



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 September 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 Denise Ramshaw  
Cllr Mario Trabucco (Chair of Parish Council)  
Cllr Anita Lawrence  
Cllr Katherine Jarman

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

No members of the public were in attendance.

1066 **Agenda item 1 - Apologies for Absence**  
All councillors in attendance.

1067 **Agenda item 2 - Declarations of Interest**  
Nothing to report.

1068 **Agenda item 3 - Public Participation**  
No members of the public in attendance.

1069 **Agenda item 4 - Approval of the Minutes of Planning Committee held 6 August 2024**  
The minutes of the Planning Committee Meeting held 6 August 2024 were unanimously approved. Proposed by Cllr Lawrence, seconded by Cllr Trabucco. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

1070 **Agenda item 5 - Matters arising from the Minutes of the meeting held 6 August 2024**  
To consider any matters arising solely from the minutes relating to the meeting held on 6 August 2024.

Item 1059 – NPPF Consultation – Cllr Jarman had provided councillors with a copy of the draft submission and a discussion took place on questions 1, 2, 5, 11, 22, 60, 61, & 82. It was agreed that Cllr's Foott & Trabucco would add and agree some wording for the questions that they had raised individually on the above by 12.09.24 to Cllr Jarman, and a copy of the final proposed submission would be circulated to councillors for approval ahead of the deadline of 24.09.24.

Cllr Lawrence advised that ADC at a planning policy meeting had stated that ADC had approved enough homes, it was just that the developers had yet to build them. ADC would be formally discussing their response to the consultation at their meeting 17.09.24 and Cllr Lawrence was asked to request any further information on their response from Arun District Councillor Steve McAuliffe.

1071 **Agenda item 6 – Chair’s Report**

It was noted that the reserved matters application AL/50/24/RES Land to the rear of Meadow Way had been refused and the Aldingbourne Neighbourhood Plans policies had been cited in some of the reasons for refusal. Cllr Foott asked for the Decision Report and Officers Report to be put on the parish council website and social media platforms so that residents were aware. Cllr Jarman agreed to provide some text, and the Clerk would arrange a press release with links to the reports from the ADC planning portal.

1072 **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.
- Analysis report from Gradko Environment on pollution monitoring – circulated 27.08.24.
- WSCC Highways, transport and planning newsletter – circulated 27.08.24.
- WSCC Planning and Rights of Way agenda and minutes posted – circulated 27.08.24.
- South Downs Planning Newsletter Summer 2024 – circulated 27.08.24.
- CPRE Sewage Campaign – information received and circulated by M Warden 29.08.24.
- Wings Nursery Ph2 – Lee’s Yard handover of plots notice from SHG – circulated 05.08.24.
- WSALC & ESALC response to August 24 Planning Reforms Note, a briefing paper they have commissioned has been provided from Steve Tilbury, Planning Consultant – circulated 27.08.24.

1073 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing new to report.

1074 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report.

1075 **Agenda item 10 – ABE Community Land Trust (CLT)**

It was noted that a meeting was happening that evening 10.09.24 and notes would be provided to the parish council. Cllr Rickard was asked if he could find out from the CLT how many houses had been handed over to them from the Wings developments and if a breakdown of residents from each of the parishes was possible.

1076 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

**Application Number:** AL/85/24/PL – Deadline 06.09.24

**Address:** Denmans Gardens, Denmans Lane, Fontwell

**Application Details:** Retention of toilet block, covered area, canopy extension to existing cafe, office and gift shop, all ancillary to Denmans Gardens. This application may affect the setting of listed buildings and is CIL Zone 3 (Zero Rated) as other development.

**NO OBJECTION by all councillors in attendance however a resolution should be sought for the issues with the foul water drainage as a condition of approval.**

**Application Number:** AL/93/24/HH – Deadline 13.09.24

**Address:** 2 Lime Avenue, Aldingbourne PO20 3UF

**Application Details:** Proposed garage conversion and new side window.

**NO OBJECTION by all councillors in attendance**

**Application Number:** AL/89/24/OUT – Deadline 19.09.24 – circulated to councillors 27.08.24

**Address:** Land at Woodgate Nurseries, Lidsey Road, Woodgate

**Application Details:** Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.

**OBJECTION by all councillors in attendance, the Clerk was asked to put together a response and to provide councillors with a copy for approval before submission to ADC by 19.09.24.**

The following policies from the ANP was highlighted:-

EH1 – Build up Area Boundary – this development is a departure from the development plan and proposals of land located to the west of Westergate Street and outside of the BUAB will not be supported.

EH2 – Green Infrastructure and Ecosystems services – new developments within or immediately adjacent to the Biodiversity Corridor will need to clearly demonstrate that it will not give rise to any significant harm.

EH5 – Surface Water Management – the issue of flooding throughout the parish has not been resolved and new developments within areas of risk from flooding will not be supported.

EH10 – Unlit Village Status must be adhered to.

H1 – Provide housing to meet District Council allocation – the parish council feels it has exceeded their allocation considerably and has complied with H SP1 of the Arun Local Plan for non-strategic sites. The Lidsey Water Treatment Plant is already at capacity and is not due to be upgraded for some considerable time, the parish council would require this as a condition precedent of the development.

H3 – Housing Density – the parish council views this application as an over development of the site.

Transport Infrastructure - the parish council cannot stress enough that the A29 re-alignment should take place before any developments are started as a condition precedent. There have been changes to the Southern Rail timetable which has consequences at the Woodgate Crossing and this has not been factored into.

Education – There are major concerns on the lack of school places within the area.

Bus Routes – this development will completely rely on vehicles and consideration should be given to additional services.

Provision of allotments and a community space for gym and leisure facilities are to be considered when the S106 agreement is being negotiated.

We would also like to point out that the ABE Community Land Trust (CLT) has not been consulted and it is imperative that they are part of any discussions.

Archaeology – this development is close to the site of a Scheduled Ancient Monument and any archaeological implications must be discussed with the District Archaeologists.

**Application Number:** AL/75/24/HH – Deadline 26.09.24

**Address:** 8 Autum Gate, Hook Lane, Aldingbourne PO20 3TE

**Application Details:** Single storey rear/side extension and installation of front canopy.

**NO OBJECTION by all councillors in attendance but would ask that light cutting emission glass in used and that the ANP "Unlit Village" status and dark skies policy EH10 is considered.**

**Application Number:** AL/99/24/AG – Deadline 03.10.24

**Address:** Hales Barn Farm, Arundel Road, Norton PO18 0JX

**Application Details:** Prior notification under Schedule 2, Part 6, Class B for steel framed agricultural storage building.

**NO OBJECTION by all councillors in attendance, however the parish council would like a condition to be considered that it is recorded that this structure must remain an agricultural building.**

1077 **Agenda item 12 - To note any recent planning decisions**

**Application Number:** AL/76/24/T

**Address:** Westergate Mews, Nyton Road, Westergate

**Application Details:** 1 No. Holm Oak (T6) - shorten tips of 5 branches in the south-west sector to provide 2m clearance from building. 1 No. Holm Oak (T10) - crown lift in the north-east, north and north-west sectors to 4m above ground level.

**Decision – Approved 07.08.24.**

**Number:** AL/50/24/RES

**Address:** Land to the rear of Meadow Way, Westergate

**Application Details:** 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.

**Decision – Refused 14.08.24 and circulated to councillors 15.08.24.**

**Application Number:** AL/68/24/HH

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

**Application Details:** Retention of garage.

**Decision – Approved 13.08.24.**

**Application Number:** AL/70/24/HH

**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.

**Decision – Approved 14.08.24.**

**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.

**Decision – Refused 30.08.24.**

1078 **Agenda Item 13 - Date of next meeting – Tuesday 8 October 2024 at 7.00pm.**

Meeting finished 8.55 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 8 OCTOBER 2024.**