



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 11 February 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 Katherine Jarman
Cllr Charles Brown

In attendance: Marie Singleton – Parish Clerk.

One member of the public was in attendance.

1131 **Agenda item 1 - Apologies for Absence**
Cllr Anita Lawrence (work commitment).

1132 **Agenda item 2 - Declarations of Interest**
Nothing to report.

1133 **Agenda item 3 - Public Participation**
There was one member of the public in attendance who raised the following:-

- Land to rear of Meadow Way, the resident advised that notices on a reserved matters application for this development had only been put up on limited lampposts and therefore it was felt that residents had not really been given an opportunity to respond to ADC – Cllr Foott advised the resident to include this in their letter and confirmed that an objection letter had been submitted on AL/137/24/RES by the parish council, this application is still to be determined by ADC. It was also noted that the previous reserved matters application on this development had now gone to appeal under AL/50/24/RES APP/C3810/W/24/3356352. Following a discussion Cllr Jarman agreed to review the paperwork and to provide the Clerk with any information to put into an additional submission document that could be uploaded to the planning inspectorate portal, deadline is 03.03.25, Cllr Brown will look at the drainage documentation along with the Southern Water Surface Management Policy that had been circulated to councillors. Cllr Foott will also ask Arun District Councillor Sue Wallsgrove to attend the appeal hearing. The venue has yet to be agreed.
- Prince of Wales Pub – it had been noticed that signs had gone up by Saville Properties advertising the pub is for sale. Cllr Jarman advised that following a phone call with Saville's it was noted that the pub is not up for auction and the catalogue entry will be live shortly which will show the guide price.
- Cala Homes the resident asked what was happening with this application – the Clerk reminded councillors that following an e-mail sent to ADC asking for what was happening, a response had been received and circulated 22.01.25 advising that due

to the complexity of all the strategic sites of which this application is one, further consultation may be necessary and the parish council will be informed as necessary.

- 1134 **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 January 2025**
The minutes of the Planning Committee Meeting held 14 January 2025 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Rickard. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.
- 1135 **Agenda item 5 - Matters arising from the Minutes of the meeting held 14 January 2025**
To consider any matters arising solely from the minutes relating to the meeting held on 14 January 2025 – nothing outstanding.
- 1136 **Agenda item 6 – Chair’s Report**
Nothing new to note.
- 1137 **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 21.01.25.
 - WSCC Highways, transport, and planning newsletter – circulated 30.01.25 plus put on website and social media platforms.
 - WSCC Highways, transport and planning news and updates – circulated 30.01.25.
 - WSCC Communities, Highways and Environment Scrutiny Committee minutes - circulated 13.01.25.
 - WSCC Planning and Rights of Way Committee agenda – circulated 27.01.25
 - WSALC – Neighbourhood Planning and Planning Reform Notes written by Steve Tilbury – circulated 23.01.25.
 - Steve Underwood – Wings Nursery Ph2 – Handover of houses completed – circulated 30.01.25.
 - Arun Town and Parish Council Climate Change meeting summary minutes and slides – circulated 30.01.25.
 - SDNPA Planning Newsletter Winter 2025 – circulated 16.01.25.
 - SDNPA Local Plan Review – Have your Say Now (Reg 18 Public Consultation) – circulated 20.01.25.
 - Southern Water – Surface Water Management Policy – circulated 16.01.25.
 - WSCC Highway Network Management Plan – circulated 03.02.25.
 - Notification from ADC of an appeal notice APP/C3810/W24/3356352 – original application AL/50/24/RES Land to the Rear of Meadow Way – circulated 03.02.25 – deadline for further comments 03.03.25. To note parish council provided an additional objection report on AL/137/24/RES – see response on next steps under public participation.

1138 **Agenda item 8 – To receive an update regarding Aldingbourne Neighbourhood Plan**

Nothing had been progressed on any update to the Community Assets Register. Aldingbourne Church and Methodist Hall was being researched by Cllr Foott, the Prince of Wales Pub and the ACSC by Cllr Jarman.

Cllr Jarman requested the following be discussed “the Government’s recent changes to the planning system, in particular what impact they are likely to have on our Neighbourhood Plan; and discuss whether to seek a meeting with the Arun Planning Department about these changes, in particular the delay they are likely to cause to the revision of its Local Plan, and consequent knock-on effect on our own Neighbourhood Plan”.

Cllr Jarman outlined the report and provided the following information:-

- There is one (only) piece of good news in the new Framework - the government has not touched paragraph 14, which essentially says that if a parish councils Neighbourhood Plan is less than five years old and includes at least one site for development (as the ANP one does), then its policies should take precedence over the Arun Local Plan where there is a clash, though that is an over-simplification. However, this protection will expire in June next year (2026), at which point the Aldingbourne Neighbourhood Plan becomes more than five years old.
- The bad news for Aldingbourne in the Arun district is that the standard method of calculating housing target numbers has changed, meaning that Arun will now have to see around 1400 homes built each year - this compares with approximately 700 per annum that they are currently completing.
- The government has stated that all Local Planning Authorities (LPAs) in the **early** stages of plan-making, as Arun is, will have to use in their new Plans the **new** target figures they've been given - which the government accept may well make the process take longer, as obviously the LPA will need to work out how to include that many houses. In the case of Aldingbourne this could cause a serious problem, as if the Arun Local Plan is held up even further, then our Neighbourhood Plan will be too - which could cause it to become out of date, with potential serious consequences, see point 1 above.

Cllr Jarman suggested that Aldingbourne seek a meeting as soon as possible with the Arun Planning Policy team, specifically with Kevin Owen, Team Leader, Planning Policy, and Conservation, to ask about the ramifications of this delay to their plan-making. Cllr Jarman will provide the wording and e-mail address for the Clerk to action.

- Mention was also made that the government also announced that National Development Management Policies (NDMPs) would be brought forward, as part of plan-making for all bodies including parish councils - this will involve government-dictated wording for certain elements of plans, such as the need to have good design of homes - their argument is that this will save everyone time, but the worry is that these NDMPs will be extended to subject areas, such as biodiversity, for example, that we would want to write our own wording for. The parish council will need to keep a careful watch on these proposals.

- To note as devolution may be coming to West Sussex, it was entirely possible that the Arun Planning Department will be changed to something different in the future.

1139 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report. The Clerk to advise ADC that Cllr Foott will be our representative moving forward.

1140 **Agenda item 10 – ABE Community Land Trust (CLT)**

To note that Steve Underwood from SHG had advised that all properties had now been handed over and thanked the parish council and the CLT on the collaborative approach that had been taken and hoped to work with all parties in the future. CLT had 34 homes that had gone to residents.

1141 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/143/24/RES – Deadline 13.02.25

Address: Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne

Application Details: Approval of reserved matters following outline consent AL/129/21/OUT for 95 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwelling.

OBJECTION by all councillors in attendance. See full objection report submitted to ADC based on the following ANP policies:-

- ANP Policy EH1 – proposals for the development of land outside the BUAB will not be supported.
- ANP Policy EH1 (i) – the scale of the development must be proportionate to the housing supply shortfall.
- ANP Policy EH1 (ii) – the development must protect the local landscape character and support the Dark Skies Policy.
- ANP Policy EH1 (iii) – the proposal must be sensitively designed and respects the character of neighbourhood settlements.
- ANP Policy EH1 (v) & EH5 – Surface Water Management – there should be no unacceptable environmental implications including an increased risk of groundwater flooding.
- ANP Policy EH7 – Renewable and Low Carbon Energy – references to this are missing and further information is required.
- ANP Policy H3 – Housing Density - there is concern on the three-storey flatted properties that directly overlook bungalows.
- ANP Policy GA1 – Promoting sustainable movement – this is not a sustainable development and will add further pressure to an already strained transport network.
- ANP Policy EH12 – Protection of Bat Habitats and Ecology – this site is within the vicinity of the Singleton and Cocking SAC and the provision for bats has not been addressed as per the response of the ADC ecology officer.

- Affordable Housing – it is noted that the Community Land Trust has not been consulted.
- Lidsey Water Treatment Plant must be upgraded before any development is permitted.

The parish council had also not been consulted on the use of the Open Space allocation or the provision of any allotments as previously requested.

Application Number: AL/140/24/T – Deadline 20.02.25

Address: 203 Baggarley Close, Aldingbourne PO20 3RX

Application Details: 1 No poplar (T1) reduce overhanging limb by 4m, to a finished length of 9m. 1 no Ash (T2) lateral spread reduction to leave a finished crown spread of 5m.

NO OBJECTION by all councillors in attendance.

Application Number: AL/1/25/CLE – Deadline 20.02.25

Address: Petrol Filling Station, Nyton Road, Westergate PO20 3UN

Application Details: Lawful development certificate for the existing petrol filling station having unrestricted opening hours.

OBJECTION by three councillors, one councillor in favour. It was felt that unrestricted opening hours was not necessary and that the current hours are sufficient. The area is now substantially residential and extra opening hours could have an impact on neighbours.

Application Number: AL/2/25/T – Deadline 20.02.25

Address: 21 Belle Meade Close, Woodgate PO20 3YD

Application Details: Reduce 1 no English Oak to leave an overall height of 7m and crown span of 5-6m (previous pollard points)

NO OBJECTION by all councillors in attendance.

Application Number: AL/3/25/T – Deadline 20.02.25

Address: 21 Belle Meade Close, Woodgate PO20 3YD

Application Details: 1 no Oak (T3) re-pollard to a height of 12m and spread of 10m.

NO OBJECTION by all councillors in attendance.

Application Number: AL/4/25/PL – Deadline 27.02.25

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

Application Details: Erection of 1 no 4-bed detached dwelling (self-build) (re-submission following AL/127/24/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 councillors in attendance as per previous application, but as previously stated foul water drainage will need to be addressed to the satisfaction of ADC and Southern Water drainage engineers.

Application Number: AL/7/25/HH – Deadline 06.03.25
Address: Silver Trees, Hook Land Aldingbourne PO20 3TE
Application Details: Removal of roof window, new dormer window
NO OBJECTION by all councillors in attendance.

1142 **Agenda item 12 - To note any recent planning decisions**
Nothing to note.

1143 **Agenda Item 13 - Date of next meeting – Tuesday 11 March 2025 at 7.00pm.**
Meeting finished 9.25 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 MARCH 2025.