

Aldwick Parish Council

Aldwick Parish Offices, 88 Pryors Lane, Aldwick, West Sussex. P021 4JF Tel and
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Chairman: Cllr Mr A Smith. Clerk/RFO: S. Batey; Deputy Clerk: M Halpin

Minutes of the Meeting of the Planning Committee

Held on Monday, 15th August 2022

Those Present: Cllr Mrs J. Rufey (Chairman); Cllr Mr L Garner; Cllr Mrs C Birch (Vice-Chairman);
Cllr Mr J. Bass; Cllr A Patel & Cllr Mr A Smith (ex-officio)

In Attendance: The Deputy Clerk & Cllr Mrs D. Thas.

The Meeting was opened at 6.30 p.m.

Apologies: None for this issue

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- 091.22pl** **Declarations of Interest:**
Cllr Mr Patel declared a personal and prejudicial interest in application AW/204/22/T as he is a director of AGRA into which area the application falls and so he would not comment or vote upon the application. .
- 092.22pl** **To approve as a correct record the minutes of the planning meeting of Monday 1st August 2022.**
Resolved, that the minutes of the meeting held on Monday 1st August 2022 having been circulated in advance and read be adopted, as a true record.
- 093.22pl** **Actions from previous meeting and Clerk's report**
084.22pl - The Deputy Clerk placed the decisions of 1st August 2022 on to the Arun website and contacted the relevant ward members where appropriate. (None for that issue)
- 094.22pl** **Any such matters as the Chairman may wish to bring to the attention of the Committee for information only.** None for this issue.
- 095.22pl** **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
- 096.22pl** **Planning Applications**
➤ Applications advertised on 28th July 2022 comments to be received at Arun by 18th August 2022
➤ Applications advertised on 4th August 2022 comments to be received at Arun by 25th August 2022
➤ Applications advertised on 11th August 2022 , comments to be received at Arun by 1st September 2022

Members agreed to hear P/111/22/PL last.

AW/175/22/HH 04.08 Single storey rear extension.
13 South Avenue, Aldwick.
Decision: NO OBJECTION
Members have no objection to the application. **OWQC50085**

AW/196/22/T 04.08 1 No Sycamore Tree (T1) shorten back lateral growth away from neighbour's property by 1-1.5m, final size of tree 16m high by 8 m spread to avoid future pruning which may involve larger cuts to be made
80 Barrack Lane, Aldwick
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding the

Application and that his recommendations/decision be applied. **OWQC50086**

AW/195/22/HH 04.08 Remove existing conservatory and erect single storey rear extension
35 Churchill Avenue, Aldwick.
Decision: NO OBJECTION
Members have no objection to the application. **OWQC50088**

AW/130/22/HH 11.08 Proposed rear balcony. Removal of pitched roof and replace with new flat roof.
37 Grosvenor Gardens Aldwick
(Readvertised address corrected to be Grosvenor Gardens)
Decision: NO OBJECTION
Members have no objection to the application. **OWQC50089**

Having declared an interest in the following application, Cllr Mr Patel did not comment or vote upon it.

AW/204/22/T 11.08 Fell 1 No Hornbeam tree.
2 The Lawn, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist be consulted regarding the application and that his recommendations/decision be applied. However, Members expressed the wish that the tree be saved if possible and if this were not possible that a suitable replacement be planted in its stead. **OWQC50090**

P/111/22/PL 27.07 Erection of 48 Dwellings with garaging, covered and open resident and visitor parking; new access, improvements to existing access off Rose Green Road; hard and soft Landscaping and open space and associated works. This site falls within Strategic Site SD2, CIL Zone 1 (zero rated)
Land West of Osborne Refrigerators Rose Green Road Aldwick
Decision: OBJECTION
Members strongly objected to the application on the grounds that:

- (a) The site is not suitable for development due to its proximity to a factory with attendant consequences in relation to shared access with commercial vehicles on a narrow access road and attendant noise from the factory (e.g. air conditioning)
- (b) The access road is too narrow to accommodate vehicles accessing a factory and residences. The footpath which is required would render it more narrow still, with attendant safety consequences for pedestrians, cyclists and vehicles. Despite the clear need for a footpath, there is insufficient space for one of sufficient size to accommodate wheelchairs/buggies.
- (c) The site is deficient in parking spaces for the potential number of cars which would lead to further parking on the surrounding thoroughfares or on the access road.
- (d) Along with the other major developments in the area, this development will lead to a significant increase in traffic on Rose Green Road and other roads in Aldwick.
- (e) WSCC Highways department was deficient in only assessing the impact on the road network in relation to the Sefter Road access and not the Rose Green Road access. A school, shop and residential houses are situated close to the access road and will be impacted by traffic from the site. In relation to the Sefter Road access, the data was out of date.
- (f) No reference to disabled access is provided either in terms of parking or in

relation to the properties themselves.

- (g) Schools in the area are already over-subscribed and Members noted that WSCC Education have objected to the development for this reason. GP clinics and NHS dentists are further over-subscribed and Members know of no application for the provision of new clinics.
- (h) The play area at Hook Lane is frequented by Aldwick parents and children - a safe crossing is needed there.
- (i) A Habitats Regulations Assessment screening must be done to mitigate the potential effects of the development and in combination with other local developments.
- (j) Members queried why this application was not brought to the attention of The Aldwick and Pagham Advisory Group as it is a strategic development. no information or consultation request has been received by the advisory group or by Aldwick Parish Council.

Therefore Members consider that the proposed development is in direct conflict With policies TSP1; TDM1; INFSP1; INFSP2;TDM2; and TSP1 of the Arun Local Plan 2011-2031 and the NPPF and with the Parish Design Statement Page 48. **OWQC50092**

- 097.22pl** 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.
- 098.22pl** To report any tree issues and comment upon any TC's if necessary.
None for this issue.
- 099.22pl** To report any compliance issues.
None for this issue
- 100.22pl** Feedback from Development Control Committee meetings
None for this issue
- 101.22pl** To receive feedback from the West Bersted Advisory Group:
None for this issue.
- 102.22pl** Feedback from the Aldwick West & Pagham Advisory Group
A meeting was held recently in which amenity projects were discussed. The notes of the meeting will be forwarded on to members
- 103.22pl** Correspondence: The Deputy Clerk read the following emails:
None for this meeting.

The meeting closed at: **7.28 pm**

Date and time of next meeting;
Tuesday 30th August 2022 at 6.30 p.m.

Meetings of the Committee are open to the Public.

Detailed plans can be seen at the Aldwick Parish Council offices, 88 Pryors Lane, Aldwick on Monday afternoon between 2pm and 5pm, on Tuesday afternoon between 2pm and 4pm and Wednesday to Friday mornings between 9am and 12 noon. They are also available online at www.arun.gov.uk/planning/ Planning Records. If you wish to object to or support any application please send written comments to the Parish Council at the above address – or email <clerk@aldwickparishcouncil.gov.uk> **Quoting the above reference. You should also write to** Arun District Council Planning Department, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF or comment on-line at www.arun.gov.uk (Planning and Building Control) by the required

date. Note that attachments are not distributed with copies of the agenda but are available for inspection at the Council offices

4 Chairman:



Date 30 August 2022

Planning Minutes 220801