



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

Telephone/Answerphone 01903 772124
E-mail: admin@angmering-pc.gov.uk
Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING, CONSERVATION AND DEVELOPMENT COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 23 FEBRUARY 2016

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

In attendance: Paul Barley, Deputy Clerk; three members of the public.

15/199 APOLOGIES FOR ABSENCE

Received from Councillor Roger Phelon (personal business).

15/200 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

Councillor Thompson declared an interest in application A/8/16/PL as he lived in the road in which the subject site was located, and would therefore abstain from any vote taken on the application.

15/201 APPROVAL OF MINUTES OF THE MEETING HELD ON 1 FEBRUARY 2016

The minutes of the meeting held on 1 February 2016 were **AGREED** as a correct record and were signed by the Chairman.

15/202 THE DEPUTY CLERK'S REPORT ON MATTERS OUTSTANDING FROM THE PREVIOUS MEETING BUT NOT INCLUDED ON THIS AGENDA

The Deputy Clerk had no matters on which to report.

15/203 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)	Objection	Approved at DCC 25 Nov 2015

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

15/204 PUBLIC CONSULTATION

Ms Alison Driver wished to raise concerns about application A/8/16/PL (proposed new dwelling at The Cottrells). The site proposed for development had for many years been used as a parking area, which generally held 8 to 10 cars. If this facility were to be removed, given that on-street parking in The Cottrells was already almost at capacity, these vehicles would have to be parked in the High Street and The Square, thus worsening an already significant shortage of parking in the surrounding area. If any further vehicles were parked on-street in The Cottrells, this would potentially cause difficulties for emergency service vehicles if access was needed by them.

Mrs Lorraine Devitt-Spooner wished to speak in relation to A/188/15/PL, in respect of which she was the joint applicant. She and her husband had operated their business in Angmering for the past 28 years, and in its present location for the past 11. The idea of constructing a dwelling on site was to provide greater security for the wood workshop and the adjacent

metal studios, and would reduce their carbon footprint by removing the need for commuting. The proposed dwelling would be in the north-east corner of the site, giving greater privacy from the road, producing less impact on neighbouring properties, and giving more sunlight. Access to the proposed dwelling would be along the east side of the site, using a portion of the existing driveway. The architectural style would seek to match the existing workshop, with an emphasis on sustainable materials. Solar PV panels and ground source heating would be employed in order to reduce emissions. The occupiers of the neighbouring properties had been consulted and were supportive.

15/205 PLANNING APPLICATIONS

To consider File Lists 4, 5 and 6:

File List 4 – Observations to Arun District Council by 25/02/2016

No applications this week

File List 5 – Observations to Arun District Council by 03/03/2016

A/10/16/L

Application for listed building consent for 1 No. window to east elevation.

1 Longback Cottages, Arundel Road, Angmering

Decision: **No objection**

A/12/16/T

Remove 4 No. lowest limbs back to main stem to 1 No. Monterey Pine tree.

Tall Trees, High Street, Angmering

Decision: **No objection**

File List 6 – Observations to Arun District Council by 10/03/2016

A/8/16/PL

New single 2-bedroom dwelling. This application affects the character and appearance of Angmering Conservation Area

Land at The Cottrells, Angmering

The Committee noted the comments from Ms Alison Driver and the large number of letters of objection that had been copied to the Parish Office.

The Committee noted that the loss of a parking area used heavily by residents of The Cottrells would have an inevitable and significant adverse impact on the surrounding area, and would almost certainly lead to an increase in parking congestion in the High Street and the village centre, which was clearly undesirable.

On a proposal by Councillor Mountain, seconded by Councillor Francis: That the proposed development be **OBJECTED** to on the following material grounds, namely

- Impact on highway safety
- Impact on existing parking provision
- Adverse effect on neighbouring occupiers as a result of the foregoing
- Adverse impact on the surrounding area (High Street, The Square)
- Consequent effect on conservation area

– **AGREED** by 5 votes in favour, 0 votes against, with the abstention of Councillor Thompson.

A/13/16/HH

Single storey extension adjoined at the rear of both semi-detached properties. This application affects the Character and Appearance of the Angmering Conservation Area

Pryce Cottage & Grace Cottage, Arundel Road, Angmering

Decision: **No objection**

A/20/16/PL

Replacement of an existing bungalow with a detached chalet style dwelling & a pair of semidetached chalet style dwellings. This application is a departure from the development plan

Caretakers Cottage, Angmering School, Greenwood Drive, Angmering

The Committee noted that the road outside the subject property was the main vehicular access to the Angmering School and was extremely busy at the beginning and end of school hours. There were highway safety issues as a result. The number of dwellings proposed appeared excessive for a comparatively small plot. An objection registered on the Portal on 22 February 2016 raised concerns that the proposed development would be overbearing on adjacent properties in The Pines.

On a proposal by Councillor Francis, seconded by Councillor Oldfield: That the proposed development be **OBJECTED** to on the following material grounds, namely:

- Overdevelopment of plot
- Impact on surrounding area
- Highway safety

– Unanimously **AGREED**.

A/188/15/OUT

Outline application with some matters reserved for part demolition of 2 No. workshop buildings & erection of 1 No. dwelling. This application is a Departure from the Development Plan.

Wood Design Workshops, Roundstone Bypass, Angmering

The Committee noted the comments made by the applicant earlier in the meeting and noted that the application was in accordance with Neighbourhood Plan Policy ER2, as it would sustain employment for 3 people. The applicants would need to be aware that a change of use application was likely to be required.

On a proposal by Councillor Thompson, seconded by Councillor Francis: That the proposed development be **SUPPORTED** – Unanimously **AGREED**

A/23/16/HH

Single story rear extension, loft extension with rear dormer, 2 No. velux roof lights to front slope, hip to gable end, replacement of existing roof tiles, replacement of 5 No. PVCu windows & replacement of concrete gutters for black PVC.

90 Palmer Road, Angmering

Decision: **No objection**

North

- 15/206 PLANNING APPLICATIONS NOT ON THE AGENDA**
None.
- 15/207 LICENSING MATTERS**
None.
- 15/208 PLANNING DECISIONS**
The Committee noted the schedule.
- 15/209 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS**
None.
- 15/210 DEVELOPMENT CONTROL MEETINGS ATTENDED**
None.
- 15/211 COMPLIANCE**
The Committee noted the schedule.
- 15/212 CORRESPONDENCE**
The various copy letters of objection to application A/8/16/PL were noted.
- 15/213 ARUN DISTRICT COUNCIL PLANNING SUB COMMITTEES**
1) **Local Plan Sub-Committee (formerly Local Development Framework)**
The next meeting was scheduled for 1 March 2016.

2) **Housing & Customer Services**
The next meeting was scheduled for 10 March 2016.
- 15/214 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:** None.
- 15/215 DATE OF NEXT MEETING**
The date of the next meeting was Tuesday 15 March 2016. This meeting would take place in the King Suite of Angmering Village Hall.

The meeting was concluded at 20:50.


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Chairman

Date.....15th March 2016