



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 November 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.

6 residents were in attendance.

1092 **Agenda item 1 - Apologies for Absence**

All councillors in attendance.

1093 **Agenda item 2 - Declarations of Interest**

Nothing to report.

1094 **Agenda item 3 - Public Participation**

Application AL/11/24/OUT – Cala Homes development (under correspondence) Cllr Jarman advised that it was possible that this application would be determined at the planning committee meeting of ADC in December 2024, although it was noted that it had also been scheduled for previous meetings this had not happened. Cllr Jarman volunteered to speak at this meeting on behalf of the parish council, and this was approved by all councillors, Cllr Jarman will provide a draft response in time for the next planning meeting. The Clerk advised that ADC would be in contact with the parish council as necessary to confirm a date and time, as would all residents that had put in an objection and would also have a chance to attend.

Residents also raised concerns on the closing of the Prince of Wales Public House and whether it would be re-opened under new management or would be closed permanently, where it could then be used as a development opportunity. Cllr Jarman volunteered to contact the brewery Greene King Retail Ltd to see what their plans are for the site. Cllr Sue advised that as a community asset it is cited in the Aldingbourne Neighbourhood Plan and the parish council should be consulted as appropriate.

1095 **Agenda item 4 - Approval of the Minutes of Planning Committee held 8 October 2024**

The minutes of the Planning Committee Meeting held 8 October 2024 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Jarman. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

- 1096 **Agenda item 5 - Matters arising from the Minutes of the meeting held 8 October 2024**
To consider any matters arising solely from the minutes relating to the meeting held on 8 October 2024 – councillors to review action item listing and update the Clerk as necessary.
- 1097 **Agenda item 6 – Chair’s Report**
WSCC had sent an e-mail to all parish councils regarding a Riparian Survey as part of a wider initiative to better understand how parish and town councils are currently dealing with riparian issues and how these may affect local highways, as the deadline is 17.11.24 Cllr Jarman volunteered to undertake the survey on behalf of the parish council and the questions were gone through with councillors at this meeting. A copy of the survey to be sent to the Clerk.
- 1098 **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 24.10.24.
 - WSCC Highways, transport and planning Public Rights of Way Planned Improvements – circulated 24.10.24.
 - WSCC Highways, transport and planning newsletter – circulated 04.11.24.
 - South Downs Planning Committee Agenda – circulated 04.11.24.
 - Wings Nursery Ph2 – Lee’s Yard handover of plots notice from SHG – circulated 04.11.24.
 - Chichester Local Plan update October 24 – circulated 04.11.24.
 - Chichester A27 Bypass Mitigation Supplementary Planning Document Adopted Statement– circulated 04.11.24.
 - E-mail from Lucken Beck on a Public Exhibition – Land adjacent to Woodgate Nurseries, AL/129/21/OUT and AL/70/23/OUT – circulated 03.11.24.
 - E-mail from Sims Williams LLP regarding land directly to the north of the ACSC advising that landowners were now keen to sell and would the Parish Council be interested in opening a dialogue – circulated 04.11.24 along with all previous correspondence. Trustees from the ACSC were in attendance regarding this matter and reminded the parish council of the lease that was in place and that they should be part of any consultation. 5 councillors to 1 voted against not progressing this matter.
 - AL/11/24/OUT – Cala Homes application – to discuss logistics around this application possibly appearing on the ADC Planning Committee Meeting agenda 18.12.24 – see item above under public participation.
- 1099 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**
Nothing new to report.
- 1100 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**
Nothing new to report.

1101 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing new to report. Cllr Rickard advised that the Wings Nursery development was concluding and that most houses had now been occupied.

1102 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/109/24/HH – Deadline 07.11.24

Address: Hales Barn Farm, Arundel Road, Nyton PO18 0JX

Application Details: Erection of a single storey garden room.

NO OBJECTION by all councillors.

Application Number: AL/116/24/HH – Deadline 14.11.24

Address: Hales Barn Farm, Arundel Road, Nyton PO18 0JX

Application Details: Erection of a single storey equipment store.

NO OBJECTION by all councillors.

Application Number: AL/111/24/S73 – Deadline 21.11.24

Address: Byfields, Nyton Road, Westergate PO20 3US

Application Details: Variation of condition 11 following the grant of AL/160/22/PL (which was itself a variation of condition 2 imposed under AL/40/21/PL) relating to the vehicular access.

NO OBJECTION by all councillors.

Application Number: AL/117/24/OUT – Deadline 28.11.24

Address: Longdown House, Littleheath Road, Aldingbourne BN18 0SR

Application Details: Outline application with all matters reserved for 4 no self/custom build detached dwellings. This application is a Departure from the Development Plan.

OBJECTION - The Parish Council objects to this application as it contravenes the following from the Aldingbourne Neighbourhood Plan:-

- **EH1 and CSP1 - The development is outside the ANP BUAB - Built up Area Boundary and is therefore not supported and goes against the Arun Local Plan.**
- **EH2 – Green Infrastructure and Ecosystem Services – new development within or immediately adjacent to the Biodiversity Corridors will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridor – the report provided does not meet this criteria.**
- **EH5 – Surface Water Management – the foul water drainage issues have not been answered or addressed in the report provided which lacks clarity on this concern as well as not showing any reasonable plan on how rainwater harvesting will be managed, as a soakaway is not deemed appropriate where a septic tank is in place. There is also no record yet from Southern Water on this matter.**
- **EH6 – Protection of trees and hedgerows – development that damages or results in the loss of trees of arboriculturally value or loss of hedgerows will be resisted and should be protected alongside any ancient woodlands.**
- **EH9 – Conservation Area – development will only be supported where it preserves and enhances the character, setting and appearance – we do not feel that this has been met.**

- **EH12 - Protection of bat habitats - in the absence of being able to fully assess the ecological information submitted, it has not been demonstrated that the development will not result in harm upon Biodiversity and the Singleton and Cocking Tunnels SAC. The proposals are therefore in conflict with ENV DM3, ENV DM5 of the Arun Local Plan or EH12 of the Aldingbourne Neighbourhood Plan.**
- **GA1 – Promoting sustainable movement – this application completely relies on the need for private transportation as there is no local public transport and therefore improvements to public and community transport are not encouraged in this application.**
- **GA3 - The plans do not show adequate parking provision.**
- **H3 - Housing Density - It is perceived to be an overdevelopment of the site.**

We would also make the following comments. A previous application in this area AL/36/23/OUT was refused 02.05.23 by ADC and we believe that the Officers Report and the decisions given are also appropriate to this application.

- I. This application is close to the South Downs National Park.**
- II. The development is not sustainable as there is no local public transport and would be an over reliance on cars**
- III. The roads are unsafe with no footpaths.**
- IV. There are no closed services surrounding this site.**
- V. There is no archaeological risk assessment in place.**

Application Number: AL/114/24/S73 – Deadline 28.11.24

Address: Land West of Fontwell Avenue, Eastergate PO20 3RU

Application Details: Variation of condition following the grant of AL/139/22/PL relating to condition 10 – amendments to access arrangements.

NO OBJECTION by 4 councillors with 2 abstaining.

Application Number: AL/113/24/S73 – Deadline 28.11.24

Address: Land West of Fontwell Avenue, Eastergate PO20 3RU

Application Details: Variation of condition following the grant of AL/117/18/PL relating to condition 6 – amendments to access arrangements.

NO OBJECTION by 4 councillors with 2 abstaining.

Application Number: AL/112/24/S73 – Deadline 28.11.24

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

Application Details: Variation of condition following the grant of AL/121/16/PL relating to revised proposal from bellmouth to vehicle crossover.

NO OBJECTION by 4 councillors with 2 abstaining.

Application Number: AL/126/24/S73 – Deadline 05.12.24

Address: Green Gables, Northfield Lane, Westergate PO20 3UH

Application Details: Variation of condition 2 following the grant of AL/121/21/PL relating to approved plans.

NO OBJECTION by all councillors.

Application Number: AL/122/24/TC – Deadline 28.11.24

Address: Sunbeam Cottage, Nyton Road, Eastergate PO20 3UP

Application Details: 2 No. twin Sycamores (T1&T2) crown lift westerly branches back to the main stems up to 3m from ground level, spread reduction by 1.5m on all lower westerly branches and taper into crown (to leave a finished west-east spread of 7.5m) and removal of branches to create 1m of clearance from telephone line. These trees are within the Eastergate Square, Eastergate conservation area.

NO OBJECTION by all councillors.

1103 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/93/24/HH

Address: 2 Lime Avenue, Aldingbourne PO20 3UF

Application Details: Proposed garage conversion and new side window.

Decision – Approved 02.10.24.

Application Number: AL/75/24/HH

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

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

Decision – Approved 15.10.24.

Application Number: BN/195/22/PL

Address: Land North of Barnham Road and East of Fontwell Avenue Eastergate

Application Details: Hybrid application: 1)- Full planning application for the demolition of existing dwelling and outbuildings and the construction of residential dwellings, public open space including recreation space and associated infrastructure and works to be constructed in 5 distinct areas (A-E) each one independent from the other and 2)-Outline application with all matters reserved other than means of access for a care home. This application falls within Strategic Site HD5, CIL Zone 1 and 2 (Zero Rated) and may affect the setting of listed buildings. This application is subject to an Environmental Statement.

Decision – Refused 18.10.24 and circulated to councillors 21.10.24

1104 **Agenda Item 13 - Date of next meeting – Tuesday 10 December 2024 at 7.00pm.**

Meeting finished 8.20 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 10 DECEMBER 2024.