

**MINUTES of the meeting of the Planning Committee of the Parish Council -
held at the Community Centre, Oliver's Meadow, on Tuesday 11th June 2019 at 6.30pm.**

Present - Councillors; Foott (Chair), Blaylock, Flitter, Harbord and Turner.

Two members of the public were present

399. Apologies for absence - Councillors Beaton, Warden and Sturges.

400. Declarations under the Code of Conduct - None

401. Minutes of the meeting held on 9th April 2019 (copy available at www./aldingbourne.arun.gov.uk).

On a proposal by Cllr Flitter, seconded by Cllr Harbord, the minutes were approved.

402. Urgent items - Correspondence had been received from a resident since the agenda dispatch regarding Planning Application AL/15/17/PL and TPO Reference TPO/AL/3/91 - a copy of that correspondence is attached below as Appendix A, and the agreed response, following this evening's discussions (to be sent to ADC, from APC), is attached at Appendix B.

403. Planning applications:

AL/48/19/AG	Park Farm Park Lane Aldingbourne PO20 3TL	Prior notificatino for the demolition of farm bulding & replacement with new on similiar footprint. COMMITTEE AGREED: NO OBJECTION
AL/44/19/HH	2 Manser Villas Westergate Street Westergate PO20 3QY	Single storey rear extension COMMITTEE AGREED: NO OBJECTION
AL/42/19/PL	Nyton House Nyton Road Westergate PO20 3UL	Construction of a 10 No. bedroom dementia unit on the grounds of Nyton House Care Home. This application affects the setting of a listed building. COMMITTEE AGREED: EMAIL TO BE SENT TO ARUN DC – AGREED WORDING IS NOTED BELOW AS APPENDIX C

AL/43/19/L	Nyton House Nyton Road Westergate PO20 3UL	Listed building consent for the construction of a 10 No. bedroom dementia unit on the grounds of Nyton House Care Home. COMMITTEE AGREED: RESPONSE AS ABOVE FOR APPLICATION AL/42/19/PL
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404.Date of next meeting - 9th July 2019

405.There being no further business for discussion, the meeting closed at 7.40pm.

Mrs LJP Nash, Clerk

APPENDIX A:

Dear all,

I write on behalf of my family and as a resident of Pine Close with a view to gain your assistance in progressing a matter of great concern. It appears that some time ago Cala Homes submitted an application to remove all trees from the central area at Pine Close. A detail that we believe has been gravely overlooked within the major application. Why should all the trees need to be removed? They do not interfere with the proposed new junction layout and do not obstruct traffic visibility either. As with the main site, why can't these existing TPO trees be maintained within the new proposals, they certainly don't interfere with any housing allocation? We would ask that you assist us with seriously questioning the poor reason for their removal in the submitted tree report. They are perfectly healthy and this can be seen on inspection. This report clearly written in the favour of the developer. The proposed new plantings do not match what is currently there and would be poor replacements to these mature species that will take decades to develop to their current state. This would have a drastic impact on the current visual character of Pine Close and Westergate Street.

All residents of Pine Close have written individual objections and logged these onto the Arun DC planning web portal. My objection against the intent is as follows.

We are objecting to the proposed plan to cut down all the trees in Pine Close, some of which are TPO. The trees are thriving and they form an integral part of the character and visual amenity to Pine Close which will continue to provide joy to the community for many years to come. Why are healthy trees being cut down? Is this because of the submitted "specialist's" tree report which stated that the trees are damaged? We have lived here for the last 2 years and it is quite clear that these trees are perfectly healthy. We believe all trees are our heritage and therefore should be treasured and protected as per the original intention of the TPO. Especially at these times when climate change is heavily in mind, we need to save every tree we can.

We also previously objected to the above on 24/04/2018 but have never received a proper detailed response, and so particular action needs to be taken so this issue is simply not forgotten, and should be discussed thoroughly in its own right.

I would like to ask you to urgently raise this issue at your next council meeting and also object to their removal in order to save these trees. Many thanks and kind regards,

APPENDIX B:

Dear Sirs

PLANNING APPLICATION AL/15/17/PL & TPO REF TPO/AL/3/91

In relation to the above proposed development, and the related tree preservation orders, it has been brought to our attention that there is an intention to remove the aforementioned trees.

There is considerable concern amongst our community that this will result in an unnecessary and drastic loss in visual character to the area, and will remove yet more trees with the resultant negative effect on the impacts of climate change.

The proposal also directly conflicts with Aldingbourne's Neighbourhood Plan regulation EH6 regarding the protection of trees and hedgerows.

For these reasons, we would ask that you note Aldingbourne Parish Council's grave concern regarding this proposal.

Further, we are advised that objections regarding this matter were raised with you by members of our community in April 2018. However, those residents believe they are yet to receive an adequate response regarding their concerns. With this in mind, we would seek an update regarding this matter at your earliest convenience.

Many thanks and kind regards.

Aldingbourne Parish Council

APPENDIX C

Dear Sirs.

AL/42/19/PL AND AL/43/19/L

Aldingbourne Parish Council wishes to note its objection regarding the above planning applications on the following basis:

We recognise the need for the dementia resource applied for and are appreciative that this is in support of key policies in the Aldingbourne Neighbourhood Plan, ie. **EE1** Supporting Existing Employment and Retail, **LC1** Supporting Independent Living, and **LC2** Provision of Healthcare facilities.

Regrettably however the current plan contravenes the communities neighbourhood plan on a number of policies, namely:

- 1) H1 - although the Council recognises the quality within the design, it feels that this application fails to reflect “the local character” - it is a very modern proposal to be set next to ‘character’ and ‘listed’ buildings - this council feels the proposed red zinc material is particularly out of character,
- 2) EH2.1 and EH6.1 - the Council notes that the proposed location of this resource impacts significantly on the existing green space to the perimeters of the neighbouring properties. The size of the development also prevents the possibility of replanting on the boundaries of the proposed construction. This will therefore impact on the current green infrastructure balance and is likely to negatively affect wildlife habitats, and
- 3) EH11 - this policy seeks to protect flint walls within the Parish. This current planning proposal will however obliterate the view of the existing 3m high flint wall; and the proposed modern construction (which will be sited very close to that wall) fails to sympathetically reflect the flint character.

Finally we would highlight that, although the proposal seemingly supports policy LC1 (“Support Independent Living”, as noted above), this policy does stipulate that this is only supported “provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable”. Regrettably, Aldingbourne Parish Council does not feel that the current proposals do meet these provisions.

In light of the above, the Council feels unable to support this current application. However, it looks forward to considering a revised version once the above concerns have been adequately addressed.

Sent on behalf of Aldingbourne Parish Council