



Established 1894

Angmering Parish Council

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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 19 JULY 2016

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

In attendance: Paul Barley, Deputy Clerk; one member of the public.

16/059 APOLOGIES FOR ABSENCE

Received from Councillor Roger Phelon (personal business).

**16/060 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON
THE AGENDA**

Councillor Thompson declared a non-pecuniary interest in application A/105/16/PL (The Cottrells), as he was the occupier of a nearby property.

Councillor Francis declared a non-pecuniary interest in application A/114/16/T (proposed removal of Monterey pine at Angmering Village Hall) by virtue of her membership of the Village Hall Committee.

Councillor Mountain declared a non-pecuniary interest in application A/115/16/HH (Ashurst, Ham Manor Way) as the property and the applicants were both known to him.

16/061 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 28 June 2016 were agreed as a correct record of the proceedings and were signed by the Chairman.

**16/062 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE
PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA**

None.

The Chairman adjourned the meeting for public consultation.

16/063 PUBLIC CONSULTATION

Ms Driver wished to speak in connection with application A/105/16/PL, and in particular to raise concerns about the interpretation by ADC's planning solicitor of the Section 106 agreement affecting the subject site, which designated the subject site as parking for residents of The Cottrells, and for no other purpose. The situation appeared to have been misstated in the application in terms of the amount of parking currently available – it was asserted that there were currently six spaces, when in fact there were eight or nine. Ms Driver was in receipt of her own legal advice which suggested that ADC's interpretation was incorrect.

Councillor Francis wished to speak in relation to application A/114/16/T. The remaining Monterey pine had been assessed for safety and had been reported as now being unbalanced by the removal of the remains of its counterpart, which had fallen in the gale on Whitsun Bank Holiday weekend. There was a risk that the remaining tree would topple into

Station Road in high winds. There was therefore a considerable element of necessity for the works proposed from a safety perspective. Councillor Francis considered that both trees ought to be replaced with suitable species albeit not necessarily Monterey pines.

The meeting reconvened.

16/064 PLANNING APPLICATIONS

To consider File Lists 25, 26 and 27:

File List 25 – Observations to Arun District Council by 21/07/2016

A/105/16/PL

Reconfiguration of existing car parking area for 1 No. flat with 5 No. car-barns below (resubmission following A/8/16/PL). This application affects the character & appearance of the Angmering Conservation Area.

Land at The Cottrells, Angmering

The Committee thanked Ms Driver for her observations earlier in the course of the meeting.

Councillor Thompson noted that he would abstain from any vote taken in respect of this application.

Following discussion, on a proposal by Councillor Francis, seconded by Councillor Hill-Smith, it was **AGREED** that as with the previous application, an **objection** would be made on the grounds of:

- 1) adverse impact on the surrounding area;
- 2) loss of existing parking provision (which ran contrary to the aims of section 9 of the Angmering Neighbourhood Plan); and
- 3) adverse impact on highway safety in The Cottrells and also High Street.

It was noted that the opinion of ADC's planning solicitor on the compliance with the existing s106 agreement appeared to be based on inaccurate information in the application regarding the existing number of parking spaces on the site, which was understood to be 8 or 9 rather than the 6 stated.

File List 26 – Observations to Arun District Council by 28/07/2016

A/113/16/PL

Use of land for storage and distribution (B8 Storage or Distribution) & 3 No. storage containers. This application is a Departure from the Development Plan.

Land at Barn Farm, Dappers Lane, Angmering

The Committee noted that the application

- 1) did not go into enough detail to allow a proper understanding of the proposed use of the site, and
- 2) was at variance with the saved policies from the previous Arun Local Plan that applied to the subject site.

On a proposal by Councillor Thompson, seconded by Councillor Francis, it was unanimously **AGREED** that the application be **objected** to for these reasons.

A/116/16/PL

Change of use from owners accommodation (C3 The Lamb at Angmering, The

Dwellinghouses) to 2 No. letting bedrooms (C1 Hotel) & office (B1(a) Business). This application affects the character & appearance of the Angmering Conservation Area. Square, Angmering

Decision: No objection.

A/117/16/L

Application for Listed Building Consent for the change of use from owners accommodation (C3 Dwellinghouses) to 2 No. letting bedrooms (C1 Hotel) & office (B1(a) business). The Lamb at Angmering, The Square, Angmering

Decision: No objection.

A/114/16/T

Fell 1 No. Monterey Pine tree.

Angmering Village Hall, Station Road, Angmering

Decision: No objection. There was a clear safety requirement for the works to be carried out. It was anticipated that the necessity for replanting would be dealt with by way of imposition of a condition.

A/115/16/HH

Part demolition of existing garage & erection of two storey chalet extension with front & rear projecting dormers. Ashurst, Ham Manor Way, Angmering

Decision: No objection.

File List 27 – Observations to Arun District Council by 03/08/2016

No applications this week

16/065 PLANNING APPLICATIONS NOT ON THE AGENDA

The Deputy Clerk noted that, subsequent to the preparation of the agenda for the present meeting, notification had been received of a South Downs National Park Authority planning application under reference SDNP/16/02564/FUL. This needed to be considered by the Committee at the present meeting, as comments were required by 3 August 2016, and the Committee would not meet again until 9 August 2016.

The Committee noted that concerns had been raised by the occupiers of neighbouring property concerning activities at the subject site on a number of occasions.

Turning to the substantive application, the Committee expressed concern that the sewage calculations were not sufficient for the proposed use of the site, and that the Environment Agency permit obtained was for something that differed from the use contemplated in the present application. The impact on flood risk for properties at Hammerpot, below the subject site, had not been considered.

On a proposal by Councillor Francis, seconded by Councillor Hill-Smith, it was unanimously **AGREED** that the application be **objected** to for the above reasons.

16/066 LICENSING MATTERS

None.

16/067 PLANNING DECISIONS

The Committee noted the schedule.

16/068 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

It was noted that the next meeting was on 10 August 2016, but that there were no applications considered by the Committee or its predecessor that were at present expected to be considered by the Development Control Committee.

16/069 DEVELOPMENT CONTROL MEETINGS ATTENDED

None.

16/070 COMPLIANCE

The Deputy Clerk noted that, since the Committee's last meeting, he and the Clerk had had a meeting with the new owner of the former cement works in Mayflower Way, which had been helpful in understanding his plans for the site.

It had been noted that a considerable amount of work had been done by the new owner to clear up the site, and this had involved the disposal of a considerable quantity of drug paraphernalia and other potentially harmful waste.

It had also been noted that the change of use for the site would require a planning application, and this was awaited in due course. On the anticipation that this application would materialise in due course, there was no need at present to involve the ADC planning enforcement team.

16/071 CORRESPONDENCE

The Committee noted the various letters of objection that had been copied to the Parish Office in relation to application A/105/16/PL, and further correspondence from Mr Beckenham and Mr Gibbs in connection with the Broadlees application (A/27/16/PL).

16/072 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

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

The next meeting was on 1 September 2016.

2) Housing & Customer Services

The next meeting was on 15 September 2016.

16/073 SUB-COMMITTEE REPORTS

Councillor Mountain, as Chairman of the Highways Sub-Committee, noted that the Sub-Committee's next meeting had been postponed from Wednesday 20 July 2016 to Thursday 11 August 2016, to allow WSCC Highways time to respond to the feedback provided from the informal consultation held in April 2016.

The Major Developments Sub-Committee had not yet held its first meeting.

16/074 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.

16/075 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 9 August 2016, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 20:41.

Wolfe
Chairman

Date 2/8/16