



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 3 AUGUST 2021 AT 7.30PM

- Committee:** John Oldfield (Chair), David Marsh (Vice Chair)  
Sylvia Verrinder, 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, Paul Bicknell, Norma Harris and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk)
- Acronym:** Planning and Infrastructure Committee: PI; 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	21/039	<b>ELECTION OF CHAIRMAN</b> Cllr. Hamilton-Street nominated Cllr. Oldfield to be Chairman. This was seconded by Cllr. Bicknell and unanimously agreed.	
2	21/040	<b>ELECTION OF VICE CHAIRMAN</b> Cllr. Marsh nominated Cllr. Verrinder to be Vice Chairman. This was seconded by Cllr. Bicknell and unanimously agreed.	
3	21/041	<b>APOLOGIES FOR ABSENCE</b> Apologies were not received for Cllr. Haag.	
4	21/042	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> Cllrs. Oldfield and Bicknell declared a non-pecuniary interest relating to Ham Manor Golf Club; Cllr Hamilton-Street declared a non-pecuniary interest relating to The Angmering School; Cllr. Verrinder declared a non-pecuniary interest relating to the Conservation area and Cllr. Oldfield declared a non-pecuniary interest relating to Ham Manor.	
5	21/043	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 13 July 2021</b> were agreed and will subsequently be signed by the Chair.	

- 6      21/044    **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.
- 7      21/045    **PUBLIC CONSULTATION**  
No members of the public were present, no questions had been asked.
- 8      21/046    **PLANNING APPLICATIONS**  
To consider Arun District Council File Lists **24, 25** and **26** of 2021:

**FILE LIST 24 – Observations to Arun District Council by 5 August 2021**

<p><b><u>A/122/21/PL</u></b> Erection of a marquee (21m x 9m x 4m high) for social and leisure use for a period of 5 years. This application is in CIL Zone 3 (zero rated) as other development. <b>DECISION: No Objection</b> <b>COMMENT: Issues about the existing alcohol license were raised but consider no risk to the school environment.</b></p> <p><b><u>A/141/21/TC</u></b> Re-pollard to previous points 5 No. Sycamore trees within the Angmering Conservation area <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><b><u>A/142/21/DOC</u></b> Approval of details reserved by condition imposed under A/114/18/PL relating to condition 6-Construction Management Plan. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><b><u>A/143/21/DOC</u></b> Approval of details reserved by condition imposed under A/109/20/RES relating to condition 7-confirmation of tree protection fencing.  This application was withdrawn so therefore not discussed.</p>	<p><b><u>ADDRESS</u></b> Worthing Hockey Club Angmering School Station Road Angmering</p> <p><b><u>ADDRESS</u></b> Chapel Cottage Station Road Angmering</p> <p><b><u>ADDRESS</u></b> Broadlees Dappers Lane Angmering</p> <p><b><u>ADDRESS</u></b> Land South of Water Lane Angmering</p>
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**FILE LIST 25 – Observations to Arun District Council by 12 August 2021**

<p><b><u>A/126/21/L</u></b> Listed building consent to replace 25 No. windows and external rear doors to match existing. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Garden House High Street Angmering</p>
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<p><b><u>A/129/21/PL</u></b> Erection of 191 new homes in a mix of 1 to 4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works. This application is a Departure from the Development Plan &amp; is in CIL Zone 3 and is CIL Liable as new dwellings.</p> <p>An extension to the deadline for comments on this application was agreed by the planning officer. This item will be put on the next agenda.</p> <p><b><u>A/138/21/L</u></b> Listed building consent for repositioning of the Golf Clubs main Bar and repositioning of modern timber stud wall to Snooker Room, exposure of fireplace and door opening works and the sealing up of 2 doors (former bar door opening &amp; former door opening into the bar seating area). <b>DECISION: No Objection</b> <b>COMMENT: As a grade 2 listed building the committee were surprised to see this as a retrospective application.</b></p> <p><b><u>A/101/21/HH</u></b> Erection of single storey front/side porch extension <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Rustington Golf Centre Golfers Lane Angmering</p> <p><b><u>ADDRESS</u></b> Ham Manor Golf Club West Drive Angmering</p> <p><b><u>ADDRESS</u></b> 75 Ashurst Way East Preston</p>
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**FILE LIST 26 – Observations to Arun District Council by 19 August 2021**

<p><b><u>A/148/21/T</u></b> Removal of 6 No. Conifers on western border of garden of Orchard Cottage. <b>DECISION: No Objection</b> <b>COMMENT: We support the officers comments regarding the replacement of the trees.</b></p> <p><b><u>A/154/21/CLP</u></b> Lawful development certificate for a propose flat roof rear dormer. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Orchard Cottage Ham Manor Close Angmering</p> <p><b><u>ADDRESS</u></b> 16 Oakwood Drive Angmering</p>
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9      21/047    **PLANNING DECISIONS**

The planning decisions listed on the agenda were talked through; no comments were made.

10     21/048    **PLANNING APPLICATION NOT ON THE AGENDA**

**A/110/21/PL - BMW House Chandlers Garage Ltd, Water Lane, Angmering**

The application was talked through, and various points of objection were discussed. After a long discussion the following was agreed as APCs objection to this application.

**DECISION: Objection**

**COMMENT:** Angmering Parish Council objects to the proposed development on the grounds that it conflicts with the made Neighbourhood Plan in the following ways:

- The density, massing and design of the proposed development is out of character with its surroundings and would be an over-development of this site. The proposed buildings appear excessive in scale compared to adjacent buildings, and would be harmful to the character of the Angmering Conservation Area and the adjacent Grade II Listed Buildings of Eachways and the Lamb Inn. This is contrary to policies HA3, HD5 and HD7 of the Neighbourhood Plan and policies D SP1, D DM1, HER DM1 and HER DM3 of the Arun Local Plan. It is recommended that the amount of residential development on the site be reduced and the scheme redesigned to reflect the density and building heights of the surrounding area. Attention should be paid to the comments of the ADC Conservation Officer and the Arun District Conservation Area Advisory Panel. Neighbourhood Plan Policy EH1 applies.
- The proposed retail store, as well as contributing to the over-development of this site physically, is also likely to generate additional car parking pressure. The proposed parking provision for this store does not meet adopted parking standards for retail stores, contrary to policy T SP1 of the Arun Local Plan and does not provide additional short-term parking spaces for shoppers using the core retail area as required under policy HA3 of the Neighbourhood Plan. Given the impacts of the pandemic and the recent changes to Permitted Development Rights which allow conversion of shops to residential, it is considered more important to support existing shops than provide new ones. It is recommended that the shop unit be deleted and the economic benefit of this scheme be provided in the form of public car parking on the site.
- Further work needs to be undertaken by the applicant to demonstrate safe pedestrian access to the site from the retail area in accordance with HA3 and TM2 of the Neighbourhood Plan, especially given that WSCC does not support the widening of the pavement along Water lane as currently proposed.  
Although WSCC is not in agreement with widening the footway over the whole length of the development, there should be a localised

widening at the pinch point at the western end of Eachways. In addition, there should be dropped kerbs, tactile paving and a pedestrian refuge provided in High Street at the pedestrian entrance to the east of Eachways.

- The proposed financial contribution towards affordable housing rather than on-site provision is contrary to Policy AH SP2 of the Arun Local Plan. However, if a financial contribution is acceptable to Arun District Council then it should be ring-fenced for the Angmering Community Land Trust to support the site at Mayflower Way allocated for 12 affordable dwellings.
- The proposed provision of accommodation for older people is likely to increase the demands on the health infrastructure in Angmering, especially when considered in combination with the other two care homes proposed in the village. Contributions should be secured from the applicants to improve this healthcare provision.

Please see **appendix 1** at the end of these minutes for a full report.

**11 21/049 LICENSING MATTERS**

None.

**12 21/050 WORKING GROUPS UPDATE**

Cllr. Verrinder gave the following updates to the committee:

**Dappers Lane Working Group**

As this group has now completed the tasks asked of them in accordance with the ToRs, and successfully had the R3 Compass Shoppers bus re-routed, APC in liaison with the Chair of Planning & Infrastructure, has decided to close the working group down – A letter of thanks has been sent to the members for the tremendous work they have done, and no doubt will continue to do so. However, APC and P&I will continue to work with WSCC on behalf of the Community to achieve a safer environment in Dappers Lane, but this will take time. This project has been and continues to be backed by our County Councillor Deborah Urquhart who is working with the County Highways Engineers and Police for a successfully safe outcome. APC will continue to support her in her efforts. In the meantime, APC will continue to advise motorists, through various media of the **NO ENTRY** restriction that has been placed on the junction of Dappers Lane and the Old A27 – Arundel Road.

APC will confirm on social media the bus re-routing and the change of signs at the North end of the lane.

Action: Prepare and publish a Facebook post re the bus re-routing and change of signs at the north end of Dappers Lane.

KH

**Conservation working Group**

Now that the proposals are with the ADC Conservation Officer, there will be a meeting with him on Friday 20<sup>th</sup> August at 10:00, venue to be confirmed.

Action: Venue to be confirmed to the group via email.

SV

**Traffic Survey Group**

Cllr. Marsh will now head up this group, he reported that there was nothing new to report since the last month.

**13 21/051 SOUTH DOWNS NATIONAL PARK**

Cllr. Verrinder reported the following:

There have been no applications relating to Angmering Parish. The next Planning Meeting is on Thursday 12 August 2021 at Midhurst.

The SDNP Design Guide Supplementary Planning Document (SPD) Consultation is now out for review and available on the SDNP Website. All comments are to be with the SDNP by 11:59 on Monday 6 September 2021.

**14 21/052 DEVELOPMENT CONTROL MEETING ATTENDED**

The next meeting will be on Wednesday 8 September at 14:00, APC will attend if there are any relevant applications being heard.

**15 21/053 COMPLIANCE**

Cllr. Hamilton-Street has requested that the Clerk submits photos of the area relating to the development South of Water Lane, as she believes the trees have been unlawfully removed.

Action: The clerk to submit the photos to the compliance team at ADC

**KH**

Cllr Verrinder brought to the table notification of an enforcement notice received by a member of the public ENF/6/20 relating to the destruction of trees on the Merry England housing development in Dappers Lane. This was discussed and noted.

**16 21/054 APPEALS**

Cllr. Oldfield advised that originally APC did not object to A/151/20/OUT but now that this application has gone to appeal APC have been given the chance to review the application again. A discussion then took place.

It was agreed that APC would change their view from No Objection to Objection with the following comment to the Inspector by Wednesday 18 August 2021:

**COMMENT:** Angmering Parish Council initially did not object to this application, however, a further application A/46/21/OUT was received for building on a similar open area/space on this estate, and it became clear that approval of A/151/20/OUT could set a precedent for further such requests.

There are a number of similar areas of open space which are all integral to the character and appearance of this locality. They were provided, as the area developed, to contribute to the health and well-being of the residents and any significant reduction would harm that purpose.

The Angmering Parish Council DOES NOT support this Appeal

**17 21/055 CORRESPONDENCE**

None.

**18 21/056 HIGHWAYS MATTERS**

Cllr. Verrinder reminded the committee that the WSCC Transport Plan was being updated and the next webinar was taking place on Wednesday 8 September at 14:00.

To attend the webinar you must email your request to do so to:

[ltip@westsussex.gov.uk](mailto:ltip@westsussex.gov.uk)

**19 21/057 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Policy Committee**

Cllr. Verrinder reported that this was the first face to face meeting of the committee and although she tried to listen to the webcast on Tuesday 20 July the sound was not very good so awaited the arrival of the minutes which have now been published.

Cllr. Verrinder reported that there were two items that related to Angmering "Arun Infrastructure Investment Plan update" and the "Arun Action Plan update".

The next meetings are on Wednesday 6 October and Friday 3 November. Cllr Verrinder urged members of the committee to read the report and minutes which are now on the ADC Planning Policy website as it contains matters relevant to Parish Councils.

The Arun Action Plan is to be re-named "Arun Housing Delivery Action Plan" and will eventually be posted on the ADC website.

**20 21/058 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 3 August 2021** at 7.30pm in the King Suite, Angmering Village Hall.

**The meeting concluded at 20:54.**

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Chairman

Date.....24/8/21