



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF ANGMERING PARISH COUNCIL HELD IN THE KING SUITE OF THE ANGMERING VILLAGE HALL ON MONDAY 12 DECEMBER 2016

Present: Councillors Bill Evans; Susan Francis (Chairman); Lee Hamilton-Street; Nikki Hamilton-Street; Norma Harris; Mike Hill-Smith; Mike Jones; David Marsh; Steven Mountain; John Oldfield; Roger Phelon; Peter Thompson.

In Attendance: Rob Martin, Parish Clerk; Paul Barley, Deputy Clerk; 11 members of the public.

Action

- 16/148 APOLOGIES FOR ABSENCE**
Apologies for absence had been received from Councillor Lee Hamilton-Street (work commitments), County Councillor Deborah Urquhart, District Councillor Andy Cooper, and District Councillor Dudley Wensley.

Councillor Bicknell was absent.
- 16/149 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA**
None.
- 16/150 APPROVAL OF THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 14 NOVEMBER 2016**
The minutes of the Parish Council Meeting held on 14 November 2016 were **AGREED** as a correct record and signed by the Chairman.
- 16/151 THE CLERK'S REPORT ON MATTERS OUTSTANDING FROM PREVIOUS MEETINGS, BUT NOT INCLUDED ON THIS AGENDA**
The Clerk referred to the updated action list previously circulated to members of the Council.

The Clerk reported on the following additional matters:

Community Centre Car Park Landscaping: this had been completed earlier in the day.

Community Land Trust: confirmation had been received earlier in the day that a grant of £10,000 had been awarded towards further planning work for the scheme envisaged for the Mayflower Way site. This would enable full public consultation to take place, following which planning pre-application work could be undertaken. A further £40,000 of grant funding was available to get to the grant of permission

Russet Playground Netting: this was now complete and the swings were due to be reinstalled in the week commencing 19 December 2016.

Schools Works Proposals: clarification had now been received that the consultation on a possible expansion of St Wilfrid's Catholic Primary School was in addition to, and not instead of, the scheme being proposed by Schools Works elsewhere in the village.

Bus Shelters: Councillor Thompson had done considerable work on this matter. Conflicting information had been received from WSCC about the availability of grant funding; the final position, as relayed by County Councillor Urquhart, was that no funding was in fact available. The matter would now be passed back to the CLEW Committee for further consideration.

16/152

CHAIRMAN'S REPORT

The Chairman referred to her report, circulated prior to the meeting, and reproduced below:

"As it is discussed elsewhere I have no intention of talking about the planning applications granted by Arun District Council in total disregard to our neighbourhood plan or the areas identified by Arun District Council for future developments.

Within the parish I attended the Annual General Meeting of the Twinning Association on 18th November. The fortieth anniversary went very well, everyone was very pleased.

On the 26th November I had the great pleasure to attend the Angmering Chorale's excellent concert of the Verdi's Requiem.

On the 2nd December we celebrated the Memory Tree. Approximately one hundred people attended and it was a great success. I would like to thank everyone who contributed to this event. I would also like to remind everyone that they may hang their memory tags on the tree right up to Christmas.

Just a reminder that the Community Christmas Day Lunch will be held on 25th December, if you would like to join us just let the office know."

Councillor Thompson referred to the Memory Tree event on 2 December and noted that improvements needed to be made to the sound system as it had been difficult to hear the carol singing and reading.

The Chairman noted that this was being addressed, although the principal difficulty lay in overcoming the noise of passing traffic.

The Chairman adjourned the meeting for public consultation.

16/153

PUBLIC CONSULTATION

Mr Aucott asked whether contact had been made with Nick Herbert MP concerning the matter of Angmering's Neighbourhood Plan and the actions taken by ADC.

The Clerk confirmed that Mr Herbert was fully aware of these matters and supported the Parish's position.

Councillor Oldfield referred to a recent press release on the Neighbourhood Planning Bill currently before Parliament – Nick Herbert MP, and 14 others, had tabled an amendment insisting on the status of Neighbourhood Plans as part of the Development Plan for a district, even where there was no five-year land supply.

In response to a question about timescale, Councillor Oldfield noted that the Neighbourhood Planning Bill was currently before Parliament and was due to have its third reading during the course of the week.

Councillor Mountain noted that there was a degree of comfort to be drawn from the fact that there was support in Parliament for neighbourhood plans. These amendments – there were two – provided for the involvement of the Secretary of State where planning applications were made that were not in accordance with a made Neighbourhood Development Plan.

The Clerk noted that the tabled amendments to the Bill were in line with the comments made by the Secretary of State with regard to the Yapton decision.

Mr Gibbs wished to raise a concern regarding flood risk and surface water drainage. WSCC had been the statutory consultee since 2015 on matters relating to surface water runoff from major developments. ADC, as the Local Planning Authority, gave every impression of ignoring the risk entirely. With particular regard to the recent application at Boradless, Dapper's Lane, WSCC had not objected, but had left all drainage matters to be dealt with by way of condition and later approval by ADC engineers, the condition only being discharged prior to occupation. Managing surface water at the site would be challenging – it would have been better to resolve before approval rather than leave to subsequent condition, which gave considerable scope for the matter to be fudged.

Councillor Oldfield noted that he agreed with what Mr Gibbs had to say, but regrettably it was apparent that ADC did not think that way. The Parish Council had on every occasion raised objections due to concerns with the drainage aspects of the scheme, but had been ignored.

Mr Gibbs noted that the Flood and Water Management Act 2010 complicated things. Another concerning factor was that the relevant WSCC and ADC officers did not appear to possess any civil engineering qualifications and therefore their level of expertise in these matters was potentially insufficient.

Councillor Thompson noted that the Neighbourhood Planning Bill required, among other things, consideration to be given by Local Planning Authorities to environmental objectives. This appeared to acknowledge that Local Planning Authorities were overstepping the mark.

The meeting reconvened.

16/154

REPORT FROM THE WEST SUSSEX COUNTY COUNCILLOR

County Councillor Urquhart had presented her apologies for the meeting.

16/155

REPORTS FROM THE ARUN DISTRICT COUNCILLORS

District Councillors Cooper and Wensley had presented their apologies for the meeting.

16/156

UPHOLDING THE NEIGHBOURHOOD PLAN POLICIES

The Clerk gave an update on discussions with APC's solicitors, and noted that the next stage was to obtain Counsel's opinion on whether the contemplated action against ADC had merit.

The advice sought could be summarised as three questions, which were as follows:

1) Did ADC officers have the power unilaterally to strike down a made

Neighbourhood Plan, which (along with the NPPF) formed the Development Plan for the Parish in the absence of a Local Plan?

2) Did ADC officers have the power unilaterally to determine whether individual policies in a made Neighbourhood Plan were 'out of date' in terms of the weight to be afforded to them?

3) Did ADC officers have the power to determine, using delegated powers, amendments to planning applications already considered by the Development Control Committee, where those amendments were so material as to go to the root of the application itself?

The Clerk noted that the Parish Council's position on these questions was that ADC officers were acting outwith their powers in each case.

The Clerk explained that there was a 6-week period running from the publication of the decision notice in which Court proceedings for judicial review could be commenced. At the time of the meeting, the decision notice had not yet been issued and it was to be noted that the applicant had agreed with the planning officer that an extension to 7 January 2017 could be given for that.

The Clerk confirmed that a meeting had been arranged with senior ADC officers for 21 December 2016, in an attempt to resolve matters.

Ms Williams noted that, with the next meeting of the Development Control Committee due to take place on 4 January 2017, the concern was that there were two further planning applications in the offing which might find their way to DCC before any further action could be taken with regard to the existing matters.

The Clerk noted that the Parish Council and its lawyers were aware of that possibility and would act accordingly.

Councillor Thompson asked whether any representation had yet been made to those responsible for ADC's governance.

The Clerk confirmed that no representation had yet been made; efforts were being concentrated for the time being on the matters of rather wider impact.

The Chairman noted that she was not personally aware of any procedure existing by which concerns about ADC Committee chairmen could be addressed.

It was noted that the Parish Council needed formally to agree on its next actions. Matters therefore proceeded to a vote, as follows:

On a proposal by Councillor Marsh, Seconded by Councillor Oldfield: That the Parish Council proceed with a view to bringing suitable legal proceedings, subject to Counsel's advice – unanimously **AGREED**

Clerk

On a proposal by Councillor Thompson, seconded by Councillor Jones: The the Clerk be directed to take all necessary steps to pursue the matter as per the above without further reference to Council – unanimously **AGREED**

Clerk

16/157

THE ADC CLERK'S MEETING AND THE HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT (HELAA)

The Chairman referred to the report prepared by the Clerk and circulated prior to the meeting.

smf

The Clerk drew Councillors' attention to the following points:

- ADC's thought process behind this exercise was, put as gently as possible, somewhat muddled.
- The definition of a "small" site was now confirmed to be one on which fewer than 300 homes could be built.
- ADC had confirmed that, in order to get its delivery of new housing back to the point it considered it needed to reach, it needed to deliver around 1,400 new homes every year for the next five years.
- Given that the highest number of new homes ever delivered in a single year in Arun was around 720, the required number of 1,400 was unachievable to the point of being preposterous.
- In view of this, it would be quite reasonable to ignore this requirement. However, Angmering remained a target for new development as (whether we liked it or not) it was regarded by planners as being the most sustainable location in the District from an infrastructure perspective; certainly, when compared with other sites earmarked for development such as Littlehampton West Bank, it was a better proposition.
- The community as a whole therefore needed to be proactive in identifying where additional housing could be put; this was the best option for avoiding (so far as possible) large-scale speculative developments. This exercise needed to be carried out without delay.

The Deputy Clerk noted this exercise would anticipate the consultation exercise announced by District Councillor Ricky Bower at the Local Plan Sub-Committee Meeting on 6 December 2016, as a last-minute amendment to the recommendation to be made by the Sub-Committee to the full District Council for consideration at the January 2017 District Council meeting.

Councillor Thompson asked why, in that case, the land north of the Spotted Cow public house was being shown as strategic, when the scheme that was proposed and publicly exhibited earlier in the year provided for only 170 dwellings.

The Clerk noted that ADC appeared to be considering this site in combination with land on the opposite side of Water Lane in its assessments.

The Clerk also noted that the HELAA presentation, despite its name, did not once mention employment. This was not being pushed forward. Clearly developers would see these sites and think about housing.

The Clerk noted that ADC's view of the statutory "duty to co-operate" with other authorities in the housing market area seemed to be to give in to whatever demands were made. There was plainly not enough room for ADC's own housing requirements, but notwithstanding that, the District would have to take everyone else's too.

The Chairman noted that the standard response from District Councillors was to blame central Government. There was no acknowledgement of ADC's own manifold failings in this process.

Councillor Mountain noted that ADC needed to challenge the number they were being given by the Government. They did not have the land to build the 18,000 houses they claimed to need.

Councillor Mountain noted that District Councillor Ricky Bower had done an excellent job of protecting his own Parish [East Preston]. Land to the east of that Parish and north of Kingston Gorse was sufficient for 1,000 houses but was excluded to 'preserve the gap'.

The Clerk noted that the HELAA map classified the site as 'not being promoted' even though it was well known that Worthing Rugby Club had been interested in it at one point.

Councillor Mountain stated that that interest had stalled because those interested in the site, and the landowner, had not been prepared to assume liability for cost overruns for the proposed railway bridge, which had been insisted on by Network Rail.

Councillor Oldfield noted that at the Local Plan Sub-Committee Meeting there had been some District Councillors present who were not members of the Sub-Committee, and who had addressed the meeting to stand up for their parishes. Neither Councillor Bicknell nor District Councillor Wensley had been present; District Councillor Cooper was present but had remained silent.

Councillor Mountain noted the Parish Council had previously been asked to help identify sites; it had responded by asking ADC to clarify what its requirements were. The risk now was that this would be portrayed by ADC as the Parish Council having failed to work with ADC.

It was noted that the Parish Council's response to the HELAA position required consideration in advance of the next scheduled meeting.

On a proposal by Councillor Thompson, seconded by Councillor Harris: That the Parish Council meet at the earliest convenient date to discuss this – unanimously **AGREED**.

16/158

2017/2018 BUDGET & PRECEPT

The Chairman noted that the decision on budget and precept figure for 2017/18 could not be made before January 2017 as the position regarding legal action was not yet clear; the Parish Council's reserves policy and the aspirations in the Neighbourhood Plan would be impacted by this.

On a proposal by Councillor Hill-Smith, seconded by Councillor Oldfield: That agreement of the 2017/2018 Budget and Precept be deferred to the Parish Council's meeting on 16 January 2017 – unanimously **AGREED**.

16/159

COMMUNITY GRANT APPLICATIONS

No grant applications had been received since the last meeting.

The 2016/2017 budget for Community Grants was £3,000 and grants allocated to date amounted to £2,029, leaving a balance available of £971 for the remainder of the year.

16/160

QUESTIONS ON THE ALREADY CIRCULATED NOTES OF MEETINGS OF PARISH COUNCIL WORKING PARTIES AND REPRESENTATIVES ON OTHER ORGANISATIONS

- a) The ASRA Joint; Library; and St Nicholas' Working Parties, and
- b) JDAC; JEAAC; ADALC; ASRA; JEAAC H&T; Twinning Association; Angmering Village Hall Committees & Littlehampton Health Services Advisory Group

The Chairman noted that a letter had been received from the Village Hall management committee with regard to the Christmas Market.

The Chairman noted that the Traders Evening, which had taken place on Wednesday 7 December 2016, had benefited the Library. Two volunteer librarians had been on duty on the night of the Traders Evening, along with the library cluster manager, Jane Chilton, and one of the employed librarians. Over 200 people had called in, and three new members had been signed up.

Councillor Mountain noted that the minutes of the last JEAAC Highways & Transport meeting had full details of the matters dealt with at that meeting. Items of note were:

- A259 route improvement scheme: detailed design work would commence in April 2017 and construction in April 2018.
- Angmering Traffic Management Scheme: this would proceed to formal consultation in early 2017.
- Yellow hatched boxes on the Station Road roundabout: these were unfortunately illegal in the absence of traffic lights there. A white KEEP CLEAR box would be put in instead.
- A259 cycleway surface disturbance: on investigation, this was due to mare's tail weed coming up through the tarmac. This species of weed was similar to Japanese knotweed in terms of its effects. WSCC are going to destroy it, then resurface the cycleway.
- Rustington Golf Centre: some discussion took place with regard to the effects of the planned expansion on the roundabout. This would be taken up with planners.

Councillor Nikki Hamilton-Street noted that the Gazette had reported that the Park Surgery was to be moving at the Morrisons site at Wick Roundabout.

Councillor Mountain noted that the former Littlehampton Hospital site was now earmarked for housing. Any new provision elsewhere would be a day surgery/minor injuries unit.

Councillor Oldfield noted that the Healthcare Advisory Group had done absolutely nothing since its last meeting (or indeed at all) and was now effectively moribund.

16/161

QUESTIONS FROM COMMITTEES HELD SINCE THE LAST MEETING

An opportunity to ask questions resulting from the already circulated minutes of the meetings of the following Committees:-

- a) The Housing, Transport & Planning Committee meetings held on 22 November 2016.
- b) The Governance & Oversight Committee held on 9 November 2016.

There were no questions.

16/162

2016/2017 FINANCIAL REPORT

Councillor Thompson noted that the situation with the Allotment Association and rent payments needed to be put on a proper footing.

16/163

TO CONSIDER ANY URGENT MATTERS, FOR INFORMATION ONLY, ARISING SINCE THE PREPARATION OF THIS AGENDA

None.

16/164

DATE OF NEXT MEETING

The next scheduled Meeting of the Parish Council was on Monday 16 January 2017, at 7.30pm in the Village Hall.

Councillor Mountain presented his apologies for the meeting.

The meeting finished at 21:21.


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Chairman

Date..... *16th January 2017*