



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 18 JULY 2017

Present: Councillors Susan Francis; Lee Hamilton-Street; Norma Harris; Mike Hill-Smith; David Marsh; Steven Mountain; Peter Thompson.

In attendance: Rob Martin, Clerk; four representatives from Rydon Homes.

17/055 APOLOGIES FOR ABSENCE

Received from Councillors Roger Phelon & John Oldfield (both personal business).

In the absence of the Chairman, Steven Mountain, as Vice-Chairman, took the chair for the meeting.

17/056 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

No declarations were made.

17/057 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 27 June 2017 were agreed as a correct record of the proceedings and were signed by the Vice-Chairman.

17/058 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA

The Clerk had no matters that were not covered under items on the agenda.

The Chairman adjourned the meeting for public consultation at 7.33pm.

17/059 PUBLIC CONSULTATION

RYDON HOMES – NORTH OF WATER LANE PRESENTATION

It was explained that the public presentation had been arranged early in the process of consideration of the scheme because Arun District Council had been pushing for it to come forward.

The proposal being made was that 15 Ha of the land would be developed to deliver 525 houses, with a further 3 Ha set aside for employment uses. It was explained that the allocation in the draft plan for a larger employment area would not be viable because no-one had expressed an interest in coming forward.

The Clerk asked whether the consultants had read the parish council response to the Local Plan, which they confirmed they had. This would have to be the starting point for discussions on what was required before any detailed plans were prepared.

The main environmental constraint was the proximity to the Ancient Woodland on the eastern edge, within which protected species have been identified, such as dormice. To

offer some protection to this, a 15m buffer zone is proposed, in which native trees would be planted. The Clerk explained that the Forestry Commission/Natural England **Standing Advice for Ancient Woodland and Veteran Trees** was the guidance to planning authorities on the subject and the advice contains the statement that:

'In a planning case in West Sussex, the Secretary of State supported the arguments for a 15m buffer around the affected ancient woodland, but larger buffers may be required.'

Concern was expressed at the reduction in employment land and questions asked about what was meant by no-one coming forward, thereby proving that this was not needed. The Clerk pointed out that it was not just the provision for new businesses that was required, but that a number of businesses on other land would need to be provided for because their land was being earmarked for future development. It was suggested that the **Angmering Community Land Trust** might be approached to acquire this land for that purpose.

Highway proposals included an upgraded junction into the site and a contribution to the WSCC requirement for a light-controlled junction onto the A280. The parish council position that the introduction of lights on the major junction would be unacceptable was expressed along with a request for a roundabout on the A280 instead. The consultants were still talking to WSCC and were bound to follow the advice given by them, but would make a case for the roundabout.

The final major point of concern was how the site would be drained and the use and maintenance of Sustainable Drainage Systems (SuDS). It was believed that this would not be acceptable given the amount of flooding that has taken place in recent times, particularly originating from this site. There were different methods of providing the drainage solution for this site, including contributing to the EA agreed scheme to provide reassurance to the remainder of the village.

The Chairman explained that the aim of the parish council was to produce an overall Masterplan for the future development of Angmering, working with ADC, WSCC and developers amongst others. The outcome of the next Angmering Advisory Group would show whether this would take place. The Rydon representatives were thanked for their time and asked to keep in touch with the Parish Council in relation to this proposed development.

Office

The meeting reconvened at 8.45pm.

17/060 PLANNING APPLICATIONS

To consider Arun District Council File Lists 25, 26 and 27:

File List 25 – Observations to Arun District Council by 20/07/2017

A/110/17/T

Fell 1No. Leylandii tree.

Manor House, Mulberry
Hollow, Angmering

Decision: No Objection.

A/114/17/PL

To widen a section of Hangleton Lane adjacent to the vehicle storage compound to ease access onto the site for transporter vehicles. This application is also within the parish of Ferring.

Highway Outside Hangleton
Nursery, Hangleton Lane,
Ferring

Decision: No objection.

File List 26 – Observations to Arun District Council by 27/07/2017

No applications



File List 27 – Observations to Arun District Council by 03/08/2017

A/113/17/HH

Demolition of existing rear garage extension & erection
of rear extension

Ilex Cottage, Ham Manor Way,
Angmering

Decision: No objection.

A/116/17/HH

Two storey side extension & minor alterations on the
existing first floor

2 Meadowsides, Angmering

Decision: No objection.

17/061 PLANNING APPLICATIONS NOT ON THE AGENDA

None.

17/062 LICENSING MATTERS

There were no licensing applications requiring consideration.

17/063 PLANNING DECISIONS

The Committee noted the schedule.

17/064 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

None.

17/065 DEVELOPMENT CONTROL MEETINGS ATTENDED

None since the Committee's previous meeting.

17/066 COMPLIANCE

Councillor Thompson questioned whether there had been any response on his question about an extension at 64 Greenacres Ring under permitted development which was between the property and the highway, which he believed required planning permission. The Clerk was unaware of any response but would check and refer back.

17/067 CORRESPONDENCE

No specific correspondence had been received.

17/068 HIGHWAYS

The current position with regard to the proposed Traffic Management Scheme for Angmering was that, following the meeting of the WSCC Joint Eastern Arun Area Committee on 11 July 2017, approval for the scheme had been granted. The work would start shortly and had to be completed by 31 March 2018.

17/069 MAJOR DEVELOPMENTS

The Local Plan response had been sent in time as had the parish council objection to the application A/99/17/OUT – South of Water Lane. The proposed next stage was to try to gain traction for an **Angmering Masterplan** and the starting point had been the production of a Framework document, circulated at the meeting and attached to these minutes, which would be considered at the next Angmering Advisory Group meeting next week. Once this had been considered, the Working Party would use the outcome to produce a new/revised Neighbourhood Plan suitable for the future in the context of the eventual Arun Local Plan.

17/070 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

The next meeting was on 31 August 2017.



2) Housing & Customer Services

The next meeting was on 7 September 2017.

17/071 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- 1) This Committee – none identified
- 2) Full Council – to report on the above in due course.

17/073 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 8 August 2017, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 21:10.

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Chairman

Date..... 8/8/17