



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 14 July 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 Katherine Jarman
Cllr Anita Lawrence

In attendance: Marie Singleton – Parish Clerk.

There were no members of the public in attendance.

1353 **Agenda item 1 - Apologies for Absence**

Cllr's Charles Brown & Cllr Ron Flitter (personal)

1354 **Agenda item 2 - Declarations of Interest**

Nothing to declare.

1355 **Agenda item 3 - Public Participation**

None in attendance.

1356 **Agenda item 4 - Approval of the Minutes of Planning Committee held 9 June 2026**

The minutes of the Planning Committee Meeting held 9 June 2026 were unanimously approved. Proposed by Cllr Rickard, seconded by Cllr Jarman. Cllr Foott signed the minutes as Chair of the Planning Committee.

1357 **Agenda item 5 - Matters arising from the Minutes of the meeting held 9 June 2026**

To consider any matters arising solely from the minutes relating to the meeting held on 9 June 2026.

Cllr Jarman advised that she was now aware that a TPO can be sought by anybody including trees that were on private land and not just in public spaces, the Clerk however reiterated that all decisions were still down to the planning authority who would determine if a TPO should be applied and that is why the surveys undertaken had been submitted to ADC for their consideration.

1358 **Agenda item 6 – Chair’s Report**

To discuss draft letter provided by Steve Tilbury on development within the parish – copy attached. A proposed letter had been received from Steve Tilbury regarding the inconsistencies that were being made by ADC when determining multiple planning applications in the same parish that brought up all the same infrastructure concerns. It was agreed by councillors that it is felt that there is no cohesion from ADC on all the planning applications for the parish and that they were still being looked at in isolation rather than part of a bigger picture that affects, infrastructure, transport, water, sewage and flooding issues. The letter was approved with minor amendments, and the Clerk will now submit to Neil Crowther at ADC and to copy in Karl Roberts at ADC, West Sussex County Councillor Sue Wallsgrove and to also send a copy to BEPC, Bersted PC and Walberton PC for information.

1359 **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 and planning newsletter – circulated 06.07.26 and put on the website and social media platforms.
- SDNPA Planning News Spring 2026 – circulated 08.06.26.

1360 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Nothing new to note.

1361 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

To note that the new roundabout being constructed in Barnham opposite the HALO site will start 26.07.26 for 16 weeks, 2-way traffic lights will be in place.

1362 **Agenda item 10 – ABE Community Land Trust (CLT)**

It was noted at the Full Council meeting 07.07.26 that Board Membership of the CLT had been approved and that Cllr Rickard was happy to be nominated. Cllr Rickard also advised that a response had been received from Arun District Councillor Carol Birch who is on the Housing and Wellbeing committee at ADC advising that ADC were having problems in finding a registered housing provider who would help with promoting and agreeing to provide social housing. The dialogue will continue as it is felt by the CLT that it is important to have this link in place with the district council and to be able to work together.

1363 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/39/26/HH– deadline 09.07.26

Address: Long Meadow, Dukes Lane, Fontwell

Application details: Detached annexe with basement storage.

OBJECTION by all councillors in attendance. The parish council objects to this application and notes the concerns outlined in the engineers report particularly relating to ANP policy EH5 Surface Water Management. There are concerns that the basement will affect the water table, and further concerns on flooding and the runoff destination. This development is not in the centre of the urban section of Fontwell, so this is misleading and incorrect. The development is out of character with the area as per ANP policy H3.1 and impacts the character of the local area. The biodiversity report is insufficient as this development is in a biodiversity area including bats and should be re-done to show sufficient biodiversity net gain. The development should also take into consideration the Unlit Village Status in ANP policy EH10 and adhere to the Dark Skies Policy

Application Number: AL/41/26/HH– deadline 09.07.26

Address: Karenza, Hook Lane, Aldingbourne

Application details: Single storey side extension, roof extension to facilitate conversion of loft to habitable use including 2 no front dormers and new front canopy.

NO OBJECTION by all councillors.

Application Number: AL/43/26/A– deadline 09.07.26

Address: Nyton Road, Westergate

Application details: Erection of 1 no internally illuminated double sided digital advert.

NO OBJECTION by all councillors.

Application Number: AL/46/26/S73 deadline 09.07.26

Address: Plot 3 (not yet constructed) Fontwell Avenue, Eastergate PO20 3RU

Application details: Variation of condition following the grant of AL/114/24/S73 relating to approved plans, vehicular access and pedestrian crossing and visibility splays.

NO OBJECTION by all councillors.

Application Number: AL/45/26/S73 deadline 09.07.26

Address: Pig Pen and House not competed yet (plot 2) Fontwell Avenue, Eastergate PO20 3RU

Application details: Variation of condition following the grant of AL/114/24/S73 relating to approved plans, vehicular access and pedestrian crossing and visibility splays.

NO OBJECTION by all councillors.

Application Number: AL/44/26/S73 deadline 09.07.26

Address: Laurel Rise and Grey Stables, (former plot 1) Fontwell Avenue, Eastergate PO20 3RY

Application details: Variation of condition following the grant of AL/114/24/S73 relating to approved plans, vehicular access and pedestrian crossing and visibility splays.

NO OBJECTION by all councillors.

Application Number: AL/47/26/HH deadline 16.07.26

Address: Tara, Norton Lane, Norton

Application details: Proposed two-storey side extension, two storey rear extension, single story rear extension, front porch and new roof

OBJECTION by all councillors. The parish council objects to this application based on ANP policy H3, which states that the density of the development shall be appropriate to its location, it is felt that it does harm the established character and appearance and is not in keeping with the area. The biodiversity/ecology report was also undertaken 07.11.25 in winter which is inappropriate as this is the not the correct time to undertake such a survey

Application Number: WSCC/024/26 deadline 27.07.26 – circulated 06.07.26

Address: Aldingbourne Primary School

Application details: Partially retrospective application for the installation of a modular building and associated works.

NO OBJECTION by all councillors.

1364 **Agenda item 12 - To note any recent planning decisions**

Application Number: AL/95/25/PL

Address: Belle Vue, Level Mare Lane, Eastergate

Application details: Erection of 1 no detached self-build dwelling and garage with parking. This application is in CIL Zone 3 and CIL liable as a new dwelling,

REFUSED 26.06.26.

Application Number: AL/26/26/S73

Address: Land adjacent to Woodgate Nurseries, Lidsey Road PO20 3SU

Application details: Application under section 73 of the Town and Planning Act to vary condition 30 following the grant of AL/129/21/OUT (which was the subject of a S106 agreement), for the trigger point for the as-built drainage drawings to be provided to be changed from prior to any occupation of any part of the development to prior of the occupation of the final dwelling.

WITHDRAWN BY APPLICANT 08.06.26

1365 **Agenda Item 13 - Date of next meeting – Tuesday 4 August 2026.**

Meeting finished 7.50 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 4 AUGUST 2026.