



ALDINGBOURNE PARISH COUNCIL

Parish Office: C/o Aldingbourne Community Sports Centre, Olivers Meadow, Westergate, PO20 3YA

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NOTICE OF MEETING AND AGENDA

The Planning Committee of the Parish Council Meeting will be held at the in the Community Centre, Olivers Meadow, Westergate, PO20 3YA on Tuesday 8 April 2025 at 7.00pm

AGENDA

1. Apologies for absence

2. Declarations of Interest

Declarations under the Code of Conduct – Members are reminded that they are required to make a declaration in relation to any item on this agenda in which they may have an interest.

3. Public Participation

The Public Forum will last for a period of up to 15 minutes during which members of the public may ask layout or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum.

4. Approval of Minutes of previous Planning Committee meeting - held on 11 March 2025 (previously circulated)

5. Matters arising from the Minutes of the Planning Committee held on 11 March 2025

To consider any matters arising solely from the minutes relating to the meeting held on 11 March 2025.

See action item listing.

6. Chair's Report

7. Planning Correspondence

To note any Planning related correspondence and agree responses 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 20.03.25.
- WSCC Highways, transport, and planning newsletter – circulated 31.03.25 plus put on website and social media platforms.
- WSCC Highways, transport and planning news and updates – circulated 03.03.25.
- WSCC Highways., Transport and Planning - circulated 03.03.25.
- WSCC Planning and Rights of Way Committee agenda – circulated 17.03.25.
- WSCC Communities, Highways and Environment Scrutiny minutes posted – circulated 18.03.25.
- ADC Changes to viewing planning documents - circulated 13.03.25.
- SDNPA – Consultation Ovingdean Neighbourhood Plan Area – circulated 27.03.25.
- WSCC proposed EV on-street charge points – circulated 31.03.25.

8. To receive an update regarding the Aldingbourne Neighbourhood Plan

E-mail sent to ADC 31.03.25. (Kevin Owen e-mail bounced back so sent to generic planning e-mail).

9. To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.

Meeting scheduled Tuesday 6 May 2025, Cllr Foott provided with details.

10. Aldingbourne Barnham & Eastergate Community Land Trust (ABE CLT)

Minutes of meeting held 11.03.25, copy attached.

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.

RE-ADVERTISED – REVISED DESCRIPTION AND AMENDED PLANS IN RESPONSE TO FEEDBACK INCLUDING A REDUCTION IN THE SCHEME FROM 95 TO 93 DWELLINGS

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/143/24/RES>

Application Number: AL/17/25/HH – Deadline 03.04.25

Address: The Square House, Hook Lane, Aldingbourne

Application Details: Construction of 1 no building on the site of the former Malthouse to form a garage and store.

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/17/25/HH>

Application Number: AL/18/25/L – Deadline 03.04.25

Address: The Square House, Hook Lane, Aldingbourne

Application Details: Listed building consent for construction of 1 no building on the site of the former Malthouse to form a garage and store.

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/18/25/L>

Application Number: AL/14/25/HH – Deadline 17.04.25

Address: 4 Olives Meadow, Westergate, Aldingbourne

Application Details: Conversion of garage to habitable use and alterations to fenestrations.

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/14/25/HH>

Application Number: AL/20//25/A – Deadline 17.04.25

Address: Shop Around the Clock and Aldingbourne Post Office, Westergate Street Aldingbourne

Application Details: Installation of various signage.

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/20/25/A>

Application Number: AL/22//25/HH – Deadline 17.04.25

Address: 28 Church Street, Aldingbourne PO20 3TT

Application Details: Replacement single storey rear extension. New side facing dormer window and rooflight at first floor level. (This application may affect the character and appearance of the Church Road, Aldingbourne Conservation Area)

To view details, click on link.

<https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=AL/22/25/HH>

12. To note any recent planning decisions

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.

Approved 13.03.25.

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.

Withdrawn by applicant 14.03.25

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.

Approved 25.03.25.

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.

REFUSED 19.03.25 – circulated to councillors 20.03.25.

- 13.** Motion request from Cllr Jarman to propose that the Planning Committee spends a short time discussing whether there is any way of preventing or stopping developers' contractors from removing vegetation from sites during bird-nesting season March to September inclusive, in contravention of the Wildlife and Countryside Act (WCA) 1981, given that Arun Planning Compliance say they can only investigate breaches of conditions, not law, and they do not include not breaching the WCA in conditions for sites". (E-mail circulated to councillors with background information 01.04.25).

14. To note the date of next meeting – Tuesday 13 May 2025