**ALDINGBOURNE PARISH COUNCIL** 

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 13 May 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 Anita Lawrence

 Cllr Charles Brown

 Cllr Katherine Jarman

 Cllr Ron Flitter

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

2 members of the public were in attendance, one observing.

1171 A**genda item 1 - Apologies for Absence**

 None required.

1172 **Agenda item 2 - Declarations of Interest**

Nothing to report.

1173 **Agenda item 3 - Public Participation**

 Two residents in attendance, one of which was observing the meeting.

One resident wanted to discuss planning application AL/30/25/OUT and background information was provided on the site and concerns were raised on privacy, access which was onto Hook Lane with a dangerous bend that also floods. There are issues with power cables overhanging the land and the houses proposed were deemed not to be suitable for the site. An objection by the resident would be submitted to ADC.

Cllr Foott brought this application forward from the main agenda and clarified any decisions would be made in reference to the Neighbourhood Plan. After a discussion amongst councillors, it was agreed that the parish council would be objecting to this application as per the following polices of the Aldingbourne Neighbourhood Plan. Objection by all councillors in attendance.

* The application is a departure from the Development Plan.
* EH1 - it is outside the BUAB agreed and should not be supported.
* H3 - Housing Density is out of proportion for the site.
* EH5 - Surface Water Management. This piece of land currently helps with the level of flooding in the area as it soaks up rainwater, and without this, flooding will increase.
* EH6 - information shows that there is no mitigation for the protection of trees and hedgerows.
* EH8 - The plans and location show that the buildings will be out of character with the area and should be more in line with cottages rather than 4 bed houses.
* EH12 - Protection of habitats, there is no information in the ecology report that shows any mitigation for bats.
* GA3 - Parking shows 2 spaces per household. The agreed space required for a 4-bed house show that 3-4 spaces should be taken into account, this plot would not sustain the level of parking that should be considered.
* Access to this site is difficult and on a dangerous bend.
* Plans do not show the design of the houses, so it is difficult to make a considered decision on what is being proposed.
* Site has overhanging power cables which needs to be resolved.

1174 **Agenda item 4 - Approval of the Minutes of Planning Committee held 8 April 2025**

The minutes of the Planning Committee Meeting held 8 April 2025 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Brown. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

1175 **Agenda item 5 - Matters arising from the Minutes of the meeting held 8 April 2025**

To consider any matters arising solely from the minutes relating to the meeting held on 8 April 2025.

Item 1164 - Steve Tilbury has suggested a zoom meeting to discuss the possible revision of the ANP, Cllr’s Foott, Jarman, Rickard and Brown agreed to be involved in such a meeting and the Clerk will contact Steve Tilbury with their e-mail addresses so that a date can be arranged.

Item 1169 - Wildlife & Countryside Act, Cllr Lawrence had researched this as requested and confirmed that this law cannot be made as a condition of development. Any criminal acts need to be reported to the police online with details, dates and evidence of such acts. After a discussion it was agreed that for future developments pictures of trees and hedgerow will be taken and developers informed that their work will be monitored to protect the environment, this comes because of several developers taking out hedgerows and trees illegally causing issues with habitats and bird nesting sites.

All other items resolved.

1176 **Agenda item 6 – Chair’s Report**

Land Rear to Meadow Way Appeal – Cllr’s Foot, Jarman, Rickard and Brown had attended the hearing but as yet there had been no outcome or decision communicated. A particular topic of discussion was the CMP in relation to access arrangements during construction and which access point would be used i.e. either Hook Lane or Meadow Way itself. Both will come with concerns but unfortunately this will be decided on by the planning department.

E-mail from Henry Adams regarding Norton Grange Farm, regarding public rights of way notice to confirm definitive routes of the rights of way crossing the farm – circulated 01.05.25 – Cllr Jarman advised that she had phoned WSCC to ask for the meaning of this, and was advised that it was usually done to future proof the site/land concerned in ensuring that nobody designated the land as a village green and therefore protects the rights of way.

1177 **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 28.4.25 – to decide if pollution monitoring should continue for a third year, contract ends June 25. After a discussion it was agreed to pause the pollution monitoring and to re-visit this topic annually.
* WSCC Highways, transport, and planning newsletter – circulated 01.05.25 plus put on website and social media platforms.
* WSCC Highways, transport and planning news and updates – circulated 01.05.25.
* WSCC Highways., Transport and Planning - circulated 01.05.25.
* SDNPA – Planning News updates – circulated 06.05.25.
* Chichester Local Plan examination, Main Modifications Consultation – circulated 10.04.25.
* ADC Planning Appeal APP/C3810/W/25/3363266 – AL/117/24/OUT – Longdown House, Littleheath. Deadline for additional written representation 28.05.25. – Cllr Jarman advised that she would provide a response on this as it was felt that additional comments should be made.
* E-mail from resident to Andrew Griffith MP – New Development on Farmland in West Sussex – circulated 06.05.25
* E-mail from Henry Adams regarding Norton Grange Farm, regarding public rights of way notice to confirm definitive routes of the rights of way crossing the farm – circulated 01.05.25 – see Chair’s report.

1178 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

See item 1175.

1179 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

It was noted that a meeting took place 06.05.25 with Cllr’s Foot and Jarman participating. There appears to be significant movement on the southern consortium parcel of land and ADC are looking at needing to sign terms for the S106 funding agreement which will require signatures from all parties. Another meeting is proposed 19.05.25 as the parish council has not been made aware of any of these new developments by ADC and it appears that there will be several actions that are required by the parish council. Cllr’s Foott and Harbord will participate on behalf of the parish council with the Chair of Barnham and Eastergate parish council Chris Allington also being involved. Cllr Foott will report back to the Full Council on any actions that are required.

1180 **Agenda item 10 – ABE Community Land Trust (CLT)**

See e-mail from Mike Link – circulated 01.05.25 – “Draft Proposal for use of our allocation scheme” – noted. The CLT are looking at the Sussex Recovery site new development and are hoping to have 28 plots for local people.

1181 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

**Application Number:** AL/30/25/OUT – Deadline 16.05.25

**Address:**  Land adjacent to 1 Elm Cottage, Hook Lane, Aldingbourne

**Application Details:** Outline application with some reserved matters (except access) for 2 no dwellings served from a new access in the location of the existing access. This application is a Departure from the Development Plan

**OBJECTION – see public participation section above.**

**Application Number:** AL/26//25/PL – Deadline 16.05.25

**Address:** Nyton Stables, Nyton Road, Aldingbourne

**Application Details**: Change of use of the land to provide 4 No. travelling showperson plots, with associated biodiversity net gain areas; native hedgerows, hard and soft landscaping, boundary treatment, storage and maintenance areas, storage for touring caravan and show persons van, bin storage and EV charging points. This application is in CIL Zone 3 (Zero Rated) as other development.

**NO OBJECTION by all councillors, but to request that it should only be used by family members as outlined in the applicants’ letter to ADC.**

**Application Number:** AL/24//25/HH – Deadline 23.05.25

**Address:** 45 Barnetts Field, Westergate, Aldingbourne

**Application Details:** Single story side extension.

**NO OBJECTION by all councillors.**

**Application Number:** AL/34/25/HH – Deadline 23.05.25

**Address:** Norton Glebe, Norton Lanw, Norton

**Application Details:** Front porch extension to annexe.

**NO OBJECTION by all councillors.**

**Application Number:** AL/32/25/PL – Deadline 30.05.25

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

**Application Details:** Installation of plant equipment, canopy and parcel locker. This application is in CIL zone 2 (zero rated).

**NO OBJECTION by all councillors.**

### 1182 **Agenda item 12 - To note any recent planning decisions**

**Application Number:** AL/17/25/HH

**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.

**Refused 28.04.25.**

**Application Number:** AL/18/25/L

**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.

**Refused 28.04.25**

**Application Number:** AL/20//25/A

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

**Application Details:** Installation of various signage.

 **Approved 02.05.25**

**Application Number:** AL/14/25/HH

**Address:** 4 Olivers Meadow, Westergate, Aldingbourne

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

**Approved 25.04.25**

**Application Number:** AL/12/25/PL

**Address:**  Portsmouth Water, Westergate WTW Level Mare Lane

**Application Details:** New permanent building to improve the current water treatment facilities with the construction of a new PRV building. This application is in CIL Zone 3 (zero rated) as other development.

**Approved 14.04.25**

**Application Number:** AL/9/25/HH

**Address:** The Square House, Hook Lane, Aldingbourne

**Application Details:** Proposed rear orangery, single storey side extension, 2 no dormers and internal alterations to the existing house and outbuilding (granary).

**Withdrawn by applicant 04.04.25**

**Application Number:** AL/10/25/L

**Address:** The Square House, Hook Lane, Aldingbourne

**Application Details:** Listed building consent for proposed rear orangery, single storey side extension, 2 no dormers and internal alterations to the existing house and outbuilding (granary).

**Approved 22.04.25**

**Application Number:** AL/21/25/A

**Address:** Land off Meadow Way, Westergate

**Application Details:** Installation of 1 no non-illuminated totem sign.

 **Refused 25.04.25**

**Application Number:** AL/57/23/PL

**Address:** Sussex Recovery Company, Fontwell Avenue, Eastergate PO20 3RY

**Application Details:** Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

**Approved with 44 conditions 15.**04.25 – circulated to councillors 22.04.25

1183 **Agenda Item 13 - Date of next meeting** **– Tuesday 10 June 2025 at 7.00pm.**

Meeting finished 8.30 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 JUNE 2025.**