



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 February 2026 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.

Members: Cllr Sue Foott (Chair of the parish council and the planning committee)
Cllr Richard Rickard
Cllr Anita Lawrence
Cllr Katherine Jarman
Cllr Charles Brown
Cllr Ron Flitter

In attendance: Marie Singleton – Parish Clerk.

Twelve members of the public were in attendance, along with Jonathan Leahy Chair of the ACSC.

In attendance from Gillings Planning, Kate Chapman, see public participation below.

1288 **Agenda item 1 - Apologies for Absence**

ADC Cllr Sue Wallsgrove had been called away to an emergency meeting regarding the flooding in the area.

1289 **Agenda item 2 - Declarations of Interest**

Nothing to declare.

1290 **Agenda item 3 - Public Participation**

Residents were in attendance to hear a presentation by Kate Chapman, Gillings Planning – on the proposal for a new commercial building on land at West Barn, Old Dairy Lane, Norton. Application AL/107/25/PL that has been refused by ADC 19.01.26.

The following are the salient points of the presentation given by Kate Chapman, Gillings Planning:-

- An overview of the original application was provided.
- The current commercial unit is already in place, and this application was to expand Biodot which is a life science and technology company providing essential research and development.
- The new extension is on a disused tennis court.
- No changes to the access road will take place.
- There is already existing parking on site.
- The agricultural design is representative of what is already on site.

- Landscaping on the eastern elevation which fronts onto Norton Lane will tie in with the conservation area.
- The application was refused on three grounds, drainage, 1st floor windows on the northern boundary which overlooks existing properties, and use of the two HGV parking spaces.

A new application will be put in which addresses the above issues:-

- The applicants do have a drainage consultant who will pool all the information on the drainage and additional water monitoring that is currently taking place, as these now meet the requirements of ADC.
- There will be a change to the windows that overlook existing properties.
- The HGV bays will be moved further away from residential properties.

The parish council objections were noted, and the following comments were made by the applicant:

- The ANP EH1 does support existing employment sites as per points 2 -6.
- The application is in line with other rural designs.
- The applicant has undertaken a heritage statement, and the ADC conservation officer was consulted.
- Support is recognised in the NPPF of existing commercial sites.
- Biodot is already on site.
- A travel plan was submitted, and an electric minibus will be used to transport visitors to the site from the station.
- The increase in staff will only lead to a slight change to the number of staff journeys.
- The applicant will look at the lighting design to make sure it has no impact on biodiversity and alleviate any concerns, although it was noted that the site is not part of the biodiversity corridor.
- Solar panels will be used for sustainability.
- Whilst acknowledging that 36 additional parking spaces are excessive for an increase in only 5 members of staff, this formula is an ADC requirement and is based on the sqm of the site.

Cllr Foott advised residents that the parish council was unable to comment on the presentation this evening as a new revised application will be forthcoming.

Residents made the following comments:-

- There was concern of what would happen to the site in the future if Biodot decided to move its location, the planning consultant advised she was not able to comment on any future plans as this was outside her role.
- Clarification was asked of whether the increase in staff was actually 5 or just the current 4+1, there will be 5 further staff, taking the total number to 9.
- It was strenuously argued that HGVs cannot access the site safely, the planning consultant advised that access would be by 7.5 tonne box vans which can be used for deliveries and that ADC had not objected in these vehicles being allowed access.

- The road is not wide enough for articulated lorries and concerns were raised that emergency vehicles and residents would not be able to pass if an HGV were in the road being unloaded.
- Concerns were raised on the current state of the road and the surface drainage without the increase in development.
- Lighting is a concern as the open windows in the application will illuminate the entire site.
- The site has a history of failed applications, although it was mentioned that these were predominantly residential applications, it was noted that the residents had always taken the stance that it was not an appropriate area for commercial development.
- The new building is double the length of the existing tennis courts and are 6.5 metres in height.
- The residents advised they were disappointed in the ADC conservation officers report, and this will be challenged.
- The drainage and surface water levels are already incredibly high and are not conducive for an increase in use and this was noted in the ADC report.
- Residents will also be challenging WSCC Highways comments saying that they have no concerns as it is unlikely they have visited the site.

1291 **Agenda item 4 - Approval of the Minutes of Planning Committee held 13 January 2026**

The minutes of the Planning Committee Meeting held 13 January 2026 were unanimously approved. Proposed by Cllr Rickard, seconded by Cllr Lawrence. Cllr Foott signed the minutes as Chair of the Planning Committee.

1292 **Agenda item 5 - Matters arising from the Minutes of the meeting held 13 January 2026**

To consider any matters arising solely from the minutes relating to the meeting held on 13 January 2026.

Nothing outstanding to action. Reminder e-mails had been sent to Mark Warwick, Tree Officer ADC regarding the tree survey reports submitted for possible TPO's and to David Easton asking for a reply to our e-mail on the Woodgate Centre, no response had been received from either party.

1293 **Agenda item 6 – Chair's Report**

Cllr Foott advised the following:-

- There was nothing new on the clearance of land at Orchard Gardens as this had been reported to the police who were investigating, ADC will keep us updated.
- There was also no update on the situation at the Woodgate Centre, although ADC councillor Sue Wallsgrove is still consulting with residents to lobby WSCC on highway matters.
- An emergency meeting of ADC, WSCC along with the areas three local MP's and local councillors regarding the flooding on the A29 was being held this evening.
- Cllr Brown proposed that all parishes should agree to write a letter to ADC advising that no developments should be allowed to start work in the winter months, including

all drainage and ground works to alleviate all the current issues with flooding. Cllr Lawrence agreed to ask ADC councillor Sue Wallsgrove to include this proposal as part of the flood forum meetings that are taking place on a rotating basis with all parish councils.

- An e-mail had been received from WSCC regarding an employee being hit deliberately by a lorry whilst helping with work on the flooding on the A29 was noted with the parish council expressing disdain on the event, all employees should be safe whilst carrying out their duties and the parish council outlined its sympathies to the injured employee.

1294 **Agenda item 7 – Planning Correspondence**

All the planning related correspondence was noted, and any responses agreed as appropriate.

- It was noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.
- WSCC Highways, transport & planning newsletter – circulated 02.02.26 and put on website and social media platforms.
- WSCC Communities Highways and Environment Scrutiny committee 19.01.26 – circulated 12.01.26.
- SDNPA Planning Committee Agenda 12.02.26 – circulated 02.02.26.
- ADC Middleton-on-Sea Neighbourhood Development Plan Regulation 20 – circulated 13.01.26.
- Copied into e-mail from resident to WSCC regarding A29 at Lidsey – circulated 12.01.26 - Cllr Rickard in dialogue with WSCC and will provide a verbal update as required.

1295 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

WSALC Briefing notes from Steve Tilbury – Neighbourhood Plans and the new NPFF – circulated 29.01.26. Cllr's Rickard and Jarman participating in training session 23.02.26 along with online training on this matter in March, a decision will then be made on next steps.

1296 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report.

1297 **Agenda item 10 – ABE Community Land Trust (CLT)**

To note only that there are only 34 allocations made by the CLT on the Wings Nursery development.

1298 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/131/25/HH– deadline 12.01.26

Address: Tara, Norton Lane, Norton

Application: Proposed cladding and rendering and alternations to fenestrations.

NO OBJECTION by all councillors in attendance.

1299 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/121/25/CLE – deadline 11.01.25

Address: Westergate Lodge, Westergate Street

Application details: Lawful development certificate for existing use of packing shed as a rebuild/refurbished store ancillary to main dwelling.

APPROVED 28.01.26.

Application Number: AL/114/25/HH – deadline 27.12.25

Address: 37 Lamorna Gardens, Westergate

Application details: Loft conversion, dormers to front and rear.

APPROVED 15.01.26.

Application Number: AL/110/25/TC – deadline 27.12.25

Address: Field House, Church Road, Aldingbourne, PO20 3TT

Application details: Repollard 1 No. Willow (T3) to leave a height of 8m and spread of 4m. Repollard 1 No. Willow (T5) to leave a height of 12m and spread of 4m. These trees are located in the Church Road, Aldingbourne Conservation Area.

NO OBJECTION 02.01.26.

Application Number: AL/107/25/PL– deadline 27.11.25

Address: Land at West Barn Old Dairy Lane, Norton PO20 3AF

Application details: Demolition of existing tennis court and erection of a commercial building (within Use Class E(g)), parking, landscaping, and other associated works. This application is a departure from the Development Plan, affects the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

REFUSED 19.01.26 – CIRCULATED 19.01.26.

1300 **Agenda Item 13 - Date of next meeting – Tuesday 3 March 2026 timing TBA as this meeting follows the Full Council meeting at 7.00pm.**

Meeting finished 8.25 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 3 MARCH 2026.