



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE HOUSING, TRANSPORT AND PLANNING COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 27 JUNE 2017

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

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

17/038 APOLOGIES FOR ABSENCE

Received from Councillor Roger Phelon (personal business).

**17/039 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON
THE AGENDA**

Councillors Harris and Marsh declared a non-pecuniary interest in application A/99/17/OUT as they occupied properties adjacent to the subject site.

Councillor Harris declared a non-pecuniary interest in applications A/87/17/HH and A/88/17/L as the applicant was known to her.

17/040 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 5 June 2017 were agreed as a correct record of the proceedings and were signed by the Chairman.

**17/041 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE
PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA**

The Deputy Clerk advised that the Parish Council's solicitors had been instructed to advise on what could be done in relation to the amendments to the Broadlees scheme, which had been permitted under the non-material amendments procedure. It was noted that the amendments were significant and could not in all conscience be described as non-material. As a general rule, if the amendment proposed would change the official description of the development, it could not be classed as non-material.

The Chairman adjourned the meeting for public consultation.

17/042 PUBLIC CONSULTATION

Mr Gibbs referred to his submission to the Committee, circulated prior to the meeting, with reference to application A/99/17/OUT. The text of this is reproduced below:

"I have objected to this application on a number of grounds and have copied the objection to the Parish Council.

"I wish to raise one issue with the Planning Committee. Using my experience along with reference to published policy, guidance and standards I objected on the basis that the submitted application documents did not demonstrate, to my satisfaction, that the proposals would not increase flood risk to others. I believe that, among many other things, the Flood Risk Assessment (FRA) along with the site investigation did not sufficiently explore the potential for infiltration to deal with surface water on the site and

there was inadequate investigation of the flood risk to others from increased site run-off.

"In April 2015 Lead Local Flood Authorities (LLFAs), including West Sussex County Council (WSCC) in the case of Angmering, became statutory consultees on major planning applications with surface water drainage implications. Major planning applications include ten or more dwellings such as A/99/17/OUT and the submitted FRA confirms that this application clearly has surface water drainage implications.

"I submitted my representation on A/99/17/OUT to Arun before the consultation response from the LLFA was published on Arun's website. From my review of the application including the FRA I assumed the LLFA's engineer would come to a similar conclusion to me and object to the Application, but the LLFA raised no objection.

"Committee members may recall that the LLFA similarly did not object to a recent, nearby, full planning application on the other side of Water Lane where villagers had also raised run-off concerns.

"What I want to share with the Committee is that I expect my concerns about the adequacy of the FRA and flood risk to others (which is identified in the FRA) will be dismissed by the LPA who will say something like '*specialist advice does not object on these grounds.*' In the face of this how do we get our genuine concerns heard?"

Mr Gibbs noted further that the Environment Agency had also warned that Angmering was at risk of flooding from Black Ditch further downstream as a result of surface water run-off from this site.

It was noted that if the principal statutory consultee to a planning application raised no objection to matters within their area of responsibility, despite there being demonstrable grounds for an objection, this presented a problem.

Councillor Thompson asked how one might deal with this apparent failure to carry out a statutory obligation properly. It was unfortunate that County Councillor Urquhart could not be present at the meeting, as she had made much of her willingness to promote the interests of the community in matters of flooding, and she needed to be made aware of these matters.

The Chairman noted that a letter needed to be sent to County Councillor Urquhart outlining the concerns raised by Mr Gibbs.

Office

The meeting reconvened.

17/043 PLANNING APPLICATIONS

To consider Arun District Council File Lists 22, 23 and 24:

File List 22 – Observations to Arun District Council by 29/06/2017

A/84/17/PL

New retail unit with mezzanine together with associated car parking & service road – This is a Departure from the Development Plan. Rustington Golf Centre, Golfers Lane, Angmering

Decision: Objection. This was a significant change to the leisure scheme originally proposed and approved.

The grounds for the objection were:

- 1) Impact on surrounding area, particularly traffic levels on the A259;
- 2) Highway safety, as a result of the increased vehicle movements (comments from Highways England also noted)
- 3) Need for a retail development of this kind in the area is not demonstrated. Multiple negative impacts on local retail outlets. Retail assessment



did not include Angmering.

A/87/17/HH

Single storey rear extension under pitched roof

The Old Cottage, Station Road,
Angmering

Decision: No objection.

A/88/17/L

Application for listed building consent for a single storey rear extension under pitched roof

The Old Cottage, Station Road,
Angmering

Decision: No objection.

A/99/17/OUT

Outline application with some matters reserved (Access only) for development up to 175No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings. This application is a Departure from the Development Plan

Land South of Water Lane,
Angmering

Decision: Objection. The Chairman noted that a detailed letter of objection had been drafted following the Parish Council meeting on 12 June 2017. This was being finalised and would be submitted to ADC during the course of 28 June 2017. Members of the committee were invited to submit any further amendments or comments as soon as possible.

Thanks were expressed to all those (both councillors and members of the public) who had contributed to the draft letter.

File List 23 – Observations to Arun District Council by 06/07/2017

A/103/17/HH

Side extension and replacement of 3 existing windows. This application affects the character and appearance of the Angmering Conservation Area.

6 Longback Cottages, Arundel
Road, Angmering

Decision: Objection. The grounds for objection raised to the previous application still stood.

A/104/17/L

Application for Listed Building Consent for side extension including internal adaptations and replacement of 3 existing windows like for like.

6 Longback Cottages, Arundel
Road, Angmering

Decision: Objection. The grounds for objection raised to the previous application still stood.

File List 24 – Observations to Arun District Council by 13/07/2017

A/102/17/HH

Retention of 1.83m high timber fence to north boundary. Install new 1.83m high timber fence with laurel planting to south facing boundary, reducing to 1m high forward of house. Re-Submission following A/96/16/HH.

2 Meadowside, Angmering

Decision: No objection.

17/044 PLANNING APPLICATIONS NOT ON THE AGENDA

None.

17/045 LICENSING MATTERS

There were no licensing applications requiring consideration.

17/046 PLANNING DECISIONS

The Committee noted the schedule.

17/047 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

None.

17/048 DEVELOPMENT CONTROL MEETINGS ATTENDED

None since the Committee's previous meeting.

17/049 COMPLIANCE

The Committee noted that a response had been received from ADC regarding enforcement case ENF/160/17 (alleged unauthorised garage conversion). This confirmed that there was no current breach of planning control, but that the occupier had been made aware that the activities proposed would place him in breach.

17/050 CORRESPONDENCE

The Committee noted the large number of letters and e-mails of objection received in relation to application A/99/17/OUT.

17/051 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

The next meeting was on 3 July 2017, and would be attended by Cllrs. Oldfield and Thompson.

2) Housing & Customer Services

The next meeting was on 6 July 2017.

17/052 SUB-COMMITTEE REPORTS

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

With regard to Highways, Councillor Mountain noted that the **Traffic Management Scheme** was due to be voted upon at JEAAC on 7 July 2017. If the scheme was approved, it would be due to be built in the current financial year.

With regard to the **A259 route improvement scheme**, the detailed design work was underway, along with the land acquisitions (including compulsory purchase). The new roundabout in North Littlehampton and the Roundstone dualling works were due for commencement in May/June 2018. The works would be completed in early 2020. The need to keep a single carriageway operational during the works had been emphasised.

Councillor Francis referred to the request from a resident, passed on by County Councillor Urquhart, for yellow lines at the Hammerpot Arundel Road/A27 junction. Following discussion it was noted that a request would be put in to WSCC Highways in accordance with the procedure laid down for requests for works.

17/053 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.

17/054 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 18 July 2017, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 20:44.


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Chairman

Date.....18th July 2017