



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING, CONSERVATION AND DEVELOPMENT COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 12 JANUARY 2016

Present: Councillors Susan Francis; Norma Harris (Chairman); Mike Hill-Smith; Peter Thompson.

In attendance: Paul Barley, Deputy Clerk; Craig Knowle and Mark Harrison on behalf of Caffyns plc; Mr Malcolm Brunning.

15/165 APOLOGIES FOR ABSENCE

Received from Councillors Steven Mountain, John Oldfield and Roger Phelon (all personal business).

15/166 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

None.

15/167 APPROVAL OF MINUTES OF THE MEETING HELD ON 15 DECEMBER 2015

The minutes of the meeting held on 15 December 2015 were **AGREED** as a correct record and were signed by the Chairman.

15/168 THE DEPUTY CLERK'S REPORT ON MATTERS OUTSTANDING FROM THE PREVIOUS MEETING BUT NOT INCLUDED ON THIS AGENDA

The Deputy Clerk referred to the discussion that had taken place at the Parish Council meeting on 11 January 2016 regarding the Parish Council's response to application A/144/15/PL (West End Nursery).

It was noted that the draft response circulated prior to the Parish Council meeting, and having reviewed the detail of the application against applicable Neighbourhood Plan policies, was an objection to the proposed scheme on the grounds that the proposed density, housing mix and built form did not accord with Neighbourhood Plan policies HD7, HD3 and HD5 respectively. It was further noted that the Parish Council, having considered the draft response, and having suggested a number of amendments to it, had resolved to approve the broad thrust of the response and had delegated approval of the final version to this Committee.

To that end, a revised draft, which incorporated the amendments suggested by the Parish Council, and which also contained further analysis of the proposed housing density against the Neighbourhood Plan's policies and various of its supporting documents, was currently before the Committee.

Having considered the revised draft response and on a proposal by Councillor Thompson, seconded by Councillor Francis, the revised draft was unanimously **APPROVED** by the Committee.

The Committee directed the Deputy Clerk to submit a finalised version to ADC forthwith.

15/169 PROPOSED AND ACTUAL NEW DEVELOPMENTS

The Chairman noted the following:

<i>Planning Application</i>	<i>Applicant</i>	<i>Parish Decision</i>	<i>ADC Decision</i>
A/51/14/OUT	Outline Application for 32 dwellings with associated access, public open space and landscaping at Manor Nursery.	Objection	S106 agreement now made – details now obtained
A/154/14/OUT	Outline Application for the erection of 18 No. dwellings, Pound Place, Roundstone Lane	Objection	Approved at DCC, 28 Jan 2015. S106 details awaited
A/23/15/OUT	Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works. Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level. Land to west of A/125/13 site at Brook Lane/A259.	Objection	Approved at DCC 25 Nov 2015
A/113/15/PL	Demolition of Spinney & Burberry House & erection of 2 Storey hotel annexe with associated car parking (amended application following withdrawal of A/50/15/PL)	No objection	Conditional approval
A/144/15/PL	246 residential dwellings including garages & associated parking, affordable housing, associated landscape & infrastructure & addition of pumping station. Utilisation of 2 existing vehicular access points from	Objection	

	Roundstone Lane & formation of access road to serve the development. Follows on from A/122/12. West End Nursery, Roundstone Lane		
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15/170 PUBLIC CONSULTATION

The Chairman welcomed Craig Knowle and Mark Harrison of Caffyns plc, the applicants in respect of A/162/15/PL, and Mr Malcolm Brunning, occupier of the property adjoining the subject site.

Mr Knowle noted that the public consultation held by the applicant on 18 September had been well attended, with around 60 people having called in. The website set up as part of the consultation had received 652 hits, which had been regarded as positive engagement.

Changes had been made to the scheme as originally proposed, in response to feedback from residents, mainly to retain the trees along the frontage with the A259; the ADC Tree Officer had no objection to what was now proposed. The proposed location of the building on the plot had been moved back from the road frontage to allow for better landscaping. Acoustic screening, in the form of a vertical-boarded fence would be applied around the boundary with the neighbouring residential property.

The proposed A259 widening scheme had implications for the proposed development and any works on the subject site, if permission was granted, would need to dovetail with the widening works as far as possible. Secure access would be retained for the proposed Caffyns' parking area whilst allowing for deliveries to Haskins and the neighbouring retail outlets to continue. Discussions with neighbouring occupiers and the ADC Environmental Health team were ongoing.

Mr Brunning noted that he objected to the proposed scheme. He did not relish the prospect of being surrounded by a motor dealer. HGV noise and congestion was a concern for him, given the observed behaviour of transporter deliveries for Yeomans' yard further up Roundstone Lane, and goods deliveries for Haskins. This would need to be discussed further with Caffyns. There was a clear need, in his view, for a one-way in and out arrangement for deliveries.

Mr Harrison advised that 2 transporter loads a week, mainly of new cars, was the general maximum. There might be a slightly greater frequency in the run-up to the March and September registration changes. Used vehicles were generally delivered on a flat loader, or driven to site as part-exchange for new vehicles.

Councillor Francis asked what was proposed in the way of lighting of the building. Mr Knowle drew the Committee's attention to the illustrations in the Design and Access Statement, and confirmed that all lights would be extinguished by 22:30 every evening.

Councillor Thompson noted that it would perhaps be beneficial for the applicants to discuss with Mr Brunning the installation of acoustic fencing along the northern boundary of Mr Brunning's property, in addition to the proposed fencing on the southern and eastern boundaries.

Concerning employment opportunities for local residents, Mr Knowle and Mr Harrison noted that these would be promoted wherever possible as part of the expansion of their Audi operation. Caffyns had a strong apprenticeship programme and a high level of staff retention.

The Chairman thanked Mr Knowle, Mr Harrison and Mr Brunning for their comments.

15/171 PLANNING APPLICATIONS

To consider File Lists 50, 51 and 52 of 2015:

File List 50 – Observations to Arun District Council by 07/01/2016

NB: An extension of the deadline for comments to 13/01/2016 has been arranged with ADC.

A/162/15/PL

Car showroom & workshop with associated access, car parking & landscaping.

Land North of Roundstone-By-Pass, Roundstone By Pass, Angmering

Decision: No Objection. Noting the discussion recorded at minute 15/170, the Committee confirmed that it could have no objection to the scheme proposed, but further noted that the applicant needed to continue to discuss the concerns of the neighbouring occupier.

A/170/15/A

Various illuminated & non-illuminated signage.

Swanbourne Park, Land off Roundstone Lane, Angmering

Decision: No objection provided that the applicant makes every effort to adhere to the stated hours of operation.

A/173/15/HH

Replacement stable block & new detached garage

Brackenside, Dappers Lane, Angmering

Decision: No objection

File List 51 – Observations to Arun District Council by 13/01/2016

No applications this week

File List 52 – Observations to Arun District Council by 21/01/2016

No applications this week

15/172 PLANNING APPLICATIONS NOT ON THE AGENDA

None.

15/173 LICENSING MATTERS

None.

15/174 PLANNING DECISIONS

The Committee noted the schedule.

15/175 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

None.

15/176 DEVELOPMENT CONTROL MEETINGS ATTENDED

None.

15/177 COMPLIANCE

The Committee noted the schedule.

15/178 CORRESPONDENCE

The Committee noted the letter from Mr Brunning regarding A/162/15/PL, which had been dealt with earlier in the meeting.

15/179 ARUN DISTRICT COUNCIL PLANNING SUB COMMITTEES

1) Local Plan Sub-Committee (formerly Local Development Framework)

The next meeting was scheduled for 19 January 2016.

2) Housing & Customer Services

The next meeting was scheduled for 7 January 2016.

15/180 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1) This Committee:

Extension of Conservation Area as per discussion at full Parish Council on 14 July 2014. As noted at the Committee's meeting on 2 September 2014, the Deputy Clerk was to investigate the process to be undergone for this and prepare a report, for ultimate submission to the Parish Council to consider the forming of a Working Group to look into this further.

2) Full Council: As above.

15/181 DATE OF NEXT MEETING

The date of the next meeting was Monday 1 February 2016. This meeting would take place in the King Suite of Angmering Village Hall.

Councillor Francis presented her apologies for that meeting. It was noted that Councillor Mountain had also presented apologies.

The meeting was concluded at 20:50.

N. W. Harris
Chairman

Date.....1.2.16.....