

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 20th July 2020

Those Present: Cllr Mrs L. Richardson (Chairman); Cllr Mr A. Smith (Vice-Chairman); Cllr Mrs S Stallard;
& Cllr Mrs J Rufey (by phone)

In Attendance: The Deputy Clerk

The Meeting was opened at 6.30 p.m

Apologies: Cllr Mrs Birch – family matters. Apologies accepted and approved.

027.20 pl Declarations of interest by members:

Cllr Mrs Rufey declared a personal/prejudicial/pecuniary interest in AW/153/20/T as she has a property in the area and so she would leave the meeting when that application was heard and would not take part in the discussion or the vote.

Cllr Mrs Rufey declared a personal/prejudicial interest in item 039.20pl as the owner is known to her and so she would leave the meeting when that item was heard and would not take part in the discussion or in any vote that was taken.

028.20pl To approve as a correct record the minutes of the Planning Meeting held on Monday 6th July 2020

Resolved, that the minutes of the meeting held on Monday 6th July 2020 having been circulated in advance and read be adopted, as a true record.

029.20pl Actions from previous meeting and Clerk's report

018.20.pl The Deputy Clerk placed the comments of the Planning Committee meeting of 6th July on to the Arun website and contacted the relevant Ward Member where appropriate.(None for that issue)

019.20.pl (i) The Deputy Clerk reported the possible compliance issue regarding fencing at West Meads to Arun District Council

(ii) The Deputy Clerk contacted the District Council Member for the area and received the response that ADC erected the sign.

024.20pl The Deputy Clerk wrote to WSCC regarding the PROWS in Aldwick and learnt that cycling is prohibited on these rights of way.

025.20pl Together with the Chairman, the Deputy Clerk designed a notice highlighting WSCC information regarding maintenance of Public Rights of Way and placed it on the parish website.

026.20pl The Deputy Clerk sent details of the Chalcroft Nursery development proposals to Members.

030.20pl Any such matters as the Chairman may wish to bring to the attention of the Committee for information only.

None for this issue.

031.20pl 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

032.20pl Planning Applications

➤ Applications advertised on 9th July comments to be received at Arun by 30th July 2020.

➤ Applications advertised on 16th July comments to be received at Arun by 6th August 2020

AW/148/20/T 09.07 Reduction in height of 2 No Silver Birch trees to 8 m (A1 & A2)
Crown thin of 1 No. Pissard Plum tree (B1) by 20%

Springmere 95 The Fairway, Aldwick.

Decision: NO OBJECTION

Members agreed that the Arun Arboriculturist is consulted regarding the application and that his recommendations/decision be applied **_OWPC28533**

- AW/150/20/HH 09.07** Removal of front projection and erection of single storey front extension.
64 Aldwick Fields, Aldwick.
Decision: NO OBJECTION
Members have no objection to the application. **_OWPC28534**

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

- AW/153/20/T 09.07** Crown reduction of 2 No. Poplar trees to height 5m and spread 3m.
54 Pinehurst Park, Aldwick
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding the application and that his recommendations/decision be applied. Noting the sizeable amount of pruning requested, Members stated that the arboriculturist's decision on this should be followed. **_OWPC28535**

Cllr Mrs Rufey returned to the meeting.

- AW/156/20/TC 09.07** Fell 1 No Malus tree within Aldwick Bay Conservation Area
7 Hunters Close, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding the application and that his recommendations/decision be applied. Members expressed the wish that a suitable replacement be planted. **_OWPC28536**

- AW/142/20/T 16.07** Reduce South East aspect overhanging Coventry Drive to 12 m and crown lift South/South East aspect by 3m to 1 No English Oak tree (T1)
23 Coventry Close, Aldwick.
Decision: NO OBJECTION
Members agreed that the Arun Arboriculturist is consulted regarding the application and that his recommendations/decision be applied **_OWPC28537**

- AW/145/20/HH 16.07** Single storey rear extension, side infill extension and alterations to all elevations.
5 Pryors Lane Aldwick.
Decision: NO OBJECTION
Members have no objection to the application. **_OWPC28538**

- AW/151/20/PL 16.07** Change of use of former residential parenting unit (C2 Residential Institution) to 9 bed house in Multiple Occupation (Sui Generis)
17 Nyewood Lane, Aldwick
Decision: OBJECTION
Members strongly objected to the proposed application, noting that Plans provided are those provided previously in 2017 for a 7 bedded residential home since when (October 2018), laws regarding room sizes and safety measures have undergone changes and which are summarised in a letter from the Private Sector Housing and Public Health Department of Arun District Council. The Planning Committee is also aware that planning for the previous development which used the same footprint and plans was granted prior to the adoption of the Arun Local Plan 2011 – 2031 and that this proposal adds a further 2 rooms to the original plan.

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 with requirements for parking being made by visitors to the town as well as residents. The application claims that there are 5 parking spaces which is hard to envisage and given that the application states no provision is made on this space for the disposal and storage of waste and the separate storage and collection of recyclables, and the close proximity to public transport and facilities, it would seem sensible should the development go ahead to use the forecourt of the house to deal with covered and unobtrusive waste facilities and provide cycle racks and an electric charging point. (Arun District Parking Standards Supplementary Planning Document 2020). Use of the whole forecourt for parking would also reduce the amount of public car parking afforded by a limited time parking bay to the immediate front of the building thus having an effect on local shoppers, visitors and visitors to nursing homes. However, the committee also is also aware that this number of dwellings would then put further demand on scarce parking in this area.

The committee noted that surface water is envisaged to be disposed of using a Sustainable Urban Drainage System and should this development go ahead, Southern Water should be approached to verify this in order to ensure that the drainage is compliant with Policy W SP1 of the Arun District Local Plan 2018-2031

As a result of this, members 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 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 numbers of rooms, their precise sizes and the safety facilities required to meet national standards (Policy D DM2). Furthermore, Policy WM DM1 requires that where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats which must be related to any proposal for a HMSO. Members also regret the missed opportunity in providing further visitor accommodation for the town's tourist industry. **OWPC28539**

033.20pl **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.**

Proposed and seconded and carried.

034.20pl **Compliance Issues:**

The Deputy Clerk requested that when reporting a compliance issue, Members should indicate the precise address and provide a photo of the alleged issue.

035.20pl **Tree Issues:** - None for this issue

036.20pl **Feedback from Development Control Committee Meetings:**
None for this issue.

037.20pl **To receive feedback from the West Bersted Advisory Group:**
The Chairman reported on the recent meeting at which concerns were raised in relation to the proposed altered entrance to the Chalcroft Nurseries development which could result in that road being used as a 'rat-run' by residents in the West Bersted development. Concerns were also raised about the resulting increased traffic from such a large development. Further concerns were raised about a lack of hospital provision for such a large development and a lack of information regarding the size of the proposed community health care facility.

038. 20pl **That having considered their original objections to AW/232/19/OUT, the Planning Committee decide whether it is necessary to formulate anything further to add to their original document.**
Members agreed that the original comments sufficed, and that, pending any contrary advice from local district councillors, their response did not need to be altered to reflect the current local plan.

Having declared an interest in the following item, Cllr Mrs Rufey left the meeting.

039.20pl **That having studied the papers from Bersted Parish Council regarding The Chalcraft Nursery site, the Planning Committee decide what, if any, response is necessary.**
Members agreed to make no response until they receive further information.

040.20pl **That the Planning Committee decide whether to add their support to the Pagham Parish Council application to place a Building Protection Order on the World War II Infantry Post on the Sefter Road development site.**
Proposed and seconded and carried. Members agreed to add their support in requesting a Building Protection Order for the infantry post. The Deputy Clerk agreed to action the decision and to contact Pagham Parish Council for advice.

041.20pl **Correspondence for the Planning Committee- None.**
Date and time of next meeting:

Monday 3rd August at 6.30 p.m.
The meeting closed at 19.28p.m.

Meetings of the Committee are open to the Public.