



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 December 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 Mario Trabucco (Chair of Parish Council)
Cllr Anita Lawrence
Cllr Katherine Jarman
Cllr Charles Brown

In attendance: Marie Singleton – Parish Clerk.

2 residents were in attendance to answer any questions on application AL/127/24/PL.

1105 **Agenda item 1 - Apologies for Absence**
Cllr Denise Ramshaw (personal).

1106 **Agenda item 2 - Declarations of Interest**
Nothing to report.

1107 **Agenda item 3 - Public Participation**
See agenda item 11 for application AL/127/24/PL for the outcome. The applicants were in attendance and Cllr Foott advised that discussions on all applications were always in line with the requirements of the Aldingbourne Neighbourhood Plan.

It was noted that although this application is outside the Build Up Area (BUAB) policy EH1 and would not usually be supported, there is provision in place within the ANP and Cllr Trabucco outlined that the following aspects of the EH1 policy that should be taken into consideration:

- There be a demonstrable shortfall of housing land supply which we know is the case currently with ADC.
- The scale of the development is proportionate (this is only one dwelling).
- The development will protect the local landscape character and support the Dark Skies policy, the resident advised that there is a lighting statement that supports this point.
- The proposal is sensitively designed.
- It is demonstrated through appropriate assessment that there would be no significant harm to biodiversity.

It was felt by councillors that the above had been met on this application. Other discussion items on this application were the concern on surface water management EH5, and the resident provided assurances that there would be no additional run off after the build had been completed that is not already in place at the site. Concern on biodiversity particularly

dormouse and bats were raised but the application shows that an ecological enhancement plan is in place.

1108 **Agenda item 4 - Approval of the Minutes of Planning Committee held 12 November 2024**

The minutes of the Planning Committee Meeting held 12 November 2024 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Rickard. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

1109 **Agenda item 5 - Matters arising from the Minutes of the meeting held 12 November 2024**

To consider any matters arising solely from the minutes relating to the meeting held on 12 November 2024 – councillors to review action item listing and update the Clerk as necessary.

It was noted that the CALA Homes application was not being discussed at the ADC planning committee meeting 18.12.24.

1110 **Agenda item 6 – Chair’s Report**

Nothing to report.

1111 **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 18.11.24.
- WSCC Highways, transport and planning newsletter – circulated 25.11.24 plus put on website and social media platforms.
- WSCC Communities, Highways and Environment Scrutiny Committee agenda - circulated 18.11.24.
- WSCC Planning and Rights Way Committee Agenda 04.12.24 – circulated 26.11.24.
- WSCC Flooding Roles and Responsibilities – Parish Briefing – circulated 02.12.24.
- South Downs Planning Committee Agenda – circulated 02.12.24.
- Wings Wood Ph2 CLT press release – circulated 19.11.24.
- Southern Water’s new Rivers and Seas Watch Service – circulated 18.11.24.
- E-mail from Henry Adams regarding Norton Grange Farm advising that ground water monitoring wells will be installed on their land – circulated 11.11.24.
- Arun Town and Parish Council’s Climate Change Meeting January 2025 dates – circulated 28.11.24.

1112 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

To discuss Community Assets, Register at ADC, see e-mails from Cllr Jarman 21.11.24 and Clerk 25.11.24 with background information. The information provided by Maureen Chaffe previously circulated by the clerk as above was noted which gave the reasons as to why the community assets shown in the ANP with ADC had lapsed in 2021. Following a discussion, it

was agreed that those listed below would be re-added and that the ANP working party would arrange a meeting to look at the new criteria and to provide the evidence that was now required by ADC. The working party comprises of Cllr's Foott, Jarman and Trabucco.

To look at re-instating, Methodist Church, the ACSC, Prince of Wales PH and St Mary's Church onto the community asset register with ADC.

To discuss Historic England Application regarding the Prince of Wales Pub – see emails previously circulated. Cllr Jarman was thanked for her work in applying to Historic England on the above. Costings had been received of between £2-6k to fast track the application although this would still not guarantee that it would be accepted onto the registry. Cllr Jarman will do a press release so that residents are aware of the application. It was proposed by Cllr Foott not to fast track the application, five councillors in agreement with one councillor abstaining.

1113 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report.

1114 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing new to report.

1115 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/127/24/PL – Deadline 12.12.24

Address: Land North of The Haven and East of Northfields Lane, Westergate

Application Details: Erection of 1 no 4-bed detached dwelling (self-build). 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 councillors in attendance but to ensure that the following comments are made:-

The application is outside the BUAB, ANP EH1 but feels the application meets the criteria of this policy – see agenda item 3 above.

The Dark Skies and Unlit Village Status should be adhered to EH10

Surface Water Management EH5 must be addressed.

1116 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/109/24/HH

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

Application Details: Erection of a single storey garden room.

Decision – Approved 20.11.24.

Application Number: AL/101/24/HH

Address: The Bungalow, Nyton Road, Westergate PO20 3UQ

Application Details: Single storey front porch and rear extension, conversion of integral garage to habitable use, extension to detached garage and alterations to fenestration/openings.

Decision – Approved 20.11.24.

Application Number: AL/106/24/HH

Address: 5 Bellevue Cottages, Westergate Street, Westergate PO20 3QU

Application Details: Single storey rear and side extensions (re-submission of AL/56/17/HH)

Decision – Approved 19.11.24.

1117 **Agenda Item 13 - Date of next meeting – Tuesday 11 January 2025 at 7.00pm.**

Meeting finished 7.55 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 11 JANUARY 2025.