

**MINUTES of the meeting of the Planning Committee of the Aldingbourne Parish Council - held at the Community Centre, Oliver's Meadow, Tuesday 8<sup>th</sup> October 2019 at 6.30pm.**

Present - Councillors Foott, Flitter, Turner, Sturgess, Warden, Hardbord, Beaton (from 6.40) and Blaylock (from 6.50)

Two members of the public were present initially, one of whom left shortly after the start of the meeting upon realising that the matter that they were interested in had been considered at the last meeting and had passed with no objections.

420. Apologies for absence - None

421. Declarations under the Code of Conduct - None

422. Minutes of the meeting held on 13<sup>th</sup> August 2019 (copy available at [www.aldingbourne.arun.gov.uk](http://www.aldingbourne.arun.gov.uk)).

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

423. Urgent Items

The Chair asked the member of the public who was present, Mrs Smith, whether she had any particular matters she wished to bring to the committee's attention. Mrs Smith went on to note the ongoing planning enforcement issues she is having with the District Council regarding the development site which neighbours her home.

Following discussion, Cllrs expressed their sympathy for Mrs Smith's situation but, as Mrs Smith recognised, the Council has no powers to assist her further. There was general agreement however that effort should be made to tighten planning conditions for future 'non developer' planning submissions to ensure that the attached conditions enable appropriate enforcement action, and hence facilitate the progress of building works in a timely manner. **ACTION: The Clerk to refer this matter to the Council's Planning Advisors and report outcome back to a future APC Planning meeting.**

424. Aldingbourne Neighbourhood Plan -

Cllr Beaton updated the Council regarding progress. He and M Chaffe (who is facilitating this project for APC) met last week with the consultants responsible for carrying out the Strategic Environmental Assessment (SEA). The report is expected to take around 4-5 weeks to complete and will consider:

- Assessment of any impact relating to the Cala Homes site,
- Bio diversity issues, with reference to the 'Making Space for Nature' report, and
- Landscaping matters, with reference to the recent Council of Europe paper on this issue.

**ACTION: In order to ensure Aldingbourne's Neighbourhood Plan is ready to be progressed once the SEA outcome is received, the Clerk is to refer the plan in its current form to APC's Planning Advisors asking that they review it to ensure:**

- Settlement and BUAB boundaries are appropriately noted in the Plan to maximise ADC's ability to defend future planning applications which the Council feel are not in the best interest of the Authority and its residents;
- The boundary is suitably annotated to recognise the inclusion of the Wings development site;
- Policy H6 re 'windfall sites' is removed (if possible);
- Policy H1 - the phrase re 'good quality design' appears to have been removed - why

is this so, and how will APC be able to encourage ‘quality design’ applications, moving forward.

- Councillors are keen to support actions for addressing climate change and encouraging renewable energy - although Cllrs concurred that progress of agreeing the ADC Neighbourhood Plan should not be slowed down in order to accommodate this, they would welcome any recommendations for strengthening the Plan with respect to climate change matters.

Additional considerations to be referred to ADC’s planning advisors are:

- Ensuring there is an ongoing ‘call off’ agreement between themselves and the APC to allow ongoing work to be referred to them on behalf of the Council - Cllrs agreed for a ‘retention’ payment to be paid if appropriate, and
- ‘Standard conditions’ for building works to be obtained and reviewed to maximise the potential for them to be legally enforceable, and to therefore ensure building works are progressed appropriately, and in a timely manner, for future ‘non developer’ Aldingbourne planning applications.

**It was also agreed that the response from our Planning Advisors would be brought to a future APC Planning Committee meeting, with the outcome to then be referred for final review by the Authorities Planning Barrister.**

#### 425.Planning applications:

<a href="#">AL/83/19/DOC</a>	Little Glebe Littleheath Road Aldingbourne BN18 0SR	Approval of details reserved by condition imposed under Ref AL/111/18/HH relating to Condition No 3 - surface water drainage.  <b>COMMITTEE AGREED: NO OBJECTION</b>
<a href="#">AL/82/19/TC</a>	Bayley's Barn Norton Lane Norton PO20 3NH	Fell 1 No. Monterey Pine tree within the Norton Lane, Norton Conservation area.  <b>COMMITTEE AGREED: OBJECT – The Council requires a report from an appropriately qualified arboriculturist before it is able to make a decision regarding this application.</b>
<a href="#">AL/78/19/NMA</a>	The Studio Tudor Drive Westergate PO20 3YT	No material amendment following the grant of AL/34/17/HH to enlarge kitchen by 2m into car port area & roof window incorporated in kitchen.  <b>COMMITTEE AGREED: NO OBJECTION</b>

<a href="#">AL/77/19/HH</a>	2 Tudor Cottage Tudor Drive Westergate PO20 3YT	Enlarged replacement single storey extension with bathroom and dressing room in roof space.  <b>COMMITTEE AGREED: NO OBJECTION</b>
<a href="#">AL/76/19/PL</a>	Evergreens Level Mare Lane Fontwell PO20 3SA	Demolition of existing dwelling & erection of 3 bed replacement chalet dwelling  <b>COMMITTEE AGREED: NO OBJECTION</b>

426. There being no further business for discussion, the meeting closed at 7.35pm.

Signed ..... (Chairman)

Date .....

The next meeting of the Planning Committee will be held on Tuesday 12<sup>th</sup> November 2019

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Mrs LJP Nash FCCA, Clerk