



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 January 2025 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 Denise Ramshaw  
Cllr Katherine Jarman  
Cllr Charles Brown

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

1118 **Agenda item 1 - Apologies for Absence**  
Cllr Anita Lawrence (work commitment).

1119 **Agenda item 2 - Declarations of Interest**  
Nothing to report.

1120 **Agenda item 3 - Public Participation**  
There were no members of the public in attendance.

1121 **Agenda item 4 - Approval of the Minutes of Planning Committee held 10 December 2024**  
The minutes of the Planning Committee Meeting held 10 December 2024 were unanimously approved. Proposed by Cllr Trabucco, seconded by Cllr Jarman. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

1122 **Agenda item 5 - Matters arising from the Minutes of the meeting held 10 December 2024**  
To consider any matters arising solely from the minutes relating to the meeting held on 10 December 2024 – nothing outstanding.

1123 **Agenda item 6 – Chair’s Report**  
It was noted that the CALA Homes application was not due to be discussed at the ADC planning committee meeting 15.01.25, the Clerk was asked to contact ADC and to request information on the rationale as to why the application keeps being delayed.

The Chair of Planning advised that she had been made aware that application AL/26/24/PL – Land West of St John’s Close which had been refused by ADC 30.08.24 had been appealed under reference number APP/C38710/W/24/3348396. The parish council was not aware of this, and the Clerk was asked to contact ADC and ask for further information.

1124 **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 16.12.24.
- WSCC Highways, transport, and planning newsletter – circulated 06.01.25 plus put on website and social media platforms.
- WSCC Highways, transport and planning news and updates – circulated 06.01.25.
- WSCC Communities, Highways and Environment Scrutiny Committee minutes - circulated 23.12.24.
- HMWP Partial update Reg 24 Hampshire Minerals & Waste Plan – circulated 09.12.24.

1125 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

A meeting will take place later this evening 14.01.25 to discuss Community Assets Register.

1126 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report.

1127 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing new to report.

1128 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

**Application Number:** AL/137/24/RES – Deadline 23.01.25

**Address:** Land rear of Meadow Way including 24 Meadow Way, Westergate

**Application Details:** Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout, and scale for 89 No dwellings with open space and associated works (resubmission following AL/50/24/RES). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

**OBJECTION by all councillors in attendance.**

A full discussion took place on this application particularly as the previous reserved matters application AL/50/24/RES had been refused by ADC and reference had been made to this being appealed. The Clerk was asked to contact ADC and ask as the previous application was being appealed why had another application been submitted.

It was agreed to submit an objection on the following basis:-

- Overall scale of the development – the parish council is still unhappy with 89 units being considered and has concerns on housing density.
- Characteristics and design proposals.
- ANP policy H4 - Affordable Housing, large clusters of affordable housing should be avoided and must be indistinguishable from the market dwellings and should be

spread across the development and not just the southern edge. In this application they are all being kept in one area. The height of the flats is also out of keeping with the area and the ADC Officers Report on the previous application has not been taken into consideration.

- Lidsey Water Treatment Plant – this should be upgraded before any further developments are approved.
- ANP policy EH5 - Surface Water Drainage, Management and Flood Mitigation measures have not fully been considered and the drainage statement referred to in the Henry Adam's report is not available on the ADC portal, this is vital for councillors to consider, and the Clerk was asked to chase ADC and see if it is missing or had been referenced under a different heading.
- ANP policy GA2 - Footpath and Cycle Path Network, any loss of existing footpaths will be resisted.
- ANP para 5.2 - Lack of energy efficiency and climate change measures in place within the development.
- ANP policy EH10 -Unlit Village Status mitigations have not been resolved.
- ANP policy GA1 - Lack of promotion of sustainable movement.
- There are ecology concerns as land has been left fallow for some considerable time and the increase in wildlife population is likely to have increased exponentially with the previous report submitted in the original application now over three years old.
- A29 – parish council is adamant that there should be no further development until the A29 realignment has taken place.

The above is a precis of the discussion that took place and has listed the salient points raised. A full report will be submitted on the ADC portal for all residents to read.

**Application Number:** AL/141/24/HH – Deadline 23.01.25

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

**Application Details:** Erection of a single storey equipment store.

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

**Application Number:** AL/118/24/PL – Deadline 18.01.25

**Address:** Belle Vue, Level Mare Lane, Eastergate PO20 3SA

**Application Details:** 3 No. dwellings with associated parking. This application is in CIL Zone 3 and is CIL liable as dwellings. This application is a Departure from the Development Plan.

**OBJECTION by all councillors in attendance on the following basis as per the Aldingbourne Neighbourhood Plan:-**

ANP Policy EH1 – This development is outside the Built-Up Area Boundary (BUAB) and will not be supported as this is also a departure from the Development Plan.

ANP policy EH5 – Surface Water Management – new development within areas at risk of flooding will not be permitted. This is within a known flood zone with surface water issues throughout the whole area because of the Aldingbourne Rife. The Lidsey Treatment Works is already at capacity and the application does not demonstrate that it has a proper foul drainage scheme in place.

ANP Policy EH8 - The application shows the buildings and structures are out of character with the area.

ANP Policy H3 – Housing Density is not appropriate for the site nor is the height of the properties proposed

**Application Number:** AL/144/24/T – Deadline 06.02.25

**Address:** Land at Bayards, Level Mare Lane, Eastergate PO20 3SA

**Application Details:** Various works to various trees.

**NO OBJECTION by all councillors in attendance and the parish council agrees with any recommendations made by the Tree Officer.**

**Application Number:** BN/1/25/T – Deadline 06.02.25

**Address:** Land adjacent to Level Mare Lane, and Ireland Close, Eastergate PO20 3BG

**Application Details:** Crown lifts to G1, G2 and G3 (mixed species including Cupressus, Field Maple and Hawthorn) to 3-4 metres from ground level. This is a dual parish application with Aldingbourne Parish Council.

**NO OBJECTION by all councillors in attendance and the parish council agrees with any recommendations made by the Tree Officer.**

1129 **Agenda item 12 - To note any recent planning decisions**

**Application Number:** AL/127/24/PL

**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.

**Decision – Refused 03.01.25.**

**Application Number:** AL/116/24/HH

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

**Application Details:** Erection of a single storey equipment store.

**Decision – Refused 04.12.24.**

**Application Number:** AL/111/24/S73

**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.

**Decision – Approved 09.12.24.**

**Application Number:** AL/117/24/OUT

**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.

**Decision – Refused 24.12.24.**

**Application Number:** AL/114/24/S73

**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.  
**Decision – Approved 18.12.24.**

**Application Number:** AL/113/24/S73  
**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.  
**Decision – Approved 18.12.24.**

**Application Number:** AL/112/24/S73  
**Address:** Laurel Rise, Fontwell Avenue, Eastergate PO20 3RU  
**Application Details:** Variation of condition following the grant of AL/121/16/PL and AL/116/18/PL relating to revised access proposal from Bellmouth to vehicle crossover.  
**Decision – Approved 18.12.24.**

**Application Number:** AL/126/24/S73  
**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.  
**Decision – Approved 20.12.24.**

**Application Number:** AL/122/24/TC  
**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.  
**Decision – no objection 05.12.24.**

1130 **Agenda Item 13 - Date of next meeting – Tuesday 11 February 2025 at 7.00pm.**

Meeting finished 8.25 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 FEBRUARY 2025.**