



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 June 2025 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Katherine Jarman
Cllr Richard Rickard
Cllr Charles Brown
Cllr Ron Flitter

In attendance: Marie Singleton – Parish Clerk.

No members of the public were in attendance.

1184 Agenda item 1 - Apologies for Absence

Cllr Sue Foott (Chair of Planning) (personal), Cllr Anita Lawrence (work commitment).

As the Chair of Planning was not in attendance, Cllr Katherine Jarman volunteered to chair the meeting, proposed Cllr Flitter, seconded Cllr Brown.

1185 Agenda item 2 - Declarations of Interest

Nothing to report.

1186 Agenda item 3 - Public Participation

None in attendance.

1187 Agenda item 4 - Approval of the Minutes of Planning Committee held 13 May 2025

The minutes of the Planning Committee Meeting held 13 May 2025 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Flitter. Cllr Katherine Jarman signed the minutes on behalf of the Chair of the Planning Committee.

1188 Agenda item 5 - Matters arising from the Minutes of the meeting held 13 May 2025

To consider any matters arising solely from the minutes relating to the meeting held on 13 May 2025.

Item 1164 – e-mail sent to Steve Tilbury 15.05.25 with names of councillors to be involved with an online meeting – see agenda item 8.

Item 883 – Tree Survey of Hook Lane for potential TPO's – report circulated by Cllr Jarman 20.05.25. It was noted that a resident had advised that Mark Warwick the Tree Officer at ADC was potentially undertaking a review of all the trees in Hook Lane for potential TPO's. It was agreed to send Cllr Jarman's report to ADC and ask Mr Warwick to officially look at the trees

that were included in the report. Cllr Jarman will provide the final wording, and the Clerk will submit the report.

Cllr Rickard also asked that consideration should be given to the chestnut trees on Nyton Road, Cllr Flitter agreed to look at the interactive TPO map to see if they already have TPO's in place.

All other items resolved.

1189 **Agenda item 6 – Chair's Report**

Planning Pre-Application Policy – no changes, proposed Cllr Rickard, seconded Cllr Brown that the policy should be adopted. Agreed by all.

1190 **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 22.05.25.
- WSCC Highways, transport, and planning resident's newsletter – circulated 02.06.25 plus put on website and social media platforms.
- WSCC Highways, transport and planning news and updates – circulated 02.06.25.
- SDNPA – Planning News updates May 25 – circulated 12.05.25.
- Transport for the Southeast (Tf.se) New Lyminster Bypass Opens– circulated 02.06.25 plus put on website and social media platforms.
- ADC Planning Appeal APP/C3810/W/25/3363266 – AL/117/24/OUT – Longdown House, Littleheath. Submission sent to planning inspectorate 28.05.25 – circulated by Cllr Jarman 27.05.25.
- Notification of a Planning Committee meeting 11.06.25, AL/143/24/RES – Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne PO20 3SU – circulated 02.06.25 – noted that this was going to the ADC planning committee 11.06.25.
- Publication of Middleton-on-Sea Neighbourhood Development Plan – circulated 22.05.25.

1191 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

A meeting was held with Steve Tilbury 09.06.25 to discuss whether there was a necessity to review the ANP in 2026. Cllr Jarman had circulated notes of the meeting 10.06.25. Cllr Jarman provided a summary of the conversation held and stated the following:-

The Plan was 'made' in June 2021. Normally a parish would follow the lead of its Local Planning Authority (LPA), Arun District Council, and update its plan in tandem with the LPA updating theirs. However, because of the Government's new planning targets, Arun have been given more time to update their plan, to accommodate the much higher figure for housing they now must provide.

This delay has important implications for the Aldingbourne Neighbourhood Plan because the protection offered by paragraph 14 of the National Planning Policy Framework expires in June 2026. This is because paragraph 14 states that a Neighbourhood Plan can take priority when an LPA does not have a five-year housing land supply (5YHLS), as Arun currently does not.

The second condition of para 14 is that a Neighbourhood Plan must contain policies and allocations to meet its identified housing requirement. The 'allocations' cited must be handed down by the LPA – as we are aware in 2021, the parish council allocation was 70 homes. However, Steve Tilbury thinks that Arun are not going to be in a position to give the parish council a new number for some time, as they are so far behind with their Local Plan – meaning that as things stand, the Aldingbourne Neighbourhood Plan's protection under paragraph 14 is going to expire in June 2026.

At the meeting councillors asked whether they could ask Arun to give the parish council a new target, not necessarily right now, but over the next few months, or when they are ready. Steve said it is possible (though not common) to do this and agreed that the parish council had nothing to lose by doing so – even though it is unlikely that Arun are going to give the parish council a figure.

The overall decision is that there is very little the parish council can do and Steve advised there is no point going to all the expense and effort of updating the Neighbourhood Plan if the parish council is not able to benefit, through it, from the protection offered by paragraph 14.

Cllr Jarman agreed to provide wording to ADC. It was also agreed to start looking at the ANP informally and to see what areas needed amending for the future. The Clerk advised that she would circulate the ideas previously agreed to councillors.

1192 **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 and a further meeting 19.05.25 as there has been significant movement on the southern consortium parcel of land and decisions were required from the parish council of which it was unaware. Cllr Foott circulated a copy of the notes, and it was noted that ADC will be bringing forward an application at an extraordinary meeting of the planning committee by the end of June, or early July 25.

1193 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing to note, a meeting was taking place that evening, and notes will be circulated in due course.

1194 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/40/25/HH – Deadline 13.06.25

Address: Jamine Cottage, 4 Dukes Road, Fontwell, BN18 0SP

Application Details: Proposed flat roof rear dormer to replace 3 no hipped roof dormers.

NO OBJECTION by all councillors.

1195 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/30/25/OUT

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.

To note that this has been withdrawn by the applicant 28.05.25.

Application Number: AL/22//25/HH

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).

APPROVED 09.05.25.

Application Number: AL/24//25/HH

Address: 45 Barnetts Field, Westergate, Aldingbourne

Application Details: Single story side extension.

APPROVED 02.06.24.

1196 **Agenda Item 13 - Date of next meeting – Tuesday 8 July 2025 at 7.00pm.**

Meeting finished 7.45 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 08 JULY 2025.