

Aldwick Parish Council

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Chairman: Cllr Mrs L. Richardson; Clerk/RFO: S. Batey; Deputy Clerk: M Halpin

Minutes of the Virtual Meeting of the Planning Committee

Held on Monday 26th October 2020

Those Present: Cllr Mrs L Richardson (Chairman); Cllr Mr A. Smith (Vice-Chairman) Cllr Mrs C Birch & Cllr Mrs J Rufey.

In Attendance: The Deputy Clerk

The Meeting was opened at 6.30 p.m.

Apologies: Cllr Mrs S Stallard – family commitment. Apologies accepted and approved..

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- 121.20 pl** **Declarations of interest by members:** Cllr Mrs Birch declared a personal/prejudicial interest in AW/254/20/TC as the applicant is known to her and so she would remove herself from the meeting when the item was heard and would not take part in the discussion or the vote.
Cllr Mrs Birch declared a personal/prejudicial interest in AW/258/20/T as the applicant is known to her and so she would remove herself from the meeting when the item was heard and would not take part in the discussion or the vote.
Cllr Mrs Richardson declared a personal/prejudicial interest in AW/254/20/TC as she is the Treasurer of the Drive West Association and so she would remove herself from the meeting when the item was heard and would not take part in the discussion or the vote.
Cllr Mrs Richardson declared a personal/prejudicial interest in AW/258/20/TC as she is the Treasurer of the Drive West Association and so she would remove herself from the meeting when the item was heard and would not take part in the discussion or the vote.
Cllr Mrs Richardson declared a personal/prejudicial interest in AW/257/20/TC as she is the Treasurer of the Drive West Association and so she would remove herself from the meeting when the item was heard and would not take part in the discussion or the vote.
- 122.20.pl** **To approve as a correct record the minutes of the Planning Meeting held on Monday 12th October 2020**
Resolved, that the minutes of the meeting held on Monday 12th October having been circulated in advance and read be adopted, as a true record.
- 123.20pl** **Actions from previous meeting and Clerk's report**
115.20.pl **The Deputy Clerk** - The Deputy Clerk placed the comments of the Planning Committee meeting of 12th October onto the Arun website and contacted the relevant Ward Member where appropriate. (None for that issue)
116.20.pl **The Deputy Clerk** registered a compliance issue with Arun District Council (ref: **OWEC1482**)
- 124.20pl** **Any such matters as the Chairman may wish to bring to the attention of the Committee for information only.**
None for this issue.
- 125.20pl** To receive:
➤ **Questions** from members of the public relating to matters on the agenda – None
➤ **Representations** from any Councillor who has declared a personal/ prejudicial or pecuniary interest in any of the following agenda items: None

126.20pl Planning Applications

- Applications advertised on 15th October, comments to be received at Arun by 5th November 2020.
- Applications advertised on 22nd October comments to be received at Arun by 12th November 2020

- AW/240/20/PL 15.10** Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed house in multiple occupation (C4 Sui Generis)
This site is in CIL Zone 4 (Rated) as other development.
17 Nyewood Lane, Aldwick.
Decision: OBJECTION
Members object to the development on the grounds that insufficient information has been supplied with this application following a previous withdrawn application. Owing to the rudimentary nature of the plans, it is difficult to ascertain whether this is a “shared house” or a “bedsit-type shared house” for which different licences are required. Although all rooms appear to meet the size criteria for double occupancy, Members found no indication of whether the rooms are single or double in nature and therefore the number of occupants remains unknowable. Furthermore, the rudimentary plans make it impossible accurately to gauge the dimensions of the rooms rather than the overall area. Members noted that the kitchen diner meets criteria for up to 12 persons but should the intention be to classify the bedrooms as doubles, the size would be inadequate. Members also found confusing the labelling of one room as a kitchen diner and another as a dining room. While commending the ensuite bedrooms, Members considered that, apart from these, the first floor appears to have the only shower room and the ground floor has one toilet in the utility room for 2 bedrooms and an unknown number of occupants as well as eating and dining facilities. Members noted that there is no comment from environmental health/private sector housing department concerning adequacy of facilities nor is there a recommendation from the fire authority regarding their requirements to meet legislative standards. Nyewood Lane at this point is a mixture of houses and flats with a balance of both to maintain the nature and character of the area. A further house of multiple occupancy would upset this balance which is already threatened because of other proposed developments. This building occupies a sensitive site because of the proximity to the sea and local parks, a restaurant, a busy public house and local nursing homes and shops. Parking requirements are not just for residents, but for visitors to the town. The application states that parking spaces have been reduced to three (marked 2, 2 and 3 on the plan) although there is a missed opportunity for the provision of an electric charging point. (**Arun District Parking Standards Supplementary Planning Document 2020**) The committee noted that this number of dwellings would put further demand on scarce parking in this area. Therefore, members strongly opposed the application on the grounds that the change of use would be detrimental to the amenities of adjoining properties and would give rise to material change in the character of the neighbourhood properties and therefore would contravene **Policy H SP4 (a) and (b)** and that the development would contribute to the generation of excessive parking demands harming nearby public amenities and contravening **Policy H SP4 (c)** both of the Arun District Local Plan 2011-2031 and Parking Standards Supplementary Planning Document January 2020. Members further considered that insufficient information was given regarding the precise sizes of rooms and the safety facilities required to meet national standards (**Policy D DM2**). They were also concerned at the apparent inadequacy of hygiene facilities. Members regret the missed opportunity to provide further visitor accommodation for the town’s tourist industry or high quality single dwelling accommodation fit for the future. **OWPC30766**
- AW/249/20/HH 15.10** Garage conversion to annexe and side extension to rear of garage.
5 Stanbrok Close, Aldwick.
Decision: NO OBJECTION
Members have no objection to the application. **OWPC30767**
- AW/252/20/HH 15.10** Rear and side extensions.
65 Marlborough Court, Aldwick.
Decision: NO OBJECTION

Members have no objection to the application. **_OWPC30768**

- AW/255/20/T 15.10** Reduce to previous points one number Silver Birch tree.
1 Denishale, Aldwick
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **_OWPC30769**

Having declared an interest in the following application, Cllr Mrs Richardson and Cllr Mrs Birch left the meeting.

- AW/258/20/T 15.10** Crown reduction of 1 No. Holm Oak tree to height 5m and spread 3m. Crown reduction to height 10m and spread 8m and crown thin by 15% 1 No. Eucalyptus tree.
27 The Drive, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **_OWPC30770**

Cllr Mrs Richardson and Cllr Mrs Birch returned to the meeting.

- AW/267/20/T 15.10** 1 No. mature Sycamore (T1) reduce height to 10m and spread 6m
1 No. semi-mature Sycamore (T4) reduce height to 8m and spread to 5m.
Wynard, 47 Kingsway, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **_OWPC30772**

- AW/263/20/T 15.10** Fell 1 No. Eucalyptus tree.
119 Manor Way, Aldwick Bay Estate, Aldwick
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **_OWPC30773**

- AW/266/20/T 15.10** Fell 1 No Blue Cedar Tree.
2 Greyfriars Close, Aldwick
Decision: OBJECTION
Members objected to the felling of the tree without prior investigation of the means of prolonging its life and on the grounds that it has an amenity value. **_OWPC30774**

- AW/275/20/T 15.10** Fell 1 No Silver Birch Tree (T1) and grind out stump.
10 Barrack Lane, Aldwick.
Decision: NO OBJECTION
Members have no objection to the felling once all the recommendations of the Arun Arboriculturist are followed and his decision applied. **_OWPC30775**

Having declared an interest in the following application, Cllr Mrs Richardson and Cllr Mrs Birch left the meeting.

- AW/254/20/TC 15.10** Fell 1 No. Holly tree and Fell 1 No. Holm Oak tree within the Craigwell House, Aldwick Conservation area
27 The Drive, Aldwick,
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **_OWPC30776**

Cllr Mrs Richardson and Cllr Mrs Birch returned to the meeting

- AW/260/20/TC 15.10** Fell 1 No. Bay tree (T1) and Fell 1 No. Cedar tree (T2) within the Aldwick Bay Conservation area.
226 Manor Way, ALDWICK.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30777**
- AW/265/20/TC 15.10** Fell 1No. Hawthorn Tree within the Craigweil House, Aldwick Conservation Area.
Rowan Garth, 39 Kingsway, Aldwick
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30778**
- AW/269/20/TC 15.10** Reduce 1 No. Lombardy Poplar to height 16m and spread 7m and Crown thin by 20% within the Aldwick Bay Conservation area.
20 The Fairway, Bognor Regis,
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30779**
- AW/253/20/T 22.20** Reduce height of 1 No. Maple tree to approx. 10 m
14 Old Farm Close, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30780**
- AW/282/20/T 22.20** Various works to various trees.
Outside 68 The Drive & 42 Kingsway, Junction of Kingsway and Queensway and Kingsway and Wychwood Close, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30781**

Having declared an interest in the following application, Cllr Mrs Richardson left the meeting.

- AW/257/20/TC 22.20** Various works to various trees within the Craigwell House, Aldwick Conservation area.
8 The Drive, Aldwick.
Members agreed that the Arun Arboriculturist is consulted regarding this application and that his recommendations/decision be applied. **OWPC30782**

- 127.20pl** **To agree that the decisions made by the Planning Committee are submitted to Arun District Planning Authority and that any relevant submissions for Development Control are sent to the appropriate Ward Member.**
Seconded and carried.
- 128.20pl** **To comment upon the second and subsequent sections of the Ministry of Housing Community & Local Government's Consultation on Changes to the Planning Policy and Regulations (deadline 28th October).**
Having received Members' comments, the Deputy Clerk was tasked with uploading them to The MHCLG website.
- 129.20pl** **To consider and, if agreed, to comment upon the Arun District Council consultation on Gypsy, Traveller and Travelling Showpeople Site Allocations.**
Members agreed to examine the consultation and comment upon it at the next Planning Committee

Meeting.

- 130.20pl** **To consider and, if agreed, to comment upon a Licensing Notice from West Meads Post Office.**
Members made the following proposal: that Cllr Mr Smith be delegated to look into the issue.
Proposed and seconded and carried. Cllr Smith agreed to report back to Members on his findings.
- 131.20pl** **To report any compliance issues**
The Deputy Clerk reported on Arun's response to an alleged compliance issue in West Meads.
- 132.20pl** **To report any tree issues**
None for this issue.
- 133.20pl** **Feedback from Development Control Committee meetings**
None for this issue.
- 134.20pl** **To receive feedback from the West Bersted Advisory Group:**
None for this issue.
- 135.20pl** **Correspondence for the Planning Committee-**
The Deputy Clerk reported on:
(i) An email from a resident regarding a certificate of lawfulness.
(ii) An email from Bolney Parish Council regarding the Planning for the Future consultation.

Date and time of next meeting:

Monday 9th November at 6.30 p.m.

The meeting closed at 19.38

Meetings of the Committee are open to the Public.