



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 10 OCTOBER 2017

Present: Councillors Lee Hamilton-Street; Norma Harris; Mike Hill-Smith; Steven Mountain; John Oldfield (Chairman); Roger Phelon.

In attendance: Paul Barley, Deputy Clerk; 5 members of the public

17/125 APOLOGIES FOR ABSENCE

Received from Councillors Susan Francis and David Marsh (both personal business).

17/126 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

Councillor Mountain declared a pecuniary interest in application A/176/17/PL by virtue of his holding office as a director of The Ham Manor Golf Club Limited, who were the owners of the subject site.

The Chairman and Councillor Phelon both declared a non-pecuniary interest in application A/176/17/PL by virtue of being residents of the Ham Manor estate.

17/127 APPROVAL OF MINUTES

The Minutes of the Committee's meeting held on 19 September 2017 were agreed as a correct record of the proceedings and were signed by the Chairman.

17/128 THE DEPUTY CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA

The Deputy Clerk noted that the sealed consent order in relation to the Broadlees judicial review application was still awaited from the High Court.

The Chairman adjourned the meeting for public consultation.

17/129 PUBLIC CONSULTATION

The members of the public present wished to raise concerns with regard to application A/176/17/PL:

- There would be a considerable number of objections to this application.
- The Committee was urged to uphold the Neighbourhood Plan policies applicable to development in this area, most notably policy CLW2, which the application contravened.
- A petition had been started, objecting to the application, which had already been signed by a large number of people.
- The proposed works would materially increase flooding risk as was evidenced by the consultation response from the ADC drainage engineer.
- The proposed works would detract from the green space amenity in the locality.
- The additional vehicular traffic would have an adverse impact on highway safety, on a thoroughfare which was also a well-used public right of way.
- The proposed reconfiguration of the golf course gave rise to concerns over the possibility of wayward shots from the 1st tee.

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Councillor Mountain restated his pecuniary interest in the application and spoke as a member of the public in support of the application.

- Outline approval had existed on part of the subject site since 1957.
- A house had been built on the 5th hole using same outline application; a certificate of Lawful Development had been obtained in that instance.
- Plots 7, 8 and 9 were covered by the 1957 outline approval and partly overlapped the subject site. By default, one of the houses proposed here had outline approval.
- ADC would not have the ability to refuse that, irrespective of other policies.
- The outline approval had not been withdrawn and was still valid; this had been confirmed by ADC.
- The remarks of the High Court judge in refusing the Parish Council's Judicial Review application earlier this year made it clear that failure to comply with Neighbourhood Plan policies was not in itself sufficient to sustain an objection, it being necessary to demonstrate that significant harm was likely to arise from the development.
- Ham Manor was not public land – persons exercising dogs on the open space were in fact trespassing and risked injury from flying golf balls.
- It was acknowledged that the street scene was important and the application took account of this.
- The drainage engineer's response was pro-forma and did not differ materially from other applications in assessing 1 in 100 year risk.
- The Committee and members of the public needed to keep in mind that the future commercial viability of the golf club was in large measure dependent on this project going ahead.

Following a robust exchange of views between Councillor Mountain and the assembled members of the public, Councillor Mountain withdrew to allow the Committee to consider the application.

The meeting reconvened.

17/130 PLANNING APPLICATIONS

1) To consider Arun District Council File Lists 37, 38 and 39:

File List 37 – Observations to Arun District Council by 12/10/2017

A/162/17/PL

Application for Variation of Condition 2 imposed under A/173/16/PL to include 2No. dormer windows in lieu of rooflights, a gable end to the south elevation & a Juliet balcony in lieu of window to west elevation. This application affects the Character & Appearance of the Angmering Conservation Area.

Land Rear of 1 To 6 The Cottrells, Angmering

Decision: No objection

File List 38 – Observations to Arun District Council by 19/10/2017

A/169/17/OUT

Outline application with all matters reserved for demolition of existing buildings on site & erection of a mixed use development comprising up to 90 No. residential units, a care home (Use Class C2 & C3) & ancillary facilities including railway crossing, together with associated access, car parking & landscaping (resubmission following A/44/17/OUT). This application is a Departure from the Development Plan & lies within the parishes of Littlehampton & Rustington.

Land west of Brook Lane & South of A259, Angmering

Decision: Objection. The Committee noted that the application was an unamended resubmission of A/44/17/OUT and the reasons for the earlier objection remained.

A/137/17/HH
Rear conservatory

4 Watson Grove, Angmering

Decision: No objection

File List 39 – Observations to Arun District Council by 26/10/2017

A/176/17/PL

2 No. dwellings. This application affects a Public Right of Way. This application is a Departure from the Development Plan

Land between Badgers & Ashurst, Ham Manor Way, Angmering

(This application was considered first due to the presence of various parties with an interest in it. Councillor Mountain withdrew from the meeting while the Committee considered the application.)

Decision: Objection. It was noted that the application was in clear breach of Neighbourhood Plan Policy CLW2, as it adversely affected one of the green spaces listed in the policy.

On a proposal by the Chairman, seconded by Councillor Hill-Smith: That the application be **OBJECTED** to on the basis of non-compliance with Policy CLW2 – unanimously **AGREED**.

A/168/17/PL

Change of use from agricultural land to recreational & activity school uses, enclosed with a timber & green chain link fence.

Land North of William Older Playgroup Building, Arundel Road, Angmering

Decision: Objection. The extent of the change of use needed to be clearly limited in the conditions as it had been on A/97/14/PL, as the change of use would otherwise be unacceptably broad in scope.

On a proposal by Councillor Harris, seconded by Councillor Hill-Smith: That the application be **OBJECTED** to as per the above – unanimously **AGREED**.

2) To consider the following application received by the South Downs National Park Authority:

Observations to be received by 27/10/2017

SDNP/17/03281/FUL

Two storey extension to the west of the existing hospice along with the reconfiguration of some of the service areas in line with the changing requirements of the hospice. Also a gardeners store in the garden.

Chestnut Tree House
Childrens' Hospice, Dover
Lane, Angmering BN18 9PX

Decision: No objection

17/131 PLANNING APPLICATIONS NOT ON THE AGENDA

None.

17/132 LICENSING MATTERS

There were no licensing applications requiring consideration.

17/133 PLANNING DECISIONS

The Committee noted the schedule.

17/134 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

None.

17/135 DEVELOPMENT CONTROL MEETINGS ATTENDED

None since the Committee's previous meeting.

17/136 COMPLIANCE

No new matters.

17/137 CORRESPONDENCE

No new items.

17/138 HIGHWAYS MATTERS

The Deputy Clerk noted that information had been received from WSCC, via a somewhat roundabout route, which indicated that the Traffic Management Scheme works would commence in January 2018. Concern was expressed at the general lack of communication from WSCC in this regard.

Councillor Mountain noted that the proposal for a Traffic Regulation Order ("TRO") to deal with dangerous parking in Arundel Road near the A27 junction needed to be put in hand. There were 9-10 TROs already on the JEAAC list at present.

17/139 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

The next meeting was on 12 October 2017.

2) Housing & Customer Services

The next meeting was on 2 November 2017.

17/140 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- 1) This Committee – matters arising as per items above.
- 2) Full Council – to report on the above in due course.

17/141 DATE OF NEXT MEETING

The date of the next meeting was Tuesday 31 October 2017, and would be held in the King Suite, Angmering Village Hall.

The meeting concluded at 21:12.


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Chairman

Date..... 31/10/17.....

