



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE ANGMERING BAPTIST CHURCH ON TUESDAY 5 OCTOBER 2021 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)  
David Marsh, 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), Sylvia Verrinder (Vice Chair), Norma Harris, David Marsh and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk) and one member of the public
- 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, Conservation Area: CA.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	21/097	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Bicknell. Apologies were not received for Cllr. Haag.  Cllr. Oldfield sent his apologies as he would be slightly late, Cllr. Verrinder chaired the meeting until he arrived at 19:31.	
2	21/098	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> No declarations were made.	
3	21/099	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 14 August 2021</b> were agreed and will subsequently be signed by the Chair.	
4	21/100	<b>THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA</b> There was nothing more to report or questions asked.	
5	21/101	<b>PUBLIC CONSULTATION</b>	

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One member of the public was present and wished to speak, another member of the public had sent in a question which Cllr. Verrinder read out.

The question sent in was as follows:

*Concern is raised regarding what appears to be the permanent fixing of the benches outside the "Resourceful Squirrel". Although permission was granted for seating (tables/chairs) outside there was nothing about fixed benches (cemented to the pavement) – surely this indicates that the owners of this café have claimed this area as part of the café structure and thereby extended their premises footage without permission or consultation.*

A discussion then took place and it was agreed by all that the Compliance Department at ADC was contacted and asked to investigate.

Action: APC Office to contact ADC Compliance Department and ask if they will look at the seating outside the Resourceful Squirrel and advise if it meets with their original decision.

KH

The member of the public that was present then spoke regarding applications A/184/21/PL and A/188/21/DOC.

A/184/21/PL – he advised that he supported the application and would be saying this in his representation to ADC. He gave an overview of his comments to the committee so all were aware of what he was going to say.

A/188/21/DOC concerned him more and he explained his reasons for this, one of which was the flooding risk to others and that he felt it was outrageous that ADC might go against their engineers advice. All present agreed and a discussion then followed. After discussion the committee agreed that APC would also write a response.

Action: Response to be written and submitted regarding A/188/21/DOC.

KH

The member of the public left the meeting at 19:41.

## 6 21/102 PLANNING APPLICATIONS

To consider Arun District Council File Lists 33, 34 and 35 of 2021:

### FILE LIST 33 – Observations to Arun District Council by 7 October 2021

<p><u>A/166/21/T</u> Remove large branch of 1 No. London Plan tree (T54) approx. 3m above ground level leaning towards neighbouring property. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><u>ADDRESS</u> Land adjacent to 12 Quiet Waters Close Angmering</p>
<p><u>A/185/21/HH</u> Erection of single story rear Extension <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><u>ADDRESS</u> 9 Furzefield Close Angmering</p>

<p><b><u>A/186/21/TC</u></b>  Reduce crown of 1 No. Weeping willow to height 3m and spread 2.5-3m within the Angmering Conservation area.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><b><u>A/188/21/DOC</u></b>  Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition Nos 17 - existing &amp; proposed ground levels, 18 - surface water drainage, 19 - maintenance &amp; management of surface water drainage,  21 - discharge flows to watercourses and 22 - foul drainage system  <b>DECISION: Objection</b>  <b>COMMENT: The comments of the Council's drainage engineer are noted and supported. Generally it is considered that Conditions attached to Approvals should be kept to a minimum. This is particularly so in the case of drainage proposals, especially in areas subject to flooding. These should be fully investigated and designed at the time of the initial approval of a development. It is noted that recently, on a number of occasions, applications for the Discharge of Conditions (DOC) have not been recommended due to lack of information or design/implementation problems.</b></p>	<p><b><u>ADDRESS</u></b>  Cressingham  Cottage Weavers  Hill  Angmering</p> <p><b><u>ADDRESS</u></b>  Land at Dappers  Lane Angmering  Littlehampton</p>
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**FILE LIST 34 – Observations to Arun District Council by 14 October 2021**

<p><b><u>A/184/21/PL</u></b>  Construction of a weir upstream of the culverted road access to the Land South of Water Lane Development, Angmering as Phase 1 of the Angmering Flood Alleviation Scheme. This application is subject to an Environmental Impact Assessment &amp; is in CIL Zone 1 &amp; is not CIL Liable as other development.  <b>DECISION: Support</b>  <b>COMMENT: This proposal that will form part of the Angmering Flood Alleviation Scheme is fully supported and it is hoped that approval can be given as a matter of Urgency. ADC is also urged to ensure that funds for this, and the remainder of the scheme, are made available to avoid any further flooding in the Village.</b></p>	<p><b><u>ADDRESS</u></b>  Land South of  Water Lane  Angmering</p>
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<p><b><u>A/190/21/PO</u></b> Application to enter a deed of variation to s106 dated 7/3/19 in order to modify the definition of Green Infrastructure, Mortgagee in Possession clause and off-site highway works clause. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land South of Water Lane Angmering</p>
<p><b><u>A/176/21/HH</u></b> Erection of single storey rear extension <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Arlington The Thatchway Angmering</p>
<p><b><u>A/192/21/T</u></b> Crown lift 1 No. Turkey oak (T1) to 7m. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Field House The Thatchway Angmering</p>

**FILE LIST 35 – Observations to Arun District Council by 21 October 2021**

<p><b><u>A/193/21/L</u></b> Listed building consent to remove existing stud wall in breakfast room and return wall to its original position to with a new stud wall to form a new shower room (including toilet and basin). <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Dormouse Cottage The Square Angmering</p>
<p><b><u>A/197/21/PL</u></b> Change of use of vacant retail shop to restaurant to include the installation of new kitchen extraction system, AC condensers, new windows, awning, planters. This application affects the character &amp; appearance of the Angmering Conservation Area &amp; is in CIL Zone 2 (Zero Rated) as other development. <b>DECISION: Support</b> <b>COMMENT: Subject to materials used meeting the requirements of the conservation and surrounding areas.</b></p>	<p><b><u>ADDRESS</u></b> Stitches And Frames The Square Angmering</p>
<p><b><u>A/198/21/A</u></b> 1 No externally illuminated fascia sign &amp; 1 No non illuminated hanging/projecting sign on front</p>	<p><b><u>ADDRESS</u></b> Stitches And Frames The Square</p>

elevation. <b>DECISION: No Objection</b> <b>COMMENT: None</b>	Angmering
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7      **21/103 PLANNING DECISIONS**  
The planning decisions listed on the agenda were talked through; no comments were made.

8      **21/104 PLANNING APPLICATION NOT ON THE AGENDA**  
None.

9      **21/105 LICENSING MATTERS**  
None.

10     **21/106 WORKING GROUPS UPDATE**  
Cllr. Verrinder read out the following updates to the committee:

**Dappers Lane Working Group**

Reports are coming in of the continued misuse of the one-way system by motorists and the developers, who are going against the conditions of the approved application. Witnesses are advised to contact WSCC and the Police by either 110 (?) or Operation Crackdown with photographic/video evidence of the incident. Both developments along the lane appear to be exiting their sites without washing down the vehicles before entering Dappers Lane, thereby making the lane muddy and slippery and of course a danger to the many children that use this lane as a route to school. Devises have been placed along the lane (as in other areas of Angmering) to count the number of vehicles using the lane – we await the outcome of this exercise.

**Conservation Area Working Group**

A meeting with Mr Brian Bannister is set for Thursday 7<sup>th</sup> October to view the Cotterells. A report of this meeting and previous meetings will be discussed at P&I meeting on 26<sup>th</sup> October 2021

**Traffic Survey Group**

There was nothing new to report since the last meeting.

11     **21/107 SOUTH DOWNS NATIONAL PARK**  
Cllr. Verrinder read out the following updates to the committee:

- 1) No planning applications or decisions relating to Angmering.
- 2) Next Workshop is on 13<sup>th</sup> October at 1830-2000 and the subject is “Recovering Nature”
- 3) Angmering has been notified by the Park Authority that - The SDNPA is preparing a Technical Advice Note (TAN) on community-based renewable energy proposals, and they would welcome the input of parish and town councils. The purpose of the TAN is to help applicants (householders, community organisations or local businesses) to make successful planning applications for micro-generation or community-based renewable energy schemes in the South Downs National Park (SDNP). Once published, the TAN will be a material consideration for development management.

We would like to hear what guidance and information parishes would like to see in the TAN. Currently it is proposed to include guidance on the following:

- What is micro-generation / community-based renewables (*Community Renewables are technologies that can provide alternative locally based sources of electricity, space, and hot water heating. This includes many familiar technologies such as solar photovoltaic panels, wind turbines and hydroelectric systems for generating electricity.*)
- Do I need planning permission? Permitted Development Rights, Prior Approval
- Making a pre-app enquiry
- Submitting an application – what to include?
- Principles for considering appropriate location for renewables
- Principles for assessing impact on landscape
- Biodiversity and contributing to net gain
- Guidance on Policy SD51 criteria relating to loss of agricultural land
- Community Infrastructure Levy funding opportunities
- Case studies

**12      21/108    ADC PLANNING COMMITTEE MEETINGS**

Wednesday 27 October at 2pm.

Awaiting agenda.

**13      21/109    COMPLIANCE**

None.

**14      21/110    APPEALS**

None.

**15      21/111    CORRESPONDENCE**

None.

**16      21/112    HIGHWAYS MATTERS**

Cllr. N Hamilton-Street reported on her conversation with a resident and their concerns over the crossing at Roundstone Lane and the lack of a path. A site visit had also taken place. She reported that this land was owned by WSCC Highways and that an extension to the footpath that was already there would be all that was needed. A discussion then took place which resulted in all agreeing that Cllr. N Hamilton-Street should write to WSCC Highways to see if this was possible.

Action: Letter to be written to WSCC Highways department to ask if it is possible to extend the footpath.

NHS

Cllr. Verrinder read out the following to the committee:

*At the Angmering Revealed Event it was brought to the attention of the Council that there is no “Flashing School Sign” in Downsway, which when activated advises motorists that due to Angmering School children in the area and using the crossing the speed is reduced to 20mph. This appears to be the only area not covered by such a warning and as this is an*

