



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 April 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 Charles Brown  
Cllr Ron Flitter

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

Eight residents were in attendance, five for planning application AL/20/26/PL (see below).

1314 **Agenda item 1 - Apologies for Absence**

Cllr Katherine Jarman (personal).

1315 **Agenda item 2 - Declarations of Interest**

Nothing to declare.

1316 **Agenda item 3 - Public Participation**

Questions were asked on the Prince of Wales Public House - no update is known but Cllr Jarman had previously agreed to contact the agents for any other information. Concerns were raised on parking in Woodgate Road, Cllr Foott advised that the parish council had written to ADC outlining residents' concerns and ADC Councillor Sue Wallsgrove were also in contact with residents on all matters relating to this development.

1317 **Agenda item 4 - Approval of the Minutes of Planning Committee held 3 March 2026**

The minutes of the Planning Committee Meeting held 3 March 2026 were unanimously approved. Proposed by Cllr Rickard, seconded by Cllr Flitter. Cllr Foott signed the minutes as Chair of the Planning Committee.

1318 **Agenda item 5 - Matters arising from the Minutes of the meeting held 3 March 2026**

To consider any matters arising solely from the minutes relating to the meeting held on 3 March 2026.

Nothing outstanding to action on the list.

Cllr Rickard and Jarman had circulated a precis of the reports that were sent to Mark Warwick Tree Officer at ADC regarding a list of trees that could be considered for TPO's in both Hook Lane and Westergate Street, apart from an initial response in July 2025, and following the removal of a tree in Hook Lane that was on the list a chasing e-mail was sent in January 2026 with no reply.

Yet another tree identified in the second report provided to ADC has now been felled in Westergate Street, so it was agreed that the Clerk will once again chase ADC for a response.

1319 **Agenda item 6 – Chair's Report**

Nothing to report.

1320 **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 30.03.26 and put on website and social media platforms.
- ADC Arun Flood Forum – Next meeting 13.04.26 – notes will follow.
- Note from resident regarding e-mail sent to ADC planning department regarding ENF/2/26, Land East of Orchard Garden – noted that no response had been received on the wildlife crimes at this location that ADC councillor Sue Wallsgrove had reported to the police.

1321 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Nothing to note.

1322 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing to note, no meetings had taken place.

1323 **Agenda item 10 – ABE Community Land Trust (CLT)**

Update on meeting 10.03.26 provided by Cllr Rickard and circulated 11.03.26. Cllr Rickard advised that regarding social housing all is quiet as no associations are currently buying housing stock as there is deemed to be too much around. It was also noted that the grant from APC of £10k, that there is £8k left and could be returned to the parish council as necessary. The CLT are trying to work with the housing team at ADC instead of developers and Cllr Lawrence will contact ADC councillor Carol Birch regarding this, to see if there is a possibility that the CLT are able to work with them.

1324 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/20/26/PL– deadline 08.05.26

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 (resubmission following AL/107/25/PL This application is a departure from the Development Plan, may affect the character and appearance of the Norton Lane, Norton Conservation Area and is in CIL Zone 3 (Zero Rated) as other development.

Residents were in attendance regarding this application and Cllr Foott started the discussion regarding the additional information that was now on the Arun planning portal. The parish council along with residents had objected to the previous application AL/107/25/PL and had provided an in-depth letter to ADC citing the policies within the ANP that it was felt that this application failed to meet.

It was felt that ADC had not taken a majority of the ANP policies into consideration when making their original decision to refuse the previous application with the Officers Report not adequately answering the concerns on the policies outlined. Following a discussion by councillors it was agreed that the following had still not been resolved adequately, and a further objection letter will be submitted:-

GA1 – Promoting sustainable movement – development proposals that increase travel demand will be supported where they can demonstrate that:-

- I. They extend or improve walking and cycling route.
- II. They are in places accessible to public and community transport.

This development does not accord with policy GA1 sustainable movement, there is no public or community transport links to the site nor walking or cycling routes as this is in a totally rural area, car share is not a viable option that should be considered. The nearest bus stop to Norton is indicated at B2233 Limmer Pond (4400LH0674) but currently has no service, the Applicants clearly regard highlighting a bus service as advantageous, but the 85/85A COMPASS service only reaches as far as Oving Rd/Allens Yard (4400LH0603/2), 5/6 times Mon-Fri only, therefore there is no bus route that would cater for employees or visitors, which leaves no option but to increase traffic. As previously stated, the number of car parking spaces provided appear to reflect the unsustainable nature of the development. There are still significant concerns on the ability of any emergency services to access the area as the road has been blocked numerous times with traffic trying to access the site.

EH9 – Conservation Area, any developmental proposals affecting the conservation area will only be supported where it preserves and enhance the character, setting and appearance, it is felt that this building still does not meet this criteria and is detrimental to the conservation area. This policy also mirrors the ADC policy.

EH8 – Buildings, structures and areas of character, the setting will be required to retain their significance and contribution to local distinctiveness – this has not been met.

H3 – Housing density, whilst the application is not for housing, the parish council stills deems this an overdevelopment of a rural site and is concerned that the original applicant biodot has changed and this is therefore no longer an application to expand this business. The parish council is asking ADC to clarify this understanding, as residents are concerned on the nature of the business being considered in this application.

EH11 – Flint Walls, these contribute to the character of the parish and should be maintained, it was noted that damage has already taken place on some of these walls because of the lorries that enter the site, and there is concern that they will be removed and not repaired with further damage incurred.

The parish council acknowledges its policy EE3 in support for new commercial uses, subject to complying with other policies in the ANP, but the policy states that any application will only be supported if they do not involve any additional heavy goods traffic. Any increase in heavy goods traffic will generally be resisted unless it can be demonstrated that it satisfies an identified community need. The parish council feels this policy has not been met.

Residents also raised the following:-

- WSCC Highways had been contacted regarding the access, and they have been asked to re-consider their decision.
- It was noted that both highways and heritage reports that had been commissioned by residents had (at the time of the meeting) been sent to ADC and were still not showing on the planning portal.
- It was acknowledged that further water testing had taken place, however the surface drainage issues are still a concern as is the positioning of the SUDS and that the drainage report has discrepancies in it regarding the quantities of hazardous pollution levels. Cllr Brown agreed to have a look at this report in detail.
- Residents have stipulated that they are not averse to all development, but it needs to be in proportion to the site.
- It was noted that no yellow notices were originally put up showing that an application had been submitted, and only after a complaint was one put up on the day of this meeting.

1325 **Agenda item 12 - To note any recent planning decisions**

Nothing to note.

1326 **Agenda Item 13 - Date of next meeting – Tuesday 12 May 2026.**

Meeting finished 8.15 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 12 MAY 2026.**