



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 15 FEBRUARY 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)  
David Marsh, Paul Bicknell, Norma Harris, Matthew Want 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, Norma Harris, Paul Bicknell and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk) and one member of the public where present
- 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: Environment Agency; EA.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	21/211	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Marsh and Want.	
2	21/212	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> No declarations were made.	
3	21/213	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 25 January 2022</b> were agreed and were signed by the Chair.	
4	21/214	<b>THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA</b> There was nothing new to report. A request was made by Cllr. Hamilton-Street regarding the action 21/112 from the meeting held on 05.10.21. She requested that a follow up letter be written to WSCC to ask what do APC need to do to next to move this forward. A short discussion took place and Cllr. Bicknell asked if CiL money could be used. <u>Action:</u> Follow up letter to be written to WSCC by the Clerk.	<b>KH</b>
5	21/215	<b>PUBLIC CONSULTATION</b>	

The member of the public present wanted to discuss **A/270/21/OUT**. He explained why he wanted to bring up this application and that he will be objecting to the proposal based on the following issues: Drainage, vehicle movement and access to the National Park.

He also commented to Cllr. Bicknell as an ADC Councillor that he was shocked that the ADC Planning Officers don't listen to what their Drainage Engineer recommends. He felt that her expertise should be used a lot more than it is and that the drainage issues should be addressed at the very start of a project and not once it was well underway. A discussion took place with Cllr. Hamilton-Street commenting that APC have spoken with the National Park and Cllr. Oldfield stating that APC had given their observations on the drainage issues and the traffic issues have been consistently objected to but APC have not been listened to and still consider this to be a serious problem.

The member of the public left the meeting at 19:49.

**6 21/216 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **51, 52** and **53** of 2021:

**FILE LIST 51 – Observations to Arun District Council by 17 February 2022**

<u>A/270/21/OUT</u>	<u>ADDRESS</u>
<p>Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT:</b></p> <p>The proposal to change the use class of the commercial element of the site will displace existing B2 businesses. This would conflict with the wishes of the Development Control Committee to retain the existing employment opportunities expressed and voted on at their meeting on 17 March 2020. It could also result in inappropriate retail and food and drink uses on the site which would detract from the vitality of the village centre contrary to Angmering Neighbourhood Plan policies ER1 and ER2.</p> <p>The proposed layout of the residential element of the site is cramped, dominated by on-street and front of plot car parking and has insufficient space for the street trees shown on the plans or any other green infrastructure along the streets.</p>	<p>Land off Arundel Road Angmering</p>

As a result the scheme fails to provide high quality design reflecting local distinctiveness as required by Angmering Neighbourhood Plan policies HD5 and HD6.

APC concur with the holding objection of the ADC Drainage Engineer

The land shown to be gifted for the planned Sports Hub differs from that shown in the previous Outline Application. Assurance of ADC Officers will be required that the area now shown is suitable and adequate for that purpose.

[A/268/21/PL](#)

Proposed car showroom and workshop with forecourt. This application is in CIL Zone (zero rated) as other development.

**DECISION: No Objection**

**COMMENT:** Angmering Parish Council supports the development of this site for employment use, but is concerned to protect the generally residential character of Roundstone Lane and neighbouring amenities. The following amendments / conditions are considered necessary to meet the requirements of Neighbourhood Plan and other development plan policies:

There should be an enhanced provision of planting along the frontage of the site and existing vegetation to the north and south should be reinforced and protected through conditions so that the development has a green aspect to the street and neighbouring amenity is protected;

External lighting and internal lighting in glazed areas should be designed to minimise light pollution and controlled through condition; Hours of use conditions should be applied to the workshop element to avoid nuisance to neighbours.

In view of Volvo's published future policy to institute "on line" selling rather than "showrooms" in 2030 the APC would wish to be advised of the future intentions for the site.

[A/271/21/T](#)

Sycamore (T1) - Reduce height by 2.5m & cut back N, E & W lateral branches by 1.5m to height 7.5m & spread 3m. Ash (T2) - Reduce back to previous pruning points to a finished height of 6m and spread 2.5m. Ash (T3) - Reduce back to

**ADDRESS**

Land East of Roundstone Lane Angmering

**ADDRESS**

Land between 7 Weavers Ring and Apple Grove Car Port Angmering

<p>previous pruning points to a finished height of 5.5m and spread 2.5m.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/272/21/PL</a></u>  Construction of 4 No dwellings to be used as a temporary sales area including access, parking and landscaping for a temporary period of 3 years. This site is in CIL Zone (Zero Rated) as other development.  <b>DECISION: Objection</b>  <b>COMMENT:</b> The application is premature and should be determined at the same time as the reserved matters in A/270/21/OUT. The APC comments on that application with regard to building design also apply i.e. it does not reflect the rural nature of the village or the characteristics of its housing stock.</p> <p><u><a href="#">A/2/22/DOC</a></u>  Approval of details reserved by condition imposed under A/207/21/PL relating to condition 39-scheme of archaeological  <b>DECISION: None Required</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/6/22/DOC</a></u>  Approval of details reserved by condition imposed under A/197/21/PL relating to conditions 5-Acoustic Assessment and 6-sound insulation test.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  Land at Arundel  Road Arundel  Road Angmering</p> <p><b><u>ADDRESS</u></b>  Land off Arundel  Road Angmering</p> <p><b><u>ADDRESS</u></b>  Stitches And  Frames  The Square  Angmering</p>
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**FILE LIST 52 – Observations to Arun District Council by 24 February 2022**

<p><u><a href="#">A/1/22/TC</a></u>  1 No. Willow tree - Reduce branches extending over boundary to communal gardens at St Margaret Court by 3-4m within the Angmering Conservation area.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/7/22/DOC</a></u>  Approval of details reserved by condition imposed under A/76/20/PL relating to condition 16-Electric Vehicle Charging Points.  <b>DECISION: No Objection</b></p>	<p><b><u>ADDRESS</u></b>  4 Orme Cottages  Arundel Road  Angmering</p> <p><b><u>ADDRESS</u></b>  Land at Dappers  Lane Angmering</p>
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<p><b>COMMENT: Numbers and standards to meet ADC planning requirements</b></p> <p><u><a href="#">A/9/22/CLP</a></u> Lawful development certificate for the proposed conversion of existing attached garage to provide residential accommodation.</p> <p><b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> The Honey Pot Honey Lane Angmering</p>
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**FILE LIST 53 – Observations to Arun District Council by 3 March 2022**

<p><u><a href="#">A/10/22/PL</a></u> Part demolition and rebuild, and part conversion of existing stable and barn buildings to 1 No. habitable dwellinghouse. This application may affect the setting of a Listed Building. This application is in CIL Zone 3 and is CIL liable as new dwelling (Resubmission of previously approved A/17/18/PL).</p> <p><b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> The Decoy Decoy Lane Angmering</p>
<p><u><a href="#">A/266/21/PL</a></u> 2 No. 2 storey extensions, replace existing bay window with bi-fold doors on the existing dwelling and the construction of 2 No. 5 bed new dwellings. This application is in CIL Zone 2 and is CIL liable as new dwellings.</p> <p><b>DECISION: Objection</b> <b>COMMENT:</b> The area of land on which the existing house, to remain, is situated is not adequate for the erection of 2 additional dwellings. The resulting density would not be in keeping with the immediate surrounding area contrary to APC Policies HD5 and HD7 The proposed parking area for the 3 houses is inadequate and is likely to lead to on road parking and highway safety issues contrary to APC Policies HD8 and TM1</p>	<p><b><u>ADDRESS</u></b> Crete House The Beeches Dappers Lane Angmering</p>
<p><u><a href="#">A/18/22/TC</a></u> Fell 1 No. Leyland Cypress tree within the Angmering Conservation area.</p> <p><b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Old Forge House Arundel Road Angmering</p>

- 7      **21/217 PLANNING DECISIONS**  
The planning decisions listed on the agenda were talked through; no comments were made.
- 8      **21/218 PLANNING APPLICATION NOT ON THE AGENDA**  
None.

- 9      **21/219 LICENSING MATTERS**  
None.
- 10     **21/220 CONSERVATION AREA REPORTS**  
Cllr. Verrinder asked if the letters to extend the area had been sent out.  
Cllr. Hamilton-Street advised that the Clerk was awaiting an image to be inserted into the letter before it could be sent out.
- 11     **21/221 WORKING GROUPS UPDATE**  
None.
- 12     **21/222 SOUTH DOWNS NATIONAL PARK**  
Cllr. Bicknell left the room while the two applications were discussed.

**[SDNP/22/00340/HOUS](#)**

Location: Manor Barn Ecclesden Lane Angmering BN16 4DQ  
Proposal: Single storey extension to enlarge kitchen dining area

**DECISION: No Objection**

**COMMENT: None**

**[SDNP/22/00341/LIS](#)**

Location: Manor Barn Ecclesden Lane Angmering BN16 4DQ  
Proposal: Single storey extension to enlarge kitchen dining area

**DECISION: No Objection**

**COMMENT: None**

Cllr. Verrinder commented that the agenda for the next SDNP Planning meeting to be held on Thursday 10 March 2022 was not yet out.

- 13     **21/223 ADC PLANNING COMMITTEE MEETINGS**  
Wednesday 2<sup>nd</sup> February 2022 2.00 pm  
No agenda has as yet has been published.
- 14     **21/224 COMPLIANCE**  
None.
- 15     **21/225 APPEALS**  
**[A/46/21/OUT](#)** – This appeal was noted.
- 16     **21/226 CORRESPONDENCE**  
None.
- 17     **21/227 HIGHWAYS MATTERS**  
None, however a reminder was given that a response was needed to be sent to Cllr. Joy Dennis from WSCC.  
**Action:** Response to be written and sent out.
- 18     **21/228 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
**Planning Policy Committee**  
Cllr. Verrinder reported that the planning meeting due to be held on Tuesday 15 March 2022 at 18:00 had been cancelled.
- 19     **21/229 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**
- This Committee:  
None.
  - Full Council:

**NHS/JO**

None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on **Tuesday 8 March 2022** at 7.30pm in the King Suite, Angmering Village Hall.

**The meeting concluded at 20:38.**

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Chairman

Date.....

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