



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 9 AUGUST 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.

16/076 APOLOGIES FOR ABSENCE

None.

16/077 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

Councillor Phelon declared a non-pecuniary interest in application A/121/16/HH as the subject property neighboured his own.

Councillor Mountain declared a non-pecuniary interest in applications A/121/16/HH and A/128/16/PL as the applicants in both instances were known to him personally; he declared a further non-pecuniary interest in application A/135/16/PL by virtue of his position as a Governor of the Angmering School, which neighboured the subject site.

16/078 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 19 July 2016 were agreed as a correct record of the proceedings and were signed by the Chairman.

16/079 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.

16/080 PUBLIC CONSULTATION

The members of the public present did not have any questions.

The meeting reconvened.

16/081 PLANNING APPLICATIONS

To consider File Lists 28, 29 and 30:

File List 28 – Observations to Arun District Council by 10/08/2016

A/109/16/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. Resubmission of A/13/16/HH.

Pryce Cottage & Grace
Cottage, Arundel Road,
Angmering

Decision: No objection

The Committee noted that the reason for the refusal of the original application was that the ADC Conservation Officer had objected to the use of stretcher bond in the rear elevation of the property, as opposed to the more appropriate English bond; the resubmission proposed the use of English bond.

File List 29 – Observations to Arun District Council by 17/08/2016

A/125/16/PL

Application for removal of conditions 6 (surface water drainage), 7 (car parking spaces), 9 (roads, footways & casual parking), 11 (travel plan), 14 (broadband), 17 (landscape management plan), 18 (10% renewable/low carbon energy), 22 (surface water drainage), 24 (bins), imposed on planning permission A/122/12 for redevelopment of up to 195 dwellings with associated access, public open space & landscaping.

West End Nursery, Roundstone Lane, Angmering

Decision: No objection

The Committee noted that the application merely sought to remove conditions attached to the original outline permission, which had been largely superseded by further conditions in the full permission obtained subsequently.

A/128/16/PL

Crown lift by 2m to 1 No Monterey Pine tree.

Old Pines, 28 East Drive, Angmering

Decision: No objection

File List 30 – Observations to Arun District Council by 24/08/2016

A/131/16/OUT

Outline planning application with some matters reserved for 9 No. one & a half storey houses with garaging, including 3No. affordable housing units - This is a Departure from the Development Plan

Land between New Place Bungalow & Arundel Road, Angmering

The Committee noted that the subject site lay outside the built-up area boundary as set out in the Angmering Neighbourhood Plan. The detailed letter of objection from the occupier of the property opposite was also noted.

On a proposal by Councillor Thompson, seconded by Councillor Francis: That application A/131/16/OUT be **objected** to as the subject site was outside the built-up area boundary and the development proposed was therefore contrary to Neighbourhood Plan policy HD1 – unanimously **AGREED**.

A/135/16/PL

Replacement of existing bungalow with 3 No. dwellings (resubmission following A/20/16/PL).

Caretakers Cottage, Angmering School, Greenwood Drive, Angmering

It was noted that the application was identical in all physical respects to the previous application made under reference A/20/16/PL, to which the Committee had objected at the time; the reason for resubmission was in an attempt to remove the s106 obligations in the light of a recent Court of Appeal decision on the matter.

The Committee noted that the attempt at removal of the s106 obligations was disappointing and directed the Deputy Clerk to look into the legal position with regard to matters of s106 obligations on developments of this size, following which it would provide a consultation response.

A/121/16/HH
Construct retaining wall

Dovedale, West Drive,
Angmering

The Committee expressed concern at the likely visual impact on the street scene, and the effect that the might have on pedestrian safety.

On a proposal by Councillor Harris, seconded by Councillor Francis: That application A/121/16/HH be **objected** to on the grounds of impact on the surrounding area, and impact on highway safety – **AGREED** by 5 votes in favour, with the abstention of Councillors Mountain and Phelon.

A/134/16/A
4 No. internally illuminated fascia signs on front & side elevations.

Next Retail, Unit 1, Manor
Retail Park, Littlehampton

Decision: No objection. The Committee noted that other similar developments in the area had had conditions imposed regarding maximum brightness levels for the illumination, and permitted hours of operation; it anticipated that similar conditions would be imposed here.

16/082 PLANNING APPLICATIONS NOT ON THE AGENDA

The Deputy Clerk noted that, once again 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/16/02841/HOUS. This needed to be considered by the Committee at the present meeting, as comments were required by 25 August 2016, and the Committee would not meet again until 30 August 2016.

The Committee noted that representations ought to be made to SDNPA's planning department with regard to the amount of time given for comment on applications, as it was not clear whether the amount of time given was fully in line with statutory requirements. The Deputy Clerk noted that he would contact SDNPA in due course.

The Committee reviewed the application and noted that the development proposed was a logical improvement to an already-established local business, and that its decision was therefore **no objection**.

16/083 LICENSING MATTERS

There were no licensing applications requiring consideration.



The Deputy Clerk noted that a number of complaints had been received regarding noise from

the most recent Music Mania event at Worthing Rugby Club, which had alleged various infringements of the conditions of the licence granted for the event. These complaints had been passed on to Arun District Council as the relevant licensing authority.

16/084 PLANNING DECISIONS

The Committee noted the schedule.

16/085 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.

16/086 DEVELOPMENT CONTROL MEETINGS ATTENDED

None.

16/087 COMPLIANCE

No new matters.

16/088 CORRESPONDENCE

The Deputy Clerk noted that the application in respect of the Merry England Nursery, which was expected to appear on List 32, had been notified to Nick Herbert MP's office, as the applicant appeared to have disregarded the existence of the Angmering Neighbourhood Plan, and Mr Herbert had previously taken a close interest in such matters.

16/089 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.

16/090 SUB-COMMITTEE REPORTS

The Highways Sub-Committee was due to meet on 11 August 2016; it was noted that the suggestions made to WSCC Highways Officers regarding alterations to the proposed Traffic Management Scheme following the informal consultation had been generally positively received.

The Major Developments Sub-Committee had not yet held its first meeting. Given the need to consider the Merry England Nursery application, it was agreed that the Sub-Committee would look to meet in the evening of 22 August 2016.

Councillor Thompson noted that he would have to present apologies for that meeting, due to other pre-existing commitments.

16/091 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.

16/092 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 30 August 2016, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 20:42.

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Chairman

Date..... 30/8/16