



Planning & Infrastructure Committee Chairs Report 31st October 2023

- 1) Information has been received regarding the boundary fence between the dwellings in Garden Close and Woodfield Close and the Herons Park Development –

From Silvie Steiningerova ADC Post Approval Implementation & Monitoring Officer, Planning Department

"I wanted to send you a quick update to say that I have spoken with the developer regarding new solution for the fence on the southern boundary of the Heron's Park development, planning reference A/76/20/PL. They are exploring ways in which they can provide 1.8m fencing where it is still possible for them to do so along the southern boundary. They are working with their technical team and will be formally submitting new plans. I don't have timeline for this at the moment, however they are progressing this to find a solution."

We await the outcome of this.

- 2) On 17th October I attended the Appeal regarding the Application for Residential Development (70) on Lansdowne Nursery – I am sure you have all seen and read the submission prepared for APC by Steve Tilbury which I read out and was well received by some of those present including ADC. Zac Ellwood attended on behalf of ADC. **Much emphasis was made on a move to the Gravel Pitt at Clapham.** The Appeal followed various aspects of the application. We now await the report of the Inspector and the result. This result could have an impact on the proposed development next door at the Highdown Vineyard. I took the opportunity to draw the Inspectors attention to the fact that for residents to access the nearest retail unit by foot – that's ASDA - they would need a metalled footpath from the location to ASDA and the crossing at that point, I also made it clear that nowhere in the application had the developer or anyone addressed such an important issue – there were no comments. I left the Appeal before it closed. One of the attendees addressed the audio situation – there was none, so those of us with hearing problems could not hear very well – Zac Ellwood apologised for this and said that normally the Appeal would be held in the Council Chambers, but due to circumstances it had to be held in the LTC building.

Main Issues:

- * *whether the site is suitable location for the proposed development having regard to its effect on the character and appearance of the area, including the setting of the South Downs National Park.*
- * *the effect of the development on the economy.*
- * *the effect of the development on agricultural land.*
- * *whether the design of the development would provide an acceptable level of amenity for its future occupants.*
- * *whether the development would be adequately drained; and*
- * *whether the development would make appropriate provision of affordable housing.*
- *Discussion – General comments were interspersed with other items; my submission took place after the first break about 1200hrs.*

Preliminary matters.

Location. Character and appearance [to also cover consideration of effects on the setting of Highdown Hill Camp]. Economy. Agricultural land. Amenity. Drainage. Affordable housing. Other matters/considerations. Conditions/planning obligations. Costs. Arrangements for site visit

It must be noted that the application to relocate to "The Gravel Pitt" at Clapham was refused by the SDNP Planning Authority on 8th December 2022 and was subsequently refused on 26th September 2023 at the Appeal. If this was to now go to the High Court of Appeal, it will depend largely on the result of "The Barn" appeal. Permission at the High Court could have a profound impact on Angmering, so APC must be aware of any impact.

- 3) Correspondence continues between Mr Geoff Gibbs and ADC regarding the crossing on Water Lane between the two developments (Langmead Place and Ecclesden Park) and footpath need to Dappers Lane.

- 4) **A/131/23/DOC** - Approval of details reserved by condition imposed under ref APP/C3810/W/22/3298192 (A/129/21/PL) relating to conditions:
17- dust mitigation – Part Approved
Reason: - what has been submitted is sufficient to discharge the first part of this condition, however it can be fully discharged once a verification report has been submitted to the LPA – this is awaited.
24 - piling. Rustington Golf Centre Golfers Lane - Approved

Councillor Sylvia Verrinder TD
Chair: Planning & Infrastructure Committee
October 2023