



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 SEPTEMBER 2018

Present: Councillors Steven Mountain (Chairman); John Oldfield; Mike Hill-Smith; David Marsh;
Norma Harris; Rhys Evans (Vice Chairman)

In attendance: David Hussey (Assistant Clerk); Tracy Lees (Office Manager); two representatives
of Gillings Planning; twelve members of the public

18/104 APOLOGIES FOR ABSENCE

Apologies were received from Roger Phelon.

18/105 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA

Councillors Oldfield and Mountain expressed a pecuniary interest in planning appeal
APP/C3810/W/18/3201768.

18/106 APPROVAL OF MINUTES

The minutes of the Committee's meeting held on 28 August 2018 were agreed as a correct
record of the proceedings and were signed by the Chairman.

18/107 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.

18/108 PUBLIC CONSULTATION

Planning Appeal APP/C3810/W/18/3201768

The Chairman explained the purpose of the public consultation and that this part of the
meeting would be time limited. He also stated that he and Councillor Oldfield would not sit
as members of the committee, but would instead take seats in the public gallery (with the
same rights as the public) while planning appeal APP/C3810/W/18/3201768 was being
discussed. Councillor Evans assumed Chairmanship of the meeting and mentioned that
additional information had been put forward since the original application, A/176/17/PL,
had been considered by this committee in October 2017.

Mr Jim Miller, Captain of Ham Manor Golf Club, spoke as the nominated person on behalf
of the club. The Club's original letter to the Parish Council was referenced along with the
business plan and independent financial report which the committee had already received.
A further letter had been prepared on behalf of the Club and was read out by Mr Miller.
The letter explained their development plans and their rationale behind them. He
expressed concern over the future of the Club. Losing it would mean lost employment and

the loss of an asset. Mr Miller requested that the committee look again at the material before it and withdraw its original response from October 2017.

A second member of the public fully commended the parish council's efforts in the Neighbourhood Plan for protecting green space. He said that not protecting the golf club and its grounds could ultimately result in a high number of houses being built on the land.

A third member of the public, Mr Glen Martin Morton, supported comments already made. He said that golf clubs across the UK were struggling as the current government imperative was for more housing. He did not want this golf club to become part of the overall trend, and felt that residents did not want that either.

Councillor Marsh felt that, in light of the new evidence, it would appear that by allowing the loss of a small area of green space plot, that a much larger area of green space plot could be protected. Members of the public fully supported this statement.

Councillors Oldfield and Mountain left the meeting room before all points were considered by the committee. The decision of the committee is recorded below at 18/109.

Following the decision, Councillors Oldfield and Mountain were then invited back in to the meeting room. The Chairman thanked everyone for their input and handed back the chair to Councillor Mountain.

Twelve members of the public left the meeting at this point.

A/114/18/PL

Anna Gillings of Gillings Planning gave a brief update, highlighting the differences between this new application and that previously approved one. Planning permission for the original (fifty-three bed care apartments) had been approved in February 2017. After consideration, Gillings had decided to remove twenty-four of the apartments, replacing these with a seventy-bed care home. This would result in no significant difference between the original plans and the new plans being put forward. Parking and access remained the same as per the approved application. Councillor Harris noted that the overall footprint had altered, but only very slightly.

The Chairman said that Gillings and another developer, Rydon, would have to co-operate over the use of the one access road; as the District Council would not allow two access roads. Anna Gillings agreed but stated that Gillings had received planning permission for their access road. Ms Gillings stated that tree protection notices had been affixed.

The Chairman stated that outstanding issues surrounding surface water drainage and foul sewerage treatment appeared not to have been addressed in the new application, and requested a clear position statement. He was concerned regarding an apparent lack of flooding mitigation. Ms Gillings stated that a drainage strategy had been agreed for geo-cellular crates in the car park and infiltration SUDs. She stated she was satisfied that all issues would be mitigated on site. Infiltration testing would be carried out, although Ms Gillings stated the strategy had yet to be confirmed.

Councillor Hill-Smith mentioned that Southern Water had stated that foul water could not be properly dealt with under the plans as they stood. Gillings needed to satisfy Southern Water and the Environment Agency that their concerns would be fully addressed. They would also discuss these issues with Rydon. On site pumps and / or upgrade of pipes may be necessary. The Chairman said that Southern Water had stated that in order to accommodate this development, a drainage upgrade throughout the centre of the village would be necessary. Ms Gillings said that planning conditions were in place to deal with these concerns.

Councillor Hill-Smith asked whether or not the height of the building had changed under the new plans. Ms Gillings said that it had not changed significantly and it closely reflected the plans for the previously approved application.

The Chairman noted that the number of anticipated residents housed by the new proposal had increased, but not vastly. Councillor Marsh noted that parking provision had not increased, and it remained a concern. Councillor Hill-Smith said that there was insufficient electricity supply to the area. Ms Gillings said that the plans proposed a new 'sub-station' to cope with this. Councillor Marsh thought that the proposal may present a good opportunity to use green energy. Ms Gillings agreed.

The Chairman advised Ms Gillings that the committee were seeking to protect Angmering from further flood risk and so were likely to object. Ms Gillings felt that the grounds to object were narrow.

The Chairman thanked Ms. Gillings for her input. Ms Gillings and her colleague then left the meeting.

18/109 PLANNING APPLICATIONS

To consider Arun District Council File Lists 34, 35 and 36 of 2018:

File List 34 – Observations to Arun District Council by 20/09/2018

A/23/15/OUT

Re advertisement due to Substitute Highway Access plan and off site cycle footpath plans.

Hybrid application - Full Planning Permission for a retail unit (Class A1) comprising 1,487sqm (1022sqm ground floor and 465sqm mezzanine) with associated access, car parking, servicing, landscaping & associated works. Outline Planning Permission for a public house (Class A4) comprising 581sqm at ground floor level - This is a Departure from the Development Plan.

Land south of New Road (A259) and East of Brook Lane Angmering N/A

Decision: No objection.

File List 35 – Observations to Arun District Council by 27/09/2018

A/114/18/PL

Demolition & erection of 70 bed care home within Use Class C2 (replacing building 4 approved by A/27/16/PL), access, parking, landscaping and other associated works

Broadlees Dappers Lane Angmering BN16 4EN

Decision: Objection

The parish council is minded to support the application as a whole, but must object until it has sight of full plans for mitigation of surface and foul drainage issues. At a future date, once the parish council has viewed these plans and is satisfied by them, it may consider withdrawing the objection.

A/106/18/PL

Change of use of the Old Bakery to be used as a self-contained annex for family dependents (applicant's parents) & a holiday let, plus the construction of a new vehicle crossover & off-street parking for 2no cars - This application is within the Angmering Conservation Area

Somerset House High Street Angmering BN16 4AG

Decision: No objection



A/109/18/HH

Proposed boundary fence

27 Lansdowne Road
Angmering BN16 4JX**Decision: No objection****File List 36 – Observations to Arun District Council by 25/09/2018****A/118/18/T**

Row of 16 Cupressus Leylandii approximately 4.5 metres tall - remove seasonal growth & reduce height by up to 1m

Blue Cedars 1 Blue Cedars
Close Angmering BN16 4DW**Decision: No objection****A/116/18/HH**

Conversion of garage loft space to a studio with new dormer to rear & new external staircase

6 Ashmore Avenue Angmering
BN16 4GG**Decision: No objection****A/115/18/CLP**

Certificate of Lawfulness for a proposed use - single storey side extension

5 Beech Way, Angmering

Decision: No objection**APP/C3810/W/18/3201768****Planning Appeal - Observations to Planning Inspectorate by 09/10/2018**

Appeal against Arun District Council refusal of planning permission

Land between Badgers and
Ashurst, Ham Manor Way**Decision: To withdraw the objection submitted on planning application A/176/17/PL by Notification to the Planning Inspectorate.**

Reason: The new information on the current viability of the Golf Club brought in to question the conflicting detail in the ANP and as a result the Committee decided the ANP by nature of "Proposals that will enhance the viability and/or community value of the assets will be supported" was considered valid and in support of the original planning application. In addition the Committee view was the very small loss of green space was more than compensated by the protection of the overall Green Space within Ham Manor Golf Club which would result from the continued viability of the Golf Club.

18/110 PLANNING APPLICATIONS NOT ON THE AGENDA

There were no further applications to discuss.

18/111 LICENSING MATTERS

There were no licensing applications requiring consideration.

18/112 PLANNING DECISIONS

The committee discussed Arun District Council's recent response to planning application A/74/18/OUT. In their initial response this committee had objected to this application, as the location was outside the built-up area boundary (as identified in the Angmering Neighbourhood Plan). However, in their recent report, recommending approval of the application, the Planning Officer at the District Council had referred to the newly moved boundary in the new Arun Local Plan, which superseded the Angmering Neighbourhood Plan.

18/113 NOTIFICATIONS FOR ATTENDANCE AT ARUN DEVELOPMENT CONTROL MEETINGS

The committee stated that the next meeting should be attended by Katie Herr the new Angmering Parish Clerk.

18/114 DEVELOPMENT CONTROL MEETINGS ATTENDED

No recent meetings had been attended by committee members.

18/115 COMPLIANCE

No matters were discussed under this agenda item.

18/116 CORRESPONDENCE

No correspondence has been received.

18/117 HIGHWAYS MATTERS

Jade Waldon's letter was discussed and it was suggested that the Committee should all take the time to read it. It will be placed on the next agenda.

18/118 ARUN DISTRICT COUNCIL PLANNING SUB-COMMITTEES

1) Local Plan Sub-Committee

The next meeting on 16 October 2018.

2) Housing & Customer Services

The next meeting will be held on 20 September 2018.

18/119 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1) This Committee

The Chairman had recently attended a meeting at Arun District Council regarding the allocation of homes within Angmering Parish.

2) Full Council.

No matters were discussed under this agenda item.

18/120 DATE OF NEXT MEETING

The next meeting will be held at 7.30pm on Tuesday 9 October 2018 at the King's Suite, Angmering Village Hall.

The meeting concluded at 21:20.


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Chairman

Date..... 9 October 2018