



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 MONDAY 4 APRIL 2016

Present: Councillors Norma Harris (Chairman); Stephen Mountain; Roger Phelon; Peter Thompson.

In attendance: Paul Barley, Deputy Clerk.

15/233 APOLOGIES FOR ABSENCE

Received from Councillors Susan Francis, Mike Hill-Smith, and John Oldfield (all personal business).

15/234 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

None.

15/235 APPROVAL OF MINUTES OF THE MEETING HELD ON 15 MARCH 2016

The minutes of the meeting held on 15 March 2016 were **AGREED** as a correct record and were signed by the Chairman.

15/236 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.

15/237 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/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	Objection	Approved at DCC, 30/03/2016

	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		
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	Objection	

15/238 PUBLIC CONSULTATION

There were no members of the public present.

15/239 PLANNING APPLICATIONS

To consider File Lists 10, 11, and 12:

File List 10 – Observations to Arun District Council by 07/04/2016

A/36/16/HH

Two storey rear extension under pitched roof & linking utility room to garage conversion.

53 Mill Road Avenue,
Angmering

It was noted that this application had been re-advertised on List 13 as the original application had contained an incorrect description and superseded plans. The deadline for comments had therefore been extended to 28 April 2016.

It was noted that the plans showing the proposed elevations of the extension did not confirm what material was to be used for the side elevations for the first floor extension, nor what timber was to be used for the elevations to the east. Until that could be clarified (and compliance with Neighbourhood Plan Policy HD4: Materials demonstrated), the Committee was not in a position to comment further.

The Committee directed the Deputy Clerk to make enquiries of the Planning Officer in this regard, and noted that further consideration of this application would be **deferred** to its next meeting on 26 April 2016.

A/37/16/HH

Single storey extensions to north & south elevations.

4 Greenacres Ring, Angmering

The Committee noted that the plans showing the proposed elevations of the extension did not confirm what material was to be used for the gable ends. It was also not clear whether the proposed extension to the

26/4/16

front of the property was in front of the building line.

As such, it was not possible to determine whether the application was in accordance with Neighbourhood Plan Policies HD4: Materials and HD5: Built Form and until that could be clarified, the Committee was not in a position to comment further.

The Committee directed the Deputy Clerk to make enquiries of the Planning Officer in this regard, and noted that its decision would need to be recorded as an objection if information was not forthcoming.

File List 11 – Observations to Arun District Council by 14/04/2016

No applications this week

File List 12 – Observations to Arun District Council by 21/04/2016

A/38/16/PL

Use of site to store aggregates for sale, 2No. portacabin style buildings for office use & storage of scaffold poles on site. Yard 1, Station Road, Angmering

Decision: Objection. Despite detailed examination of the application papers, the Committee was not able to establish how the applicant proposed to use the site, and whether and to what extent this differed from its existing use.

The objections submitted to ADC from occupants of neighbouring residential properties were noted. The Committee observed that it was also not clear from the application papers what sound protection measures would be installed.

15/240 PLANNING APPLICATIONS NOT ON THE AGENDA
None.

15/241 LICENSING MATTERS
None.

15/242 PLANNING DECISIONS
The Committee noted the schedule.

With regard to the decision in respect of application A/23/16/HH (90 Palmer Road, Angmering), it was noted that ADC had refused permission on the grounds that the materials proposed to be used were not in keeping with Neighbourhood Plan Policy HD4: Materials.

It was noted that consideration of the materials proposed had indeed been overlooked when the application had been considered, and that this was an oversight on the Committee's part.

15/243 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS
None.

15/244 DEVELOPMENT CONTROL MEETINGS ATTENDED
It was noted that Councillor Francis had attended the meeting held on 30 March, at which applications A/144/15/PL (West End Nursery – CALA Homes) and A/162/15/PL (A259 Roundstone Bypass – Caffyns) had been considered.

It was noted that A/144/15/PL had been approved by the Committee, as anticipated, and that the planning officer's report had, disappointingly, paid little regard to the grounds raised by the Parish Council in its objection, these being that the development as proposed did not comply with Neighbourhood Plan Policies HD3: Housing Mix, HD5: Built Form, and HD7: Housing Density.

It was further noted that A/162/15/PL had been refused on the grounds that the proposed use for the site, being neither horticultural nor agricultural, was not in keeping with the surrounding area. The Committee expressed surprise at this, particularly in view of the decision in respect of the proposed housing development at West End Nursery, and the redevelopment and expansion of the Premier Inn on the opposite side of the A259 from the subject site. It was felt that the grounds given for refusal were likely to be challenged by the applicant, and that an appeal against the decision might well follow.

15/245 COMPLIANCE

The Committee noted the schedule. The Deputy Clerk noted that the case raised in respect of tree felling on the boundary between the Pound Nursery site and Worthing Rugby Club had been investigated by ADC, but no breach had been identified.

15/246 CORRESPONDENCE

The objections submitted in respect of A/38/16/PL were noted.

15/247 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.

15/248 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.

15/249 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 26 April 2016. This meeting would take place in the King Suite of Angmering Village Hall.

The meeting was concluded at 20:40.


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Chairman

Date 26th April 2016

