



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex BN16 4EA

Telephone/Answerphone 01903 772124
E-mail: admin@angmering-pc.gov.uk
Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE HOUSING, TRANSPORT AND PLANNING COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 25 APRIL 2017

Present: Councillors Norma Harris; Mike Hill-Smith; David Marsh; John Oldfield (Chairman); Roger Phelon; Peter Thompson.

In attendance: Paul Barley, Deputy Clerk; 4 members of the public.

16/266 APOLOGIES FOR ABSENCE

Received from Councillors Susan Francis and Steven Mountain (both personal business).

16/267 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

Councillor Thompson declared a non-pecuniary interest in application A/53/17/PO as occupied a nearby property.

Councillor Marsh declared a non-pecuniary interest in application A/49/17/HH as he occupied a neighbouring property.

16/268 APPROVAL OF MINUTES

It was noted that the draft Minutes of the previous meeting had incorrectly shown the location of the meeting as being Angmering Village Hall, when in fact the meeting had taken place in Angmering Library. The Deputy Clerk noted that this had been corrected on the copy of the minutes currently before the Chairman for signature.

This correction having been noted, the Minutes of the Committee's meeting held on 4 April 2017 were agreed as a correct record of the proceedings and were signed by the Chairman.

16/269 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA

The Deputy Clerk noted that application A/39/17/OUT had been withdrawn on 20 April 2017 at the request of the ADC planning officer responsible for dealing with it. It was understood that the application would be resubmitted following the preparation of further reports which were required by ADC.

The Deputy Clerk also noted that legal advice was still awaited in respect of the ADC Development Control Committee's handling of application A/142/16/OUT.

The Deputy Clerk reminded the Committee that the hearing of the Parish Council's application for judicial review of the Arundel Road decision was due to be heard by the High Court on the morning of 26 April 2017.

The Chairman adjourned the meeting for public consultation.

16/270 PUBLIC CONSULTATION

The members of the public present wished to draw the Committee's attention to application A/53/17/PO, which sought the power to impose charges for use of parking spaces in The

Cottrells that were currently freely available to use subject to the existing s106 agreement, citing a precondition imposed by secured lenders. Concern was expressed that long-standing planning obligations could be modified for commercial purposes in this way.

The Committee noted that this matter touched upon aspects of property law as well as planning law, and observed that the members of the public should seek appropriate legal advice on the property law side of things in early course.

The meeting reconvened.

16/271 PLANNING APPLICATIONS

The Chairman noted that application A/53/17/PO would be dealt with first due to the interest in it from members of the public.

To consider Arun District Council File Lists 13, 14 and 15:

File List 13 – Observations to Arun District Council by 27/04/2017

A/11/17/OUT

Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan.

Land south of New Road (A259) & East of Brook Lane, Angmering

Decision: Objection. The concerns raised by the Committee in relation to the previous application, in terms of road access and conflicting vehicle movements with traffic leaving the Manor Retail Park sight to the east, had not been addressed at all by the applicant. The grounds for the previous objection therefore remained.

File List 14– Observations to Arun District Council by 04/05/2017

A/53/17/PO

Modification of Planning obligation to reflect the planning permissions A/105/16/PL & A/173/16/PL relating to parking.

Land at The Cottrells, Angmering

On a proposal by Councillor Marsh, seconded by Councillor Hill-Smith, and agreed by 5 votes in favour, with the abstention of Councillor Thompson:

Decision: Objection on the following grounds:

- 1) As a matter of policy, planning obligations entered into pursuant to s106 TCPA 1990 should not be disturbed retrospectively unless there were compelling reasons for doing so. Commercial expediency for the applicant did not, in the Committee's view, class as a compelling reason, and it was not appropriate for town and country planning procedures to be used in an attempt to achieve it.
- 2) The modification proposed would have a significant adverse impact on parking provision in a location with already restricted parking, which would have a consequential adverse impact on the Angmering Conservation Area.

File List 15 – Observations to Arun District Council by 11/05/2017

A/49/17/HH

Ground floor rear extension & garage conversion

16A Cumberland Road,
Angmering

Decision: No objection.

16/272 PLANNING APPLICATIONS NOT ON THE AGENDA

None.

16/273 LICENSING MATTERS

There were no licensing applications requiring consideration.

16/274 PLANNING DECISIONS

The Committee noted the schedule.

16/275 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

None.

16/276 DEVELOPMENT CONTROL MEETINGS ATTENDED

None since the Committee's previous meeting.

16/277 COMPLIANCE

There were no new matters.

16/278 CORRESPONDENCE

There were no new items of correspondence.

16/279 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

The next meeting was on 3 July 2017.

2) Housing & Customer Services

The next meeting was on 6 July 2017.

16/280 SUB-COMMITTEE REPORTS

Neither Sub-Committee had met since the Committee's previous meeting.

Highways – Community Speedwatch

The Deputy Clerk noted that he and Councillor Marsh had met with the joint co-ordinators of the East Preston Community Speedwatch scheme and had agreed a programme of co-operation between the two schemes. The Deputy Clerk noted that the further roadside assessment session required had not yet been carried out.

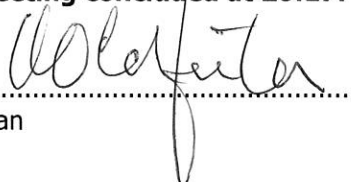
16/281 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- 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.

16/282 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 16 May 2017, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 20:17.


.....
Chairman

Date.....16/5/17.....