



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE HOUSING, TRANSPORT AND PLANNING COMMITTEE HELD VIA A VIRTUAL MEETING DUE TO COVID-19 ON TUESDAY 30 MARCH 2021

- Committee:** John Oldfield (Chair), David Marsh (Vice Chair)
Sylvia Verrinder, Mike Jones, Paul Bicknell, Norma Harris, Kevin Haag and
Nikki Hamilton-Street (as Chair of APC)
For the meeting to take place 3 committee members need to be present, this is
known as quorum and is a legal requirement.
- Present:** Councillors; John Oldfield (Chair), David Marsh (Vice Chair), Sylvia Verrinder,
Mike Jones, Norma Harris, Paul Bicknell, Nikki Hamilton-Street and Kevin
Haag
- In attendance:** Tracy Lees (Committee Clerk) plus 2 members of the public
- Acronym:** Housing, Transport and Planning Committee: HTP; Angmering Parish Office:
APC; West Sussex County Council: WSCC; Arun District Council: ADC; South
Downs National Park: SNDP; Development Control Committee: DCC.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	20/256	APOLOGIES FOR ABSENCE All councillors were present. Cllr. Bicknell arrived slightly late and gave his apologies which were accepted.	
2	20/257	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Haag declared non-pecuniary interest relating to planning number A/25/21/A detailed in Item 6. Cllr. Verrinder declared a non-pecuniary in Item 19 as she is a member of the ADC Conservation Advisory Panel.	
3	20/258	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 9 March 2021 were agreed and will subsequently be signed by the Vice Chair.	
4	20/259	THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA The Committee Clerk had nothing more to report.	
5	20/260	PUBLIC CONSULTATION	

The members of the public did not have any general questions but were attending to discuss Item 10 on this agenda therefore it was agreed to bring this item up.

10 20/261 DAPPERS LANE WORKING GROUP

Cllr. Verrinder read out the reply that had been received from WSCC along with her comments. Cllr. Oldfield commented that after looking at the report both he and Cllr. N Hamilton-Street felt that option 1 would be the only viable option but it needed to be explored further. He said that more information was needed regarding bus movements and gave his views on why. Cllr. Verrinder agreed and read out a comment she had made regarding the bus routes. One member of the public then gave his views and explained why he was not keen on option 1, a long discussion then took place.

It was confirmed the bus company was Compass and agreed that they should be approached to understand if they would consider route changes.

Cllr. Hamilton-Street said that one thing to bear in mind was that a comprehensive community wide survey, wider than just Angmering, would need to be undertaken before any changes could be made. Also that no work would be started until the work on the A259 had been completed and the full impact of the works were known – this could be up to 2 years away.

Cllr. Oldfield also advised that WSCC only allow 2 TROs (Traffic Regulation Order) per year in all of the district for any future road schemes.

Cllr. Oldfield recommended that the group look at bus routes and option 1 in more detail, Cllr. Verrinder agreed and will set a date for the next meeting so this can be discussion and actioned.

Action: Next meeting to be arranged to agree and work on the next steps to find a way forward.

SV

At this point the 2nd member of the public joined the meeting and spoke briefly regarding ecology issues and was happy they were not being ignored.

Cllr. Oldfield brought this agenda item to a close and both members of the public left the meeting at 19:38.

6 20/262 PLANNING APPLICATIONS

To consider Arun District Council File Lists **10, 11 and 12** of 2021:

FILE LIST 10 – Observations to Arun District Council by 1 April 2021

<u>A/193/20/PL</u>	<u>ADDRESS</u>
Erection of a 1 No. 3 bedroom chalet bungalow & detached garage. This site is in CiL Zone 3 and is CiL Liable as dwelling. RE-ADVERTISED amended Certificate DECISION: Objection	Ham Manor Cottage Ham Manor Way Angmering

<p>COMMENT: The submitted plans indicate that the majority of the footprint of the proposed dwelling would be in front of the building line of this eastern length of Ham Manor Way. This layout is not characteristic to this area and would conflict with: -</p> <ul style="list-style-type: none"> • Arun’s adopted Local Plan Policy D SP1 • Arun’s Design Guide Section M Pages 114 and 116 • Angmering’s Neighbourhood Plan Policy HD5 • Nationally accepted guidelines <p><u>A/24/21/PL</u> Erection of a temporary sales cabin with 4 parking spaces and associated landscaping. CIL Zone 1 - This application is zero rated as temporary building. DECISION: COMMENT: <i>Cllr. Oldfield asked that this be deferred to the next meeting. This was due to new documents being submitted and an extra 21 days consultation. This application will be added to the next HTP committee meeting on 20 April 2021</i></p> <p><u>A/32/21/HH</u> Side hip to gable extension on West Elevation, a rear dormer on North Elevation, side porch on the West Elevation and 4 No. roof lights to the South Elevation. DECISION: No Objection COMMENT: None</p> <p><u>A/38/21/DOC</u> Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition No 28 - Standard Assessment Procedure (SAP) calculations. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land South of Water Lane Angmering</p> <p><u>ADDRESS</u> 40 Palmer Road Angmering</p> <p><u>ADDRESS</u> Land at Dappers Lane Angmering</p>
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FILE LIST 11 – Observations to Arun District Council by 10 April 2021

<p><u>A/26/21/RES</u> Approval of reserved matters following outline consent A/44/17/OUT for appearance, landscaping, layout & scale for the demolition of existing buildings on site & erection of a mixed</p>	<p><u>ADDRESS</u> Land west of Brook Lane and South of A259 Angmering</p>
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ced.

<p>use development comprising of 90 No. residential dwellings & a care home & ancillary facilities including railway crossing together with associated access, car parking & landscaping. This application also lies within the parishes of Rustington & Littlehampton.</p> <p>DECISION: Objection</p> <p>COMMENT: The committee had concerns over the absence of a Travel Plan (Condition 11 of the successful Appeal). A safe route for pedestrians must be provided from this site to the proposed development immediately to the east and to the other retail units etc. between this site and Mill Lane. The proposal should include an agreement to upgrade Penfold Lane from the new bridge over the railway to the B2187. The Lane is in a poor state of repair, insecure with no surveillance or lighting and generally unfit for purpose.</p> <p>The committee also commented that due to the proximity of the railway and the A259 it is expected that the Care Home should have safeguarding measures in place to protect residents with dementia inadvertently leaving the home unaccompanied.</p> <p><u>A/36/21/HH</u></p> <p>Two storey side extension, single storey rear extension, single storey front extension & porch to front including demolition of existing garage.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p> <p><u>A/39/21/DOC</u></p> <p>Approval of details reserved by condition imposed under A/99/17/OUT relating to conditions 9-noise mitigation scheme, 16-details for decentralised & renewable low carbon energy sources & 17- Broadband speed.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p> <p><u>A/44/21/DOC</u></p> <p>Approval of details reserved by condition imposed under A/31/20/L relating to condition 3-schedule of materials & finishes.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p>	<p><u>ADDRESS</u></p> <p>7 Ham Manor Farm Cottages West Drive Angmering</p> <p><u>ADDRESS</u></p> <p>Land South of Water Lane Angmering</p> <p><u>ADDRESS</u></p> <p>Weavers Cottage Weavers Hill Angmering</p>
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<p><u>A/31/21/PL</u> Variation of Conditions following grant of A/109/20/RES relating to Condition No 1 plans - Arboricultural Impact Assessment and Arboricultural Method Statement and Condition No 7 - tree protection plan. This application has been submitted in light of the removal of trees and ongoing compliance case. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land South of Water Lane Angmering</p>
<p><u>A/44/21/DOC</u> Approval of details reserved by condition imposed under A/31/20/L relating to condition 3-schedule of materials & finishes. <i>This application also appeared on File List 11, please see decision and comments there.</i></p>	<p><u>ADDRESS</u> Weavers Cottage Weavers Hill Angmering</p>
<p><u>A/37/21/HH</u> Ground floor re-design & all associated works. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 39 East Drive Angmering</p>
<p><u>A/45/21/HH</u> Single storey side extension & existing chimney to be removed. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 74 Mill Road Avenue Angmering</p>
<p><u>A/46/21/OUT</u> Outline application with all matters reserved for the erection of a pair of one and a half storey semi-detached dwellings with vehicular access, private amenity space & landscaping. DECISION: Objection COMMENT: Proposal results in an unacceptable loss of trees and a green space amenity to the detriment of residents and the street scene. It is presumed that this green area was a design feature in the layout of Downs Way when originally constructed. Proposal conflicts with the Angmering Neighbourhood Plan Policies HD5 and HD6</p>	<p><u>ADDRESS</u> Land at Downs Way/Heathfield Avenue Downs Way East Preston</p>

- 7 **20/263 PLANNING DECISIONS**
The planning decisions listed on the agenda were talked through; no comments were made.
- 8 **20/264 PLANNING APPLICATION NOT ON THE AGENDA**
None.
- 9 **20/265 LICENSING MATTERS**
None.
- 10 **20/266 DAPPERS LANE WORKING GROUP**
Item discussed early in agenda.
- 11 **20/267 SOUTH DOWNS NATIONAL PARK**
SDNP/21/01278/FUL - Merrivale Farm, Selden Lane, Patching, BN13 3UL
Closing Date for comments: 12th April 2021
[SDNP/21/01278/FUL](#)
DECISION: No Objection
COMMENT: None
- 12 **20/268 HELAA DELIVERABLE SITES**
Cllr. Oldfield gave an overview for the 3 areas concerned and the amount of houses per area. He also explained that the planning applications were still to come. A short discussion took place.
- 13 **20/269 DEVELOPMENT CONTROL MEETING ATTENDED**
It was agreed that APC would await the agendas of the following meetings to understand if attendance was required.
 - Wednesday 31 March 2021 – no attendance required as Angmering are not on the agenda.
 - Wednesday 28 April 2021 – no agenda set yet.
- 14 **20/270 COMPLIANCE**
The application [A/31/21/PL](#) was discussed early in the agenda under Item 6, File List 12.
- 15 **20/271 APPEALS**
Nothing to report.
- 16 **20/272 CORRESPONDENCE**
An email was received on 17 March 2021 regarding safety on A280. Cllr. Oldfield asked if the committee had all seen the letter, all replied yes. After a short discussion it was agreed by all that APC should help with the request.
Action: The Clerk to write to the resident to advise of our support and to help in any way we can. **KH**
Action: To be put on the next Full Council agenda for discussion. **KH**
- 17 **20/273 HIGHWAYS MATTERS**
A short discussion was had regarding the proposed Stopping Up Of Highway at The Resourceful Squirrel. The width of the pavement was commented on but all agreed APC had no objection.

Regarding the Weavers Hill/High Street/Water Lane survey – this was fully supported by the committee and congratulations to the Clerk for pulling it together were given.

Action: Flyers to be produced and delivered, volunteers needed to deliver the flyers, Cllrs to contact the clerk if they can help.

KH/TL
Cllrs.

18 20/274 FLINT WALL STATUS – WEAVERS HILL

A short discussion took place. Cllr. Marsh commented that it seems that no one can say for sure where the wall lies i.e. inside or outside the conservation area. Cllr. Oldfield also questioned why they are proposing to remove 10 meters of wall when this was clearly not needed.

It was proposed that more investigation was needed, and APC will look into this in more detail and report back to this committee.

Action: Further investigation is required.

KH

19 20/275 POSSIBLE EXPANSION OF CONSERVATION AREA

Cllr. Verrinder read out a report she had written which included a history of the area. She also referred to the email that had been received from ADC which all advised they had seen. The email was asking for help in moving this forward.

Cllr. Oldfield suggested that Cllrs Verrinder and Marsh liaise with the Clerk in order to put out a request for volunteers to help with this project.

Action: Recruitment of volunteers to be look into.

SV, DM
& KH

**20 20/276 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES
Planning Policy Sub-Committee (formerly Local Plan Sub-Committee)**

Cllr. Verrinder will attend.

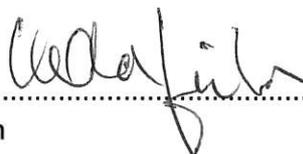
21 20/277 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- This Committee: None.
- Full Council: None.

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 20 April 2021** at 7pm and will be held via Zoom – to be confirmed.

The meeting concluded at 20:49.


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Chairman

Date.....21/4/21