

# Aldwick Parish Council

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FAX: 01243 263330 e-mail: [clerk@aldwickparishcouncil.gov.uk](mailto:clerk@aldwickparishcouncil.gov.uk) Council  
Chairman: Cllr Mrs L. Richardson; Clerk/RFO: S. Batey; Ass't Clerk: M Halpin

## Minutes of the Meeting of the Planning Committee

Held on Monday, 29<sup>th</sup> April 2019 in the Parish Offices.

**Those Present:** Cllr Mr T Mullings (Chairman), Cllr Mrs J Rufey (Vice-Chairman), Cllr Mrs S Stallard, Cllr Mr R Dyer, Cllr Mrs L Richardson, Cllr Mrs S Coppard & Cllr Mr J. Bass (ex-officio)

**In Attendance:** 2 Members of the public, 1 Member of the Press, Cllr Mr R Gotheridge, Cllr Mr A Smith, The Clerk and the Assistant Clerk.

**The Meeting was opened at 6.30 p.m.**

**Apologies:** None.

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### 275.18pl Declarations of interest by members

Cllr Mrs Stallard declared a personal/prejudicial interest in AW/107/19/T because the applicant is known to her and so she would remove herself from the Chamber and would not take part in the discussion or the vote.

Cllr Mr Dyer declared a personal/prejudicial interest in AW/76/19/T because the tree concerned is within visible distance of his house and so he would remove himself from the Chamber and would not take part in the discussion or the vote.

### 276.18pl To approve as a correct record the minutes of the Planning Meeting held on Monday, 15th April 2019.

Resolved, that the minutes of the meeting held on Monday, 15<sup>th</sup> April 2019 having been circulated in advance and read, be adopted, as a true record.

### 277.18pl Actions from previous meeting and Clerk's report

**274.18pl** The Clerk placed all decisions made by the Planning Committee onto the Arun District Planning website and any requested submissions for Development Control were sent to the appropriate District Ward Member.

### 278. 18pl Any such matters as the Chairman may wish to bring to the attention of the Committee for information only.

None for this meeting.

### 279.18pl 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.

### 280.18pl Planning Applications


- Applications advertised on 18<sup>th</sup> April 2019 comments to be received at Arun by 12<sup>th</sup> May 2019.
- Applications advertised on 26<sup>th</sup> April 2019 comments to be received at Arun by 17<sup>th</sup> May 2019.

Having declared an interest in the following application, Cllr Mr Dyer left the Chamber.

**AW/76/19/T                      18.04                      Remove 2 deadwood branches each approx. 7m on east and west aspect from 1. No Oak tree.**

**Oak Tree Cottage, Acorn End, Aldwick.**

Chairman:



Date: 14<sup>th</sup> May 2019

**Decision: NO OBJECTION**

Members agreed that the Arun Arboriculturist should be consulted regarding the application and that his recommendations/decision be applied. **\_OWPC22447**

Cllr Mr Dyer returned to the Chamber.

**AW/104/19/T**                      **18.04**                      Fell 1 No. Cherry Tree.  
**21 Barrack Lane, Aldwick.**  
**Decision: OBJECTION**  
Members strongly objected to the proposed application on the grounds that the tree is an amenity tree and as such, should be preserved.  
**OWPC22448**

Having declared an interest in the following application, Cllr Mrs Stallard left the Chamber.

**AW/107/19/T**                      **18.04**                      Crown reduction of 1.5m to 1 No. English Oak tree.  
**18 South Avenue, Aldwick.**  
**Decision: NO OBJECTION**  
Members agreed that the Arun Arboriculturist should be consulted regarding the application and that his recommendations/decision be applied. **\_OWPC22449**

Cllr Mrs Stallard returned to the Chamber.

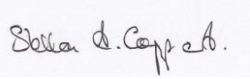
**AW/69/19/HH**                      **25.04**                      Single storey rear extension and attached garage.  
**16 Robin's Drive, Aldwick.**  
**Decision NO OBJECTION**  
Members did not raise any objections. **\_OWPC22450**

**AW/109/19/HH**                      **25.04**                      Replacement of existing conservatory to the rear elevation with a new orangery in the same location of the same width and projection. This application affects the character and appearance of the Craigweil House Conservation Area.  
**45 The Drive, Aldwick.**  
**Decision NO OBJECTION/SUPPORT**  
Members strongly support the proposed replacement. **\_OWPC22451**

**AW/111/19/T**                      **25.04**                      Prune limb on eastern aspect by maximum 3m to 1 No. Horse Chestnut tree.  
**63 Barrack Lane, Aldwick.**  
**Decision: NO OBJECTION**  
Members agreed that the Arun Arboriculturist should be consulted regarding the application and that his recommendations/decision be applied. **\_OWPC22452**

**281.18pl**                      **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.

**282.18pl**                      **To make comment to Arun District Council upon P/30/19/OUT land north of Hook Lane, Pagham, Outline application with some matters reserved for the construction of up to 300 No. new homes, a**

Chairman: 

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care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT).

Members strongly objected to the application on the grounds of:

**Sustainability** Members considered that the development does not support sustainable development and would exacerbate existing flood risks which could result in flooding to property and land and decrease the capacity of a flood plain to store or pass floodwater. Members considered that it is not clear that adequate drainage capacity exists or that appropriate drainage can be provided as part of the development. Concern was expressed by Members that floodwater could drain into Pagham Rife which is already prone to flooding.. Moreover, Members considered that the proposed development does not conserve or enhance the historic environment of the District. Members agreed that more infrastructure would need to be put in place to render the development sustainable in relation to roads, fire and rescue services, schools, police and medical and social care provision. Members further queried whether, if the proposed primary school is not required, that space would see the construction of more houses. Members also considered that the provision of a secondary school would be necessary given the increase in population as a result of this and other developments. In summary Members considered that the proposed development is an over-development of the area.

**Agricultural Land** Members considered that the use of prime agricultural land for development is ill conceived and the loss of prime agricultural land would have a major impact on the main local industry of farming. Members further considered that the proposal will militate against the promotion and development of agricultural and other land based rural businesses and may affect sustainable tourism and leisure developments within the area. Moreover, Members considered that the development will have an unacceptable impact on adjoining occupiers, land and uses of property.

**Bio-Diversity** Members stated that the development does not retain significant open or wooded areas which make a positive contribution to the local environment and will result in the destruction of trees protected by tree protection orders. Members further agreed that the development would result in a loss of biodiversity and habits for bats, birds and other animals. Furthermore, Members considered that the development would contribute to a decline in the quality of habitats and richness of bio-diversity. In addition, removal of hedgerows to provide 'sightlines' would result in a greater loss of biodiversity.

**Transport** Members considered that the development does not promote the reduced need to travel, particularly by private car. Nor does it allow for the safe movement of vehicles and pedestrians, giving priority to pedestrians.. Members considered that the already treacherous condition of Pagham Road should be resolved before any development takes place as the impact of the development on Pagham Road is unacceptable. Members stated that the development is not supported by an effective and deliverable Transport Assessment which demonstrates that the transport effect of development on the local and strategic road network can be successfully mitigated. Specifically, Members believe that proposed improvements to the A259 represent an insufficient mitigation and that the increase in traffic which will result on the road that is primarily used by residents – i.e. the Lr Bognor Road – is unsupported by the application. Members further considered that no mention has been made in relation to transport for the elderly or infirm. Therefore, Members strongly opposed the application on the grounds that it is in direct conflict with Policies SD SP1 A; SD SP1 J; ECC SP1; HERSP1; 6.24; 8.11.1; ENV DM4; SP1 A (K); T.DM.1; and TSP1, of the Arun Local Plan 2011-2031. **OWPC22453**

283.18pl

**Compliance Issues:** None for this meeting.

Chairman:



Date: 14<sup>th</sup> May 2019

**284.18pl. Tree Issues** – None for this meeting.

**285.18pl Feedback from Development Control Committee Meetings:** – None for this meeting.

**286.18pl Correspondence for the Planning Committee:**  
None for this issue.

Date and time of next meeting:

**Monday, 14<sup>th</sup> May 2019 at 6.30p.m.**

The meeting closed at: 7.25 pm

**Meetings of the Committee are open to the Public**

Chairman:



Date: 14<sup>th</sup> May 2019