



Established 1894

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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 15 MARCH 2016

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

In attendance: Paul Barley, Deputy Clerk; representatives of Turley Associates and Frontier Estates; one member of the public.

15/216 APOLOGIES FOR ABSENCE

Received from Councillors Steven Mountain and Roger Phelon (both personal business).

15/217 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

None.

15/218 APPROVAL OF MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2016

The minutes of the meeting held on 23 February 2016 were **AGREED** as a correct record and were signed by the Chairman.

15/219 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.

15/220 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	Objection	Approved at DCC 25 Nov 2015

WPT

	(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	
A/27/16/PL	Erection of 53 care apartments within Class C2, parking, access, footpath, landscaping & other associated works. Departure from the Development Plan. Broadlees, Dappers Lane, Angmering		

15/221 PUBLIC CONSULTATION

A/27/16/PL

The Chairman welcomed Anna Gillings of Turley Associates and Duncan Ford of Frontier Estates.

Mr Ford referred to his attendance at the Committee's meeting on 4 November 2014 (minute 135/14), following refusal of a prior scheme submitted in December 2013 (A/134/13), at which some preliminary ideas for a scheme on the Broadlees site had been outlined.

Mr Ford explained that the scheme laid out in the present application was an extra care apartment-led scheme and had been suggested from conversations with ADC and Social Services. According to WSCC, there was a strong, demonstrable need for extra care provision in this area and indeed the county as a whole.

Mr Ford noted that an operator for the facility, if approved, had been identified – Cinnamon Care. Frontier Estates would be responsible for construction.

Ms Gillings advised that 83 people had attended the public exhibition held in December 2015. The general view was supportive but it was made clear that a footpath was needed to assist with access to the site. Ms Gillings confirmed that the applicants were aware of the need to justify development outside the built-up area boundary defined in the Neighbourhood Plan.

Mr Ford explained the Extra Care concept – this consisted of apartments with communal facilities, plus on-demand care services such as nursing, which residents could use as much or as little as they required. Extra Care fitted between warden-assisted retirement accommodation and full care homes. It was notable that Social Services wanted this and had written to support the idea.

Mr Ford confirmed that 53 apartments were required in order to generate the level of service charge needed to keep the communal services viable. 50 was the minimum – below that, the service charge per apartment would be too high.

Ms Gillings noted that the the proposed designs had maximised landscaping. Access to the site would be in the same place as it is now. Some trees would be lost in order to allow for footpath installation, although nothing with a TPO would be affected.

Ms Gillings confirmed that the applicants were very much aware of concerns regarding surface water and foul drainage and flood risk – an on-site sewage treatment works with storm drains and storage of run-off water was proposed and both Southern Water and the WSCC drainage engineers were content with what was proposed.

Questions were invited.

The member of the public present wanted to know whether drainage water would run into the Black Ditch culvert and if so, how much. Ms Gillings noted that the storage tanks proposed had 330m³ of capacity, which would enable dispersal into the network at a controlled rate. It was stressed that Southern Water and WSCC were happy with what was proposed.

Councillor Thompson questioned the number of apartments and noted that there was possibly a need for a bit of leeway on this. How could the Parish Council be sure that local people would be able to afford this? Ms Gillings noted that there was no given right for affordable dwellings as part of the scheme.

Councillor Oldfield asked whether there was any indication of price that could be given in respect of the apartments. Mr Ford noted that the likely price would be around £250,000 for a 1-bedroom apartment, rising to £350,000 for a 2-bedroom apartment.

Councillor Thompson expressed concern at this. What was needed in the village was a facility affordable for average local people. Prices of that order would be beyond their reach. Mr Ford and Ms Gillings stressed that the final pricing structure would be a private matter for the operator to determine.

Councillor Francis asked whether there would be any affordable provision at all in the proposed scheme. Ms Gillings confirmed that there would not. The use class for the development (C2 – residential institutions) did not require this.

Councillor Oldfield expressed concern about the number of available car parking spaces. He felt that the provision was not sufficient. Ms Gillings noted that it needed to be kept in mind that this was a care facility – experience showed that as residents' care requirements rose, their car usage dropped.

Councillor Oldfield noted that the amenity space appeared to be quite limited. Ms Gillings explained that the spaces envisaged would provide opportunity for places for people to sit and also planters for gardening enthusiasts.

Councillor Thompson and the Chairman both echoed Councillor Oldfield's concerns about parking provision. It was stressed that neither Dappers Lane nor Water Lane could be used for parking for this scheme.

Councillor Oldfield asked for more detail on the anticipated need for the proposed facility in the area. Ms Gillings explained that there was a shortfall of some 996 places on the need model, within a 10-mile radius of the site.

Councillor Thompson asked why the proposed 2.5 storey building was positioned at the top of the site. The architect explained that this was where the thickest screening was to be found. ADC's planners had requested this, so that the lower height structures were nearest the road.

Councillor Francis noted that the proposed building was quite high for 2.5 storeys and was in fact more like 2.75-3 storeys, which placed it outside the relevant Neighbourhood Plan policy [HD5: Built Form].

Councillor Thompson asked how many apartments were in the top storey of the building. The architect confirmed that there were 13; the extra half-storey was required to keep the overall density down.

The Deputy Clerk noted that the applicants needed to appreciate the level of concern residents in the area had regarding flood risk. It was also important that arrangements made for drainage from the site were compatible with any future flood alleviation works in the area.

Councillor Thompson asked how many jobs would be created by this scheme. Ms Gillings confirmed that 10 full-time equivalent positions would be created.

The Deputy Clerk asked how many of the proposed parking spaces would be for the disabled. Mr Ford confirmed that there would be 6.

The Chairman thanked Mr Ford, Ms Gillings and their colleagues for their time in giving the presentation. The Committee then proceeded to consider the application formally – see minute 15/222.

SDNP/16/00827/FUL

The member of the public present wished to express concerns about the current usage of the site. The application submitted to the SDNPA sought continued permission for a mobile home. However, this was not what was present at the subject site.

A concrete pad had been installed approximately 3 years ago. Permission had been granted for the adjacent oak forest to be cut for charcoaling – however, all that had been happening was that the trees were being cut and stacked in roundels, but no charcoaling was being carried out. The mobile home referred to in the application had been constructed onsite from a timber frame and it was not clear how such a structure could fit the definition of a mobile home.

The Deputy Clerk thanked the member of the public for the information and noted that this needed to be investigated further, as on the facts as presented to the meeting this appeared to be a compliance matter.

15/222 PLANNING APPLICATIONS

1) To consider File Lists 7, 8 and 9:

File List 7 – Observations to Arun District Council by 17/03/2016

A/24/16/PL

Variation of condition 16 imposed under A/82/12/ 1 Nanson Lane, Angmering relating to flower bed between dwelling & existing driveway.

Decision: No objection – will need suitable drainage

A/21/16/HH

Pave one half of grassed area to the front of property for car parking. 14 Lansdowne Cottages, Willow Wood Close, Angmering

Decision: No objection – will need suitable drainage

A/25/16/PL

Retention of use as overflow car park in association with existing commercial buildings together with widening of existing access & new landscaping (**resubmission** following A/99/15/PL). Former Equestrian Arena, South of the Old Stables, Decoy Lane, Angmering

Decision: No objection

File List 8 – Observations to Arun District Council by 24/03/2016

A/27/16/PL

Erection of 53 care apartments within Class C2, parking, access, footpath, landscaping & other associated works. Departure from the Development Plan. Broadlees, Dappers Lane, Angmering

The Committee considered the application and the comments made by the applicants in their presentation.

Councillor Hill-Smith noted that he was in favour of the scheme.

Councillor Oldfield noted that the Committee had mixed views on this. The Extra Care concept was a good one and there was clearly a need for a facility of this kind in the village – there was nothing similar in the area at present. However, and noting the comments made by the applicants, the following concerns remained:

- 1) That the proposed scheme was an overdevelopment of the plot;
- 2) That the parking provision was insufficient; and
- 3) That the height of the buildings was too great (and

thus not in compliance with Neighbourhood Plan Policy HD5).

Mr Ford confirmed that there was no scope at present for acquiring any further land for the scheme.

The Deputy Clerk noted that as a result of the concerns raised by the Committee, the Parish Council's response would have to be classed as an objection and that this would be communicated to ADC accordingly.

Decision: Objection

File List 9 – Observations to Arun District Council by 31/03/2016

A/28/16/T

Reduce radial spread & height by 3m (back to initial reduction & break points) to 1 No. Quercus Ilex tree. The Malt House, Weavers Hill, Angmering

Decision: No objection

A/29/16/HH

New vehicular access. 14 Water Lane, Angmering

Decision: No objection. The Committee noted that the applicant would be well advised to talk to WSCC and/or the Environment Agency with regard to proposed flood alleviation works in the area before embarking on works.

2) To consider the following application received by the South Downs National Park Authority (**comments by 17/03/2016**):

SDNP/16/00827/FUL

Continuation of use of land for the stationing of a mobile home for forestry worker [charcoal burner]. Fox Wood, Selden Lane, Patching, West Sussex BN13 3UL
Resubmission of SDNP/15/02933/FUL

Decision: No objection on the basis of the content of the application.

The comments from the member of the public required to be investigated, however, and any apparent breaches of planning control referred to the ADC Compliance Team as appropriate.

15/223 PLANNING APPLICATIONS NOT ON THE AGENDA
None.

15/224 LICENSING MATTERS
None.

15/225 PLANNING DECISIONS
The Committee noted the schedule.

15/226 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS
None.

15/227 DEVELOPMENT CONTROL MEETINGS ATTENDED

None.

15/228 COMPLIANCE

The Committee noted the schedule.

15/229 CORRESPONDENCE

The various letters of objection to application A/27/16/PL were noted.

15/230 ARUN DISTRICT COUNCIL PLANNING SUB COMMITTEES

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

The next meeting was scheduled for 30 June 2016.

2) Housing & Customer Services

The next meeting was scheduled for 7 July 2016.

15/231 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.

15/232 DATE OF NEXT MEETING

The date of the next meeting was Monday 4 April 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..... 4th April 2016