



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 9 September 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
Cllr Anita Lawrence

In attendance: Marie Singleton – Parish Clerk.

Six members of the public were in attendance along with Mike Link from the ABE CLT.

1223 Agenda item 1 - Apologies for Absence

Cllr Sue Foott (Chair of the parish council and the planning committee) (personal).

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

1224 Agenda item 2 - Declarations of Interest

Nothing to declare.

1225 Agenda item 3 - Public Participation

Mike Link from the ABE CLT introduced himself and explained the role of the CLT in trying to provide social housing homes to local people. The Wings Wood development had been a real success with 34 homes being allocated via this scheme through Southern Housing Group. The CLT would like to continue collaborating with this model and are trying to engage with ADC and developers with little success as they ask housing associations to bid for this kind of housing provision. CLT have spoken to ADC and asked that they negotiate directly with the CLT and ask them for allocations on all developments to be provided to them rather than just housing associations. The CLT have approached all elected representatives to lobby on their behalf and may be looking to Aldingbourne and Barnham & Eastergate parish council for support.

Residents were in attendance regarding the Woodgate Centre development and their concerns on parking in Woodgate Road, as they have been advised that work will be starting on the site in January 2026 which will then have heavy lorries and machinery adding to the problem that already exists. They were surprised that following a change in developer that a new application had not been submitted. The Clerk advised that the development already had approval by ADC and that the parish council had submitted a robust objection letter via their planning consultants at the time, as the land already comes with planning permission a new

developer does not need to re-apply but will need to comply with any conditions that were imposed by ADC which are outlined in the Officers report, it was also stated that the development was always going to be accessed from Woodgate Road and Cllr Flitter reiterated that as WSCC Highways would have been consulted, once approval is given then there is nothing that can be done on the access point. Mention was made of the A29 re-alignment but there is no timescale for this and access to the development from the re-alignment was not thought to be part of the original approval. Cllr Jarman agreed to research and provide wording for a letter to be sent to ADC on their concerns. Agreed by all councillors.

1226 Agenda item 4 - Approval of the Minutes of Planning Committee held 12 August 2025

The minutes of the Planning Committee Meeting held 12 August 2025 were unanimously approved. Proposed by Cllr Flitter, seconded by Cllr Jarman. Cllr Jarman signed the minutes on behalf of the Chair of the Planning Committee.

1227 Agenda item 5 - Matters arising from the Minutes of the meeting held 12 August 2025

To consider any matters arising solely from the minutes relating to the meeting held on 12 August 2025.

Item 1201 – Tree Survey of Westergate Street – Cllr’s Jarman and Rickard have now started to undertake the survey and will report back in due course.

1228 Agenda item 6 – Chair’s Report

Nothing to report.

1229 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.
- WSCC Highways, transport & planning newsletter – circulated 07.08.25 & 01.09.25.
- SDNPA Planning Newsletter – circulated 01.09.25.
- Chichester Local Plan update – circulated 26.08.25.
- Copied into two letters from residents addressed to Andrew Griffith on Woodgate Centre Development – circulated 01.09.25 along with a response from Arun District Councillor Sue Wallsgrove to one resident, circulated 02.09.25 – see public participation.
- CPRE guide on how to respond to planning applications – provided by Maureen Chaffe Processmatters2 – circulate 01.09.25.

1230 Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan

Nothing new to report, awaiting response from ADC on housing targets.

1231 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing to report as Cllr Foott was not in attendance.

1232 **Agenda item 10 – ABE Community Land Trust (CLT)**

Please see public participation, Mike Link was in attendance. AGM taking place 23.09.25 – details circulated 01.09.25 and put on website and social media platforms.

1233 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/78/25/HH – Deadline 18.09.25

Address: Tara, Hook Lane, Aldingbourne PO20 3TE

Application Details: First floor rear dormer extension, front dormer extension, and alterations to existing dormers following demolition of existing ground floor side storage/garage extensions.

NO OBJECTION by all councillors in attendance.

1234 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/64/25/HH

Address: 4 Beech Close, Westergate, Aldingbourne

Details: Single storey flat roof side extension.

APPROVED 01.09.25.

Application Number: AL/55/25/HH – Deadline 24.07.25

Address: The Square House, Hook Lane, Aldingbourne PO20 3TS

Application Details: Proposed construction of an orangery to the rear of the dwelling, single storey side extension, 2 no dormers and internal alterations to the existing house and outbuilding (granary). Listed building consent has already been granted for these proposals' AL/10/25/L.

APPROVED 13.08.25.

Application Number: AL/51/25/HH – Deadline 31.07.25

Address: Southview, Nyton Road, Aldingbourne PO20 3UA

Application Details: Part single, part two storey extension, including rear dormer extensions. Two storey front extension to facilitate front porch and landing above area.

APPROVED 20.08.25.

1235 **Agenda Item 13 - Date of next meeting – Tuesday 14 October 2025 at 7.00pm.**

Meeting finished 8.05 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 14 OCTOBER 2025.