



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE HOUSING, TRANSPORT AND PLANNING COMMITTEE HELD VIA A VIRTUAL MEETING DUE TO COVID-19 ON TUESDAY 1 SEPTEMBER 2020

Present: Councillors; John Oldfield (Chair), David Marsh (Vice Chair), Sylvia Verrinder, Mike Jones and Nikki Hamilton-Street.

In attendance: Tracy Lees (Committee Clerk)

Acronym: Housing, Transport and Planning Committee: HTP, Angmering Parish Office: APC, West Sussex County Council: WSCC, ADC, Arun District Council

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	20/088	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Paul Bicknell and Norma Harris.	
2	20/089	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	20/090	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 11 August 2020 were agreed and will subsequently be signed by the Chair.	
4	20/091	THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA The Committee Clerk had nothing more to report. Cllr. Verrinder gave a brief overview of the first meeting of the Dappers Lane Working Group that had taken place earlier in the day. Items such as terms and conditions, stakeholders, current issues were discussed. Tasks were given out and a walk round is planned for the coming weekend. The next meeting will take place on Tuesday 15 September and a full report/update will be given by Cllr. Verrinder at the next meeting. <u>Action:</u> Add Dappers Lane Working Group update to the next agenda.	TG
5	20/092	PUBLIC CONSULTATION No members of the public were present.	
6	20/093	PLANNING APPLICATIONS To consider Arun District Council File Lists 32, 33 and 34 of 2020:	

<p>A/109/20/RES Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).</p> <p>DECISION: Objection</p> <p>COMMENT: The Development Site is a prominent landscape feature as you enter the village from the north and these agricultural fields play an important part in helping Angmering retain its rural status. The proposed height, design and density of the development would take much of this away and the APC remains opposed to it. There is also a potential of flood risks to others.</p> <p>Building Design The house designs are featureless and out of character with surrounding properties. It seems that little regard has been paid to ADC’s new Design Guide. The block of flats is totally out of keeping with any other property in the village and, by its location in the proposed layout, would be the first building to be seen if entering the village from the A280. There are little differences, apart from finishes, to distinguish properties from one character area to another.</p> <p>Layout and open spaces The open space in the center of the site appears inadequate and it is noted that the area is further reduced by indentations for parking spaces for 8 cars. Its location will do little to promote community engagement and it is felt that the layout of the site should be such to allow more of a “village green” approach. The area around the Black Ditch is unsuitable as a recreational space due to the frequent “boggy” nature of the ground.</p> <p>Drainage We concur with Council’s drainage engineer that there is insufficient information to establish whether there is adequate space in the site layout for surface water drainage. The WSCC and EA, in considering the Angmering Flood Alleviation Scheme, are currently investigating</p>	<p>ADDRESS Land South of Water Lane Angmering.</p>
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whether the proposed bridge access over the Black Ditch should be replaced with an embankment containing a box culvert controlling flood water from a basin formed immediately upstream. As indicated by the Council's engineer this may alter drainage requirements within the site. It is important that surface water drainage in the south east of the site does not exacerbate flooding which occurs in the area of the nearby Ecclesden Lane/A280 junction. This is highlighted in an objection to the scheme from a member of the public.

Tree Buffer on Eastern Boundary

At outline application the ADC required a 10 m wide Buffer of tree planting along the whole of the eastern boundary of the site.. This was a requirement so that only glimpses of roofs would be possible from 5 selected view points in the SDNP. The Inspector examining Arun's Development Plan was particularly concerned that this should be the case and was promised that it would be achieved by sufficient tree planting. Members of the ADC DC Committee were also given that promise before they approved the Outline application. After comments from the SDNP, ADC Planning officers actually sought a buffer width of 15 m but this was rejected by Rydons, the developer at that time.

This application for approval of reserved matters shows a buffer that appears to be less than 10 m in width, and this is further eroded by indentations for car parking. Towards the north of the site the width reduces to practically nothing. The width must remain at a minimum of 10 m over the whole eastern boundary with adequate tree planting to fulfil its purpose. Where there is car parking it should increase to 12.5 m so as not to compromise the minimum required width.

Construction Plan

The construction plan for the site build is not included in the documents listed on the ADC Planning Portal. It is presumed these will be a condition to any approval. The APC would be opposed to any significant use of the entrance in the High Street adjacent The Spotted Cow.

<p>A/97/20/HH Single storey side extension, extension to front porch and addition of a rear dormer and exterior cladding. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS Downsview Littlehampton Road Angmering</p>
<p>A/114/20/PL New Net Adventure area together with entrance kiosk, store, seating area & fencing. This application falls in CIL Zone 3 (Zero Rated) as 'other development'. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS Rustington Golf Centre Golfers Lane Angmering</p>

FILE LIST 33 – Observations to Arun District Council by 11 September 2020

<p>A/118/20/HH Single storey rear infill extension and first floor rear extension. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS 8 The Cottrells Angmering</p>
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FILE LIST 34

None this week.	
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Regarding A/109/20/RES

It was agreed by all present to post a message on the APC Facebook page and the APC website to advertise why APC were objecting to this planning application and encourage the public to object if they wanted to. Information on how to object and comment will be given as well as the date that it needs to be done by.

Action: information to be added to APC's Facebook/Website.

KH

- 8 20/094 PLANNING DECISIONS**
The planning decisions listed on the agenda were talked through; no comments were made.
- 9 20/095 PLANNING APPLICATION NOT ON THE AGENDA**
None.
- 10 20/096 LICENSING MATTERS**
None.
However after the agenda had been approved an amended application had been received from the Resourceful Squirrel. The Committee Clerk advised that the Clerk would send this round via email for comments to the committee if an extension on the deadline could not be secured. The advertised deadline is Friday 18 September.

11 20/097 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETING

Next meeting will be Wednesday 2 September 2020 at 14:30.
APC will not be attending.

12 20/098 DEVELOPMENT CONTROL MEETING ATTENDED

None.

13 20/099 COMPLIANCE

Nothing to report.

14 20/100 CORRESPONDENCE

Cllr. Oldfield commented on an email that had been received regarding the Angmering Flood Alleviation Scheme from WSCC and highlighted the main points to the committee. It was agreed that all members of the committee should be sent a copy of the email for information. Cllr. Hamilton-Street forwarded this email to all during the meeting.

15 20/101 HIGHWAYS MATTERS

Cllr. Oldfield commented that the walk round Weavers Hill and the High Street could now be arranged. Cllrs. Jones, Marsh, Oldfield, Hamilton-Street and two members of the public will take part in the walk round which is scheduled for Tuesday 8 September commencing at 10:30. Meeting point is the APC Office.

Action: Cllr. Marsh to advise the two members of the public.

DM

16 20/102 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Planning Policy Sub-Committee (formerly Local Plan Sub-Committee) Wednesday 30 September 2020 at 14:30.

Cllr. Verrinder will attend if the agenda is relevant, this will be a virtual meeting.

2) Housing & Customer Service Tuesday 22 October 2020 at 6pm.
Attendance will be based on the agenda and if relevant to APC.

17 20/103 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- This Committee: None.
- Full Council: None.

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 22 September 2020** at 7pm and will be held via Zoom.

The meeting concluded at 19:51.

Cllr. Hamilton-Street gave her apologies to the committee as she cannot attend the meeting on Tuesday 22 September.

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Chairman

W Oldfield

Date..... *23/9/20*