



Established 1894

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MINUTES OF THE MEETING OF THE HOUSING, TRANSPORT AND PLANNING COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 28 JUNE 2016

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

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

16/041 APOLOGIES FOR ABSENCE

None.

**16/042 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON
THE AGENDA**

None

16/043 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 7 June 2016 were agreed as a correct record of the proceedings and were signed by the Chairman.

**16/044 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE
PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA**

The Deputy Clerk noted that the Committee needed to agree upon its response to application A/77/16/PL (leisure development at Rustington Golf Centre) and that this would be dealt with at agenda item 7 (minute 16/047 below).

The Chairman adjourned the meeting for public consultation.

16/045 PUBLIC CONSULTATION

The members of the public present wished to express a number of concerns about the Broadlees, Dappers Lane application (reference A/27/16/PL).

Firstly, the planning application notice had not been prominently displayed, which meant that members of the public and nearby residents might not have become aware of the application as a result. This was unacceptable.

Secondly, there were serious concerns about the proposed arrangements for drainage on the site, which would (despite assertions made by the applicants) increase flood risk to other properties in the area. This appeared to be in breach of the provisions of BS 8533 of 2011 (Assessing and Managing Flood Risk in Development). It was felt that it was not acceptable to build on green land, increasing flows from Dappers Lane to Black Ditch, before the Environment Agency had fully implemented flood alleviation measures in the area.

Lastly, there were concerns about foul drainage and sewage treatment, which would be difficult to achieve with soakways.

The meeting reconvened.

The Chairman noted that the meeting would move on to consider application A/27/16/PL first.

16/046 PLANNING APPLICATIONS

To consider File Lists 22, 23 and 24:

File List 22 – Observations to Arun District Council by 30/06/2016

A/96/16/HH

Remove 1.83m high hedge bordering the footpath & replace with new 1.83m high timber fence, reducing to 1m high forward of house. 2 Meadowside, Angmering

Decision: No objection

(Application A/93/16/T also appeared on this list but was withdrawn on 03/06/2016.)

File List 23 – Observations to Arun District Council by 07/07/2016

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 Deputy Clerk noted that the Committee had already considered this application earlier in the year, and had raised an objection on the basis of built form (Neighbourhood Plan policy HD5), overdevelopment of the plot and parking provision. It was acknowledged that the amendments made to the scheme had dealt with these concerns to an extent, although the site still appeared overdeveloped.

Councillor Mountain noted, with regard to the concerns raised by members of the public about sewage and foul drainage, the effluent captured by the drainage system was treated before being released for infiltration; there was, therefore, no risk of contamination from a correctly-operating plant.

It was also to be noted that WSCC's drainage experts regarded the site itself as a low risk for flooding.

The Chairman noted that the Committee's attention had been drawn in the past day or so to the drainage calculations submitted as part of the original application. These had been prepared on the basis of a 70-bed care home, which obviously differed materially from the facility being proposed in the present application.

The Chairman noted that the Parish Office had also received a letter from a member of the public with extensive civil engineering experience, setting out the required calculations for the facility envisaged in the application, which had been verified with Southern Water. Obviously the Parish Council did not have sufficient professional expertise to comment on these calculations, but it was evident that they were at variance with what had been submitted in support of the application, and clearly the drainage aspect needed to be looked at again by both ADC and relevant statutory consultees. Until this had been done, it could not be said that Neighbourhood Plan policy EH3 (Flood Prevention)

had been complied with.

Councillor Francis noted that whilst the applicant had addressed the matter of built form and loss of mature trees, her concerns about development outside the built-up area boundary (contrary to Neighbourhood Plan policy HD1) remained. Additionally, the density of the proposed development (at 42 dwellings per hectare) remained significantly higher than the 25 dwellings per hectare to be found in the surrounding area – under Neighbourhood Plan policy HD7, justification of this was required.

Following brief further discussion, the Committee **AGREED** that its decision would remain an **objection** on the grounds stated above.

File List 24 – Observations to Arun District Council by 14/07/2016

No applications this week

16/047 PLANNING APPLICATIONS NOT ON THE AGENDA

The Deputy Clerk noted that the Committee needed to agree upon its response to A/77/16/PL, which needed to be submitted to ADC by 30 June 2016, following agreement with the planning officer of a short extension to the comment deadline.

The Committee noted that, whilst the proposed additions to the existing leisure facilities on the site were sensible and would undoubtedly be popular, it was concerned that no consideration appeared to have been given to arrangements for pedestrian and cycle access to the site. There were no footpaths or cycleways leading directly into the site, the nearest one being the new pathway to the east of South Drive. This would have to be addressed by the applicant.

The Committee also noted that the siting of the new buildings constituted a further encroachment on the green gap to the north of the A259, which would set an unwelcome precedent for the land to the east.

The Committee directed the Deputy Clerk to record the decision of the Committee as **an objection** on these grounds.

16/048 MAJOR DEVELOPMENTS SUB-COMMITTEE

The Chairman noted that the Committee needed to consider, and if thought fit, agree to establish a Sub-Committee to deal with Major Developments, and to consider what its terms of reference might be.

It was noted that major developments had previously been dealt with by an ad-hoc working party, operating alongside the Planning Committee, which had looked at aspects of major developments when those were at the planning application stage. That approach was too limited.

There was a need to have a standing Sub-Committee which would deal with all aspects of major developments, whether these were at the stage of speculative proposals, live planning applications, or already under construction. It was quite clear that the village remained at risk from speculative proposals for unsuitable and unsustainable development, as exemplified by the Rydon Homes exhibition that had been held in the Village Hall; it was also likely that developers would seek to exploit for their own gain the lack of a Local Plan for the area, and the flaws in the approach being taken to assessment of housing need in the district as exemplified in the recent HELAA consultation.

It was noted that what would be regarded as 'major development' needed to be defined. It was agreed that the definition used by ADC in its published Local Validation Requirements for planning applications would be appropriate. That definition was as follows:

- provision of more than ten dwellings or the provision of residential on a site of 0.5 hectares or more;
- provision of commercial floor space in excess of 1,000m²;
- any development involving a combination of both of the above categories.

Matters proceeded to a vote. On a proposal by Councillor Francis, seconded by Councillor Thompson: That a Major Developments Sub-Committee be formed, with its members being the members of the Housing, Transport and Planning Committee, with the option to co-opt members of the community as required - unanimously **AGREED**.

The Committee noted that consideration needed to be given in early course to detailed terms of reference, which reflected the view, noted above, of what the Sub-Committee looked to achieve.

16/049 LICENSING MATTERS

None.

16/050 PLANNING DECISIONS

The Committee noted the schedule.

16/051 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

It was noted that the next meeting was on 15 June 2016, but that there were no applications considered by the Committee or its predecessor that were expected to be considered by the Development Control Committee.

16/052 DEVELOPMENT CONTROL MEETINGS ATTENDED

None.

16/053 COMPLIANCE

The Committee noted that, further to discussion of the matter at the 7 June meeting, there were continuing issues with regard to the activities of the new occupiers of the old cement works off Mayflower Way, which now needed to be drawn to the attention of ADC's Planning Compliance team.

It was also noted that complaints had been received concerning an alleged untidy site in Birch Close, which would also need to be brought to the attention of ADC.

The Deputy Clerk was instructed to liaise with ADC officers on both these matters accordingly.

16/054 CORRESPONDENCE

The Committee noted the detailed letter from Mr Beckenham regarding the drainage calculations for the Broadlees application (A/27/16/PL) and expressed its thanks to Mr Beckenham for the time he had taken to prepare these.

16/055 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

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

The next meeting was on 30 June 2016.

2) Housing & Customer Services

The next meeting was on 7 July 2016.

16/056 MAJOR DEVELOPMENTS

It was noted that this agenda item had been superseded by the formation of a Sub-Committee to deal with major developments.

16/057 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- 1) This Committee – to adopt proposed terms of reference for the Highways Sub-Committee in due course, once the Sub-Committee had considered them, and to carry out a similar exercise in respect of the newly-formed Major Developments Sub-Committee.
- 2) Full Council – to report on the above in due course.

16/058 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 19 July 2016. and will be held in the King Suite, Angmering Village Hall.

The meeting concluded at 21:08.

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Chairman

Date.....19/7/16.....