



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 MONDAY 23 APRIL 2018

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

In attendance: Rob Martin, Parish Clerk; David Hussey, Deputy Clerk; four members of the public

17/278 APOLOGIES FOR ABSENCE

All Committee members were in attendance.

17/279 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

No Councillors declared either pecuniary or non-pecuniary interests in any applications on the agenda.

17/280 APPROVAL OF MINUTES

The minutes of the Committee's meeting held on 4 April 2018 were agreed as a correct record of the proceedings and were signed by the Chairman.

17/281 THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA

The Clerk had no matters of note to report.

17/282 PUBLIC CONSULTATION

The Parish Clerk gave the following background information on the three major applications on the agenda; those being:

- **A/36/18/OUT: Land off Arundel Road**
- **A/38/18/RES: Manor Nursery**
- **A/40/18/OUT: Land north of Water Lane**

This committee meeting will not determine the parish council's position on these application tonight because the issues involved are more complex and require further work to be carried out in order to arrive at a final conclusion. For this reason, extension to the time available for comment has been negotiated with ADC until at least **17th May 2018**, enabling the final position to be agreed by either the next Parish Council (14th) or HTP Committee (15th).

A/38/18/RES, Manor Nursery

It is most appropriate to talk about the **Manor Nursery** application first of all, which is to convert the Outline Permission already granted to a full application. The application already has the access arrangements agreed on to High Street, but it was the conclusion of the parish council at the previous application that this was unsatisfactory on the basis of the proximity of the Conservation Area and the effect on existing properties.

Other than this, the principle of building 32 homes on the site has been accepted, with this merely complying with the Masterplan for Roundstone Lane. That same masterplan, however, did assume access to be through the David Wilson site adjacent to this one.

Sam Sykes of ECE Planning, representing the developers, has called for a meeting with parish council representatives to discuss the application following which the parish council response can be drafted.

The Parish Clerk invited questions from members of the public:

Two members of the public agreed that the appropriate access issue was a public safety matter and the presently planned access route ought to be re-routed. The Parish Clerk stated that the parish council was pressing for alternative access (through the Barratt site).

A/36/18/OUT, Land off Arundel Road

The parish council met with the developers on this site some months ago. This meeting was after their consultation with residents, of which, we had no notice. This was to clarify what would be possible on the site, but the developers have chosen not to take notice of the parish council position.

Gladman Homes are putting in an application before the ADC Local Plan is adopted, in order to attempt to gain permission before its policies were material enough to prevent it.

The land in question is north of the current Recreation Ground, which has in recent years, been earmarked by both ADC and the parish council for the development of a new District **Sports Hub** involving more football and other pitches alongside the rebuilding of the changing and other facilities. This has reached the point where the concept has been built into the ADC Pitches and Open Spaces Plan which has then become part of the evidence base for the emerging Local Plan and has become Policy. The landowner knows this as he has been party to negotiations to acquire the land.

In addition, ADC negotiated the payment of Section 106 finance from the Roundstone Lane developments for the off-site provision of two football pitches with car parking etc **on this site**.

Outside of this, the main areas of concern will be those usually associated with trying to build developments in Angmering, namely:

- **Flooding** – the current Recreation Ground already suffers from flood problems, resulting in it being unusable for several weeks each year. Further flooding is likely from the higher ground now being proposed.
- **Highways** – the proposals for access need to be significantly improved. Arundel Road is chaotic at school times, and this will make it worse.
- **Schooling** – a further 200 homes will increase the pressure on local schools.
- **Outside of Build line** – this site is **not** in the emerging plan for house building. It is not a strategic allocation and this would normally mean no building.
- **Employment** – a **very important** matter here because the site includes building on the current trading/industrial site resulting in a loss of village jobs.

When all of these are considered, the response from the parish council will deal not just with problems, but also solutions. It would take all issues into account.

A/40/18/OUT, Land north of Water Lane

The matters of concern are much the same as for the Gladman's application, except for the facts that this could be part of the solution to the Schooling problem since they are working closely to ensure that a primary school is built and the proposal to have just a small employment land area on the site.

The parish council will do a detailed response for this site based on the Local Plan submissions it has already sent in. The wheel is already invented.

The Parish Clerk said that the flooding issues had been well voiced and would be extensively covered in the report from the Planning Inspector. This proposal was bound to impact on the village and the developers (for A/40/18/OUT and A/36/18/OUT) had been asked to come up with solutions. The Parish Clerk mentioned that Angmering was one of the major flood risk areas in West Sussex.

The Chairman mentioned that the Planning Inspector had expressed clear and significant concerns over the impact of this proposal on the village; particularly regarding flooding issues. At the Local Plan Inspection hearings, the Inspector had emphasised the significance of this site on both housing number provision and the effect on Angmering, with particular reference to the effect on the South Downs.

The other two major matters considered by the Inspector were the lack of actual land provision for a Primary School and the reduction in employment land allocated by the developers.

The Chairman said that one major change was the proposal for a new roundabout at the junction of Water Lane and the A280. The Clerk said another was the reduction in the size of the employment land, from three hectares to one-and-a-half hectares. A plan was needed for the entire village. Councillor Mountain felt that one-and-a-half hectares would not be large enough to provide the required number of units. Councillor Phelan felt that if this planning application were approved, it would set a precedent for further building close to the A27.

In answer to a question from a member of the public, the Parish Clerk said that Arun District Council intended to bring together the two planning applications; one for land north and one for land south of Water Lane. It was unlikely a decision would be made on either application before July.

The Chairman and Parish Clerk concurred with two members of the public who expressed concern over the lack of any plans for a new traffic survey, and about the results of the previous one. The Parish Clerk suggested that the parish council could, if it wished, offer to fund such a survey.

The one specific piece of advice that came from the Judiciary during the Judicial Review was that breaking policies should not just be quoted when responding, but also a statement made as to why this affects the application being considered.

Release of the long-anticipated report from the Planning Inspector would be further delayed until July. The Parish Clerk invited questions from members of the public:

Member of the public, Geoff Gibbs, had particular concern about applications A/36/18 and A/40/18. He felt that the flood risk assessment was inadequate as it stood. On examining both Flood Risk Assessments (FRAs) he felt that, in both cases, surface water management by infiltration had been discounted without sufficient investigation. Mr Gibbs said he feared that a consequence of this could be increased flood risk to others. West Sussex County Council (WSCC) as Lead Local Flood Authority (LLFA) is the statutory consultee on surface water matters for both of these applications.

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Mr Gibbs said that the FRA for A/36/18 states that WSCC as LLFA was formally consulted as part of that assessment but at the time of producing the assessment, no response had been received. In addition, for A/40/18 the FRA dated February 2018 says that WSCC as LLFA was consulted in August 2015 in relation to the site but no response was received.

Mr Gibbs said he had similar concerns as to why infiltration had been rejected by the Applicant for part of the site of A/99/17 and this Application is yet to be determined.

With regard to A/36/18 and A/40/18 the formal consultation responses from WSCC as LLFA have not yet been published on Arun's website.

WSCC/019/18/A, The Angmering School

Councillor Mountain gave background on the proposed work to the school. He explained that the school needed to expand due to a large increase in the number of pupils. Temporary classrooms were being removed in favour of building a three-storey block. There would be extensions to the canteen and theatre, including stage lighting. Work would commence at the end of the summer term 2018 and complete in September 2019.

17/283 PLANNING APPLICATIONS

To consider Arun District Council File Lists 13, 14, and 15 of 2018:

File List 13 – Observations to Arun District Council by 26/04/2018

A/36/18/OUT

Outline planning application with some matters reserved Land off Arundel Road, for the erection of up to 200 dwellings with access, Angmering public open space, landscaping and sustainable drainage system with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

Decision: The parish council had been granted an extension until 17 May to respond. This Committee strongly recommended objecting to this application. This wish would be reflected in a full written response to Arun District Council.

File List 14 – Observations to Arun District Council by 27/04/2018

A/39/18/DOC

Application of details reserved by condition imposed Mill House Croft, Station Road, under A/195/17/PL relating to condition 4-schedule of Angmering materials & finishes.

Decision: No objection

File List 15 – Observations to Arun District Council by 10/05/2018

A/38/18/RES

Approval of reserved matters following outline consent Manors Nursery, High Street, A/51/14/OUT relating to appearance, landscaping, layout Angmering & scale for demolition of the existing Manors Nursery Garden Centre & hard standing & redevelopment for 32 No. Dwellings with associated access, public open space & landscaping.

Decision: The parish council had been granted an extension until 17 May to respond. This Committee recommended objecting to this application on the grounds of an unsatisfactory access route. This wish would be reflected in a full written response to Arun District Council.

A/40/18/OUT

Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Land north of Water Lane,
Angmering

Decision: The parish council had been granted an extension until 17 May to respond. This Committee strongly recommended objecting to this application. This wish would be reflected in a full written response to Arun District Council.

A/35/18/PL

Car port, flue on west elevation, high level window on east elevation, reduction in width of first floor window on south elevation, full length glazed door with glazed barrier on west elevation & 2 No. smaller rooflights to replace approved large rooflight (amendment to A/210/16/RES)

Wood Design Workshops,
Roundstone Bypass,
Angmering

Decision: No objection

A/42/18/HH

Demolition of existing conservatory, garage & canopy structure & erection of single storey rear extension

59 Palmer Road,
Angmering

Decision: No objection

17/284

PLANNING APPLICATIONS FROM OTHER PLANNING AUTHORITIES

To consider planning applications received from other planning authorities.

West Sussex County Council – Observations by 25 April 2018

WSSC/019/18/A

The construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide 2 additional changing rooms, additional car parking and cycle storage and the removal of 2 temporary classroom buildings.

The Angmering School,
Station Road,
Angmering

Decision: No objection

South Downs National Park Authority – Observations by 2 May 2018

SDNP/18/00023/FUL

Overflow woodland car parking access to the south of the existing car park for additional 54 cars.

Chestnut Tree House,
Children's Hospice

It includes pedestrian pathways to provide safe and comfortable access to all the parking spaces, and allows for vegetation areas throughout to maintain and enhance the character of the woodland.

Dover Lane,
Angmering

Decision: No objection

South Downs National Park Authority – Observations by 4 May 2018

SDNP/18/00744/FUL

Proposed change of use of forestry land to allow Camping for 60 nights for a maximum of 30 pitches and up to 250 visitors with associated car parking including 100 environmental educational events for a maximum of 35 visitors with associated car parking between the dates of 1 April and 31 October annually. Change of use of existing toilet block to allow a mixed use for forestry, recreational and educational visitors to use the facilities. Retrospective retention of shower room, dish washing unit and bin store for year round usage for forestry, camping and educational uses. Incorporation of proposed Soft Landscaping Scheme.

The Nord Barn,
Fox Rough,
Selden Lane,
Patching

Decision: No objection subject to satisfactory noise assessment / reduction of excessive noise if required.

17/285 PLANNING APPLICATIONS NOT ON THE AGENDA

There were no further planning applications received for consideration at this meeting.

17/286 LICENSING MATTERS

There were no licensing applications requiring consideration.

17/287 PLANNING DECISIONS

Councillor Mountain felt there had been serious implications for local businesses caused by delays at Arun District Council in dealing with planning applications on schedule. This would be mentioned at the next meeting of the Advisory Group. The Chairman agreed there was a problem, citing a current nine week delay for a pre-planning meeting.

17/288 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

The next meeting would be held on 9 May 2018.

17/289 DEVELOPMENT CONTROL MEETINGS ATTENDED

None since the Committee's previous meeting.

17/290 COMPLIANCE

No new matters.

17/291 CORRESPONDENCE

No new items.

17/292 HIGHWAYS MATTERS

The Chairman had attended a meeting on 20 April, organised by East Preston Parish Council, about the planned work to the A259 and the decision of West Sussex County Council not to build a slip-road into East Preston at the A280 roundabout. District Councillors would be speaking to County Councillors. The Chairman said that much of the traffic problem here is caused by the prolonged and frequent closures of the Level Crossing, and he felt that an imminent new railway timetable, together with the introduction of longer trains, may have a disastrous impact on local traffic flow.



17/293 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

No meetings were currently scheduled.

2) Housing & Customer Services

The next meeting would be held on 31 May 2018.

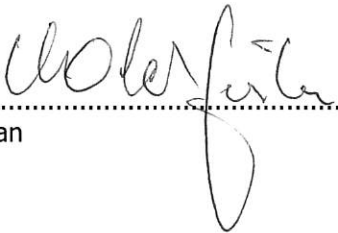
17/294 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

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

17/295 DATE OF NEXT MEETING

The next meeting would be held at 7.30pm on Tuesday 15 May 2018 at the King's Suite, Angmering Village Hall.

The meeting concluded at 21:05.


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Chairman

Date.....5/5/18.....