Re-pollard 1 no Ash to previous points.

NO OBJECTION by all 6 councillors eligible to vote.

Application Number: AL/67/24/PL – Deadline 18.07.24

Address: Lidsey Lodge Farm, Sack Lane, Lidsey PO22 9PE

Application Details: 1 No detached dwelling (resubmission following AL/18/24/PL). This application is a departure from the development plan and is in CIL Zone 3 and is CIL liable as a new dwelling.

NO OBJECTION by all 6 councillors eligible to vote.

Application Number: AL/65/24/TC– Deadline 11.07.24

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

Application Details: Fell 2 no Ash trees (T1 & T2) and coppice 3 no Hazel Trees (T3, T4 & T5). These trees are in the Church Lane, Aldingbourne conservation area.

NO OBJECTION by all 6 councillors eligible to vote.

Application Number: AL/68/24/HH– Deadline 25.07.24

Address: Forge House, Nyton Road, Eastergate PO20 3UP

Application Details: Retention of garage.

NO OBJECTION by all 6 councillors eligible to vote.

Application Number: AL/70/24/HH– Deadline 25.07.24
Address: Stanwick, Northfields Lane, Westergate PO20 3UH
Application Details: Two storey front and side extensions, single storey front and rear extensions including double garage. Replacement of existing roof including creation of second floor accommodation. Resubmission following consent of application AL/59/19/HH.
NO OBJECTION by all 6 councillors eligible to vote.

1051 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/45/24/T
Address: Land between Peckham Chase and Everett Gardens, Eastergate
Application Details: 1. No Oak (T1) remove major dead wood in crown. 5 no Ash (T2-T6) fell to ground level.
Decision – Refused 19.06.24.

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.
Decision – Approved 07.06.24.

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.
Decision – Approved 19.06.24.

Application Number: AL/38/24/HH
Address: The Old Bridge House, Lidsey Road, Bognor Regis PO22 9PF
Application Details: Two storey rear extension.
Decision – Approved 17.06.24.

1052 **Agenda Item 13 - Date of next meeting – Tuesday 6 August 2024 at 7.00pm (please note this has been moved from its scheduled meeting 13 August 2024.**

Meeting finished 8.30 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 6 AUGUST 2024.