



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 24 AUGUST 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), David Marsh, Paul Bicknell, Norma Harris 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	21/059	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Haag.	
2	21/060	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> Cllr. Marsh declared a non-pecuniary interest relating to Angmering Day Nursery.	
3	21/061	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 3 August 2021</b> were agreed and will subsequently be signed by the Chair.	
4	21/062	<b>TERMS OF REFERENCE</b> Cllr. Verrinder commented that she would like to add the word 'transport' after 'highways', that is should be South Downs National Park Authority not Association and the edition of a glossary at the end of the document as she had concerns that not everyone would understand the acronyms. After a short discussion all these editions were approved and it was agreed that once the amendments had been made the Terms of Reference would be adopted by this committee. <u>Action:</u> Above amendments to be made by the Clerk.	<b>KH</b>

5      **21/063 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.

6      **21/064 PUBLIC CONSULTATION**

One member of the public was present and wanted to raise his concerns regarding traffic and parking along High Street and other areas within the village. He explained his personal experience and commented on the letters he had written to APC regarding the introduction of double yellow lines. A discussion then took place.

Cllr. Oldfield explained the situation with the Chandlers development and that this would not be an option for parking, he also commented on the Weavers Hill traffic survey and its findings and that APC were still looking into this.

Various suggestions were put forward and discussed which included 3 spaces being removed and replaced with double yellow lines on tightest part of High Street.

Cllr. Bicknell agreed to look at this in more detail as well as addressing the faded white lines with WSCC Highways by the shopping area in the village. Action: Investigate the possibility of installing double yellow lines on high Street and the re-painting of faded white lines in shopping area. To report back as soon as possible.

PB

7      **21/065 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **27, 28** and **29** of 2021:

**FILE LIST 27 – Observations to Arun District Council by 26 August 2021**

<p><u><a href="#">A/147/21/L</a></u> Listed building consent to paint all external white walls to cool grey &amp; change front door colour to Inchria blue. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Waterton House Arundel Road Angmering</p>
<p><u><a href="#">A/155/21/DOC</a></u> Approval of details reserved by condition imposed under A/144/15/PL relating to condition 8-verification report. <b>DECISION: Objection</b> <b>COMMENT: Our objection will be removed when and if the Environmental Protection Officer is satisfied with the remediation strategy</b></p>	<p><b><u>ADDRESS</u></b> Land at West End Nursery Roundstone Lane Angmering</p>

**FILE LIST 28 – Observations to Arun District Council by 3 September 2021**

<p><u><a href="#">A/158/21/HH</a></u> Erection of single storey front and</p>	<p><b><u>ADDRESS</u></b> Locksley</p>
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<p>rear extension.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/159/21/PL</a></u>  Continuance of use without compliance with condition 3 imposed under A/110/05/ relating to hours and number of children for outside use/play.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b>  Also see Item 16 on this agenda.</p> <p><u><a href="#">A/161/21/DOC</a></u>  Approval of details reserved by condition imposed under A/114/18/PL relating to condition 10-retention of existing trees/bushes/hedges.  <b>DECISION: Objection</b>  <b>COMMENT: APC request more information on existing trees and planting proposals</b></p>	<p>North Drive  Angmering  West Sussex</p> <p><b>ADDRESS</b>  Mill House Croft  Angmering Day  Nursery  Station Road  Angmering</p> <p><b>ADDRESS</b>  Broadlees  Dappers Lane  Angmering</p>
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**FILE LIST 29 – Observations to Arun District Council by 10 September 2021**

<p><u><a href="#">A/165/21/PL</a></u>  Variation of conditions following grant of A/120/08 relating to Condition Nos 2 - operational hours.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/164/21/AG</a></u>  Notification under the Town &amp; Country Planning (General Permitted Development) (England) Order 2015 under Schedule 2, Part 6, Class B(d) to upgrade existing agricultural track, providing access to Roundstone Farm.  <b>DECISION: Objection</b>  <b>COMMENT: On inspection today (24/08/21) by an APC councillor, a Chartered Civil Engineer, this farm road seemed to be in a satisfactory condition for the farm traffic that currently use it. There seems to be absolutely no need to kerb and construct it to the standard proposed. It does seem that this could be an attempt to progress application A/168/21 for 76 houses on the site prior to determination. If ADC is minded to grant this application it should be conditional that the road's present and future</b></p>	<p><b>ADDRESS</b>  The Vinery  Arundel Rd  Poling</p> <p><b>ADDRESS</b>  Land south of  Littlehampton  Road  Angmering</p>
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<p><b>use should be restricted to farm vehicles only and on no account used by any other vehicles accessing the farm, for any purpose, from the A259 or the A280/A259 Roundabout.</b></p>	
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Action: This committee ask that copies of this letter be sent to the Eastern Parishes, District Councilors and to the local MP.

**KH**

**8 21/066 PLANNING DECISIONS**

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

**9 21/067 PLANNING APPLICATION NOT ON THE AGENDA**

[A/129/21/PL](#)

ADDRESS Rustington Golf Centre Golfers Lane BN16 4NB

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 & is in CIL Zone 3 and is CIL Liable as new dwellings.

Cllr. Oldfield asked if everyone had read APCs suggestions and if there were any comments. Cllr. Verrinder asked if her comments were going to be included, this was confirmed. A long discussion then took place.

**DECISION: Objection**

**COMMENT:** Angmering Parish Council objects to the proposed development on the following grounds:

- The site is outside of the Built Up Area boundaries of Angmering and Rustington and therefore its development for dwellings would be contrary to Arun Local Plan policy SD SP2 and Angmering Neighbourhood Plan policy HD3. The adverse impacts of this development would significantly and demonstrably outweigh the benefits, as set out below.
- The development would result in the loss of an extensively used sports and leisure facility, the main users being school aged children, often with their parents and young adults; whilst at the same time adding more residents to the parish who would need such facilities. This would be contrary to Policy OSR DM1 of the Arun Local Plan.
- The development would create a separate enclave of dwellings which would have no relationship with either Angmering or Rustington. The site is separated from Angmering by open farmland within the Angmering to Rustington/East Preston Gap and from Rustington by the A259 and commercial development and the railway line. This is likely to result in new residents not feeling part of either community and being less likely to use

services and facilities within them or contribute to community life. It would therefore be contrary to NPPF paragraph 8 – social objective - to support strong, vibrant and healthy communities, and paragraph 39 of the National Design Guide which seeks to foster a sense of belonging and contribute to “well-being, inclusion and community cohesion”.

- The development would not be sustainable because of its severance from the nearest community of Rustington by the A259. The measures currently proposed to provide crossing points and other active travel opportunities are inadequate, will be viewed as dangerous by potential users due to the speed and value of vehicles on the A259 and are unlikely to convince any future residents to use modes of transport other than the private car to access services and facilities including local schools. It would therefore be contrary to NPPF paragraph 105 which says that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes”. It is considered that the only safe crossing point of the A259 would be a pedestrian footbridge, ideally linking up with footpath 2160 at the western end of the site. Locating a crossing here would also take pressure off the already “peak times” dangerous congestion on the very narrow footways on the bridge over the railway in Mill Lane.
- The Mill Lane/A259 Roundabout was not included in the Parsons Brinkerhoff A259 Route Improvement Study of 2013. The comments of WSCC Highways on the capacity of this roundabout take no account of the traffic congestion and tailbacks that currently occur at peak times. Traffic often backs up to the B2197 roundabout junction and beyond. The majority of traffic coming from the Rustington area turns right towards Worthing and at peak times a very high proportion illegally use the inside lane for this turn, creating a potentially dangerous situation. Numerous accidents and verbal altercations between motorists occur, and further traffic from this development can only worsen the situation, contrary to Policy T SP1 of the Arun Local Plan and TM1 of the Angmering Neighbourhood Plan.
- This will be at odds with the proposals in the Draft WSCC Transport Plan 2022 – 2036 *to reduce reliance on the family car and encourage more use of active travel and shared transport*
- It is clear that a common concern of the nearly 300 objectors to this proposal is the lack of doctors and dentists in the area. In addition to this development over 1000 additional houses in the north of Angmering are planned. Despite considerable S106 funding being available the NHS seem to be incapable of improving the situation and every new development leads to a further deterioration, contrary to Policy HWB SP1 of the Arun Local Plan and CLW4 of the Angmering Neighbourhood Plan

- The development would result in a significant break in the continuous “green” corridor on the north side of the A259 between the Body Shop Roundabout, Littlehampton and Station Road, Angmering. This would substantially reduce the rural nature of the landscape in this area. In addition, the “stands” of substantial trees, mainly Monterey Pines, on this site and the adjoining Gap Between Settlements, also on this side of the A259, are a distinctive landscape feature seen across open space and that landmark view would be lost on this site. One of the reasons Arun officers gave for the refusal of a recent application, A/100/21/T, to fell 12 of these Pines on the adjoining Gap was:- “These high profile trees of significant landscape and visual amenity; whose value extends beyond their individual worth”. The report also refers to them as “an important landscape feature”. The loss of this green infrastructure and landscape features would be contrary to Policies GI SP1 and LAN DM1 of the Arun Local Plan.
- The development would result in increased flooding in the area due to the amount of hard surfacing and buildings proposed which would reduce the current infiltration of water into the soil. It is noted that the District Council’s Drainage Engineer has lodged a holding objection due to the inadequacy of the information provided on drainage of surface water from the site. Allowing this development would therefore be contrary to NPPF paragraph 167 which says “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere”.

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

**10 21/068 LICENSING MATTERS**  
None.

**11 21/069 WORKING GROUPS UPDATE**

Cllr. Verrinder gave the following updates to the committee:

**Dappers Lane Working Group**

Nothing further to report, except that communication continues between Cllr Urquhart and a member of the former working group, in order for APC to know what is going on, I shall remain an addressee. Should anyone ask, APC has had **NO** involvement in the production of the leaflet that was sent to residents by members of the working group.

**Conservation Area Working Group**

Cllr Marsh and I met with Neil Rogers-Davis and Martyn White ADC’s Conservation Officer on Friday 20<sup>th</sup> August. We walked the CA and looked specifically at those proposed areas. It was agreed that one area in particular, should be included and another included subject to further investigation and advise. Of the other areas, it was decided that they may still be too young, however, these areas are old enough to be reviewed in 5-10 years’ time. Other small pockets of historical interest that cannot be linked to the main CA should be classed/designated as “areas of historical interest”; this will afford those buildings/areas

protection from unwanted interest. The SDNP CA Officer must be contacted regarding the Ecclesdens.

A meeting is to be set up soon between David, Neil and I to discuss the Assessment and make a report to P&I and Full Council.

Consultation will be needed and the process will be confirmed by ADC.

#### **Traffic Survey Group**

Cllr. Marsh reported that there was nothing new to report since the last month.

#### **12 21/070 SOUTH DOWNS NATIONAL PARK**

Cllr. Verrinder reported the following:

The next Planning meeting is on 9<sup>th</sup> September, as yet no agenda has been published and from the weekly list of 16<sup>th</sup> August there appears to be nothing relating to Angmering.

The next round of Parish Workshops is on Wednesday 13<sup>th</sup> October at 1830 and entitled Nature Recovery. Help Nature to Re-Nature – This may be of use to members of CLEW for tips and guidance on nature within Angmering.

Cllr. Verrinder gave a reminder that the Draft Design Guide SPD closes on 6<sup>th</sup> September.

#### **13 21/071 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.

Action: The Clerk to contact the APC planning consultant to request attendance at this meeting if relevant.

**KH**

#### **14 21/072 COMPLIANCE**

None.

#### **15 21/073 APPEALS**

None.

#### **16 21/074 CORRESPONDENCE**

Cllr. Oldfield explained that an email had been received today and drew the committees attention to A/159/21/A which had been discussed under Item 7, File List 28.

#### **17 21/075 HIGHWAYS MATTERS**

Cllr. Verrinder reported that she was currently going through the WSCC Draft Transport Plan 2022 – 2036 consultation hoping to have a draft response for discussion at the next P&I meeting on 24<sup>th</sup> September.

The plan vision seems to focus on three strategic approaches

- Local Living, (needs clarification)
- Connecting Economic Centres and
- Protecting Places and Communities, and





## A/129/21/PL Rustington Golf Centre 191 houses

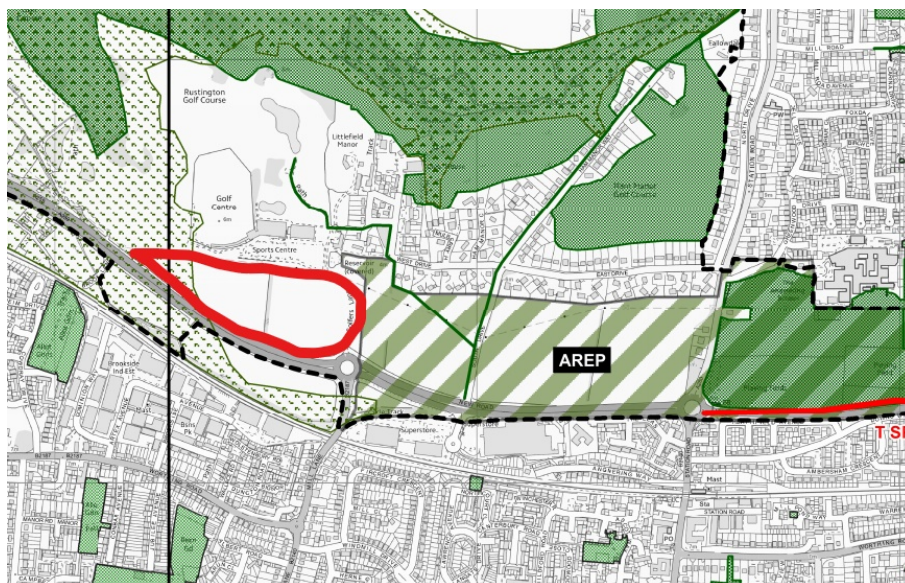
APC concerns are;

- Loss of open space between settlements
- Removal of a very popular leisure facility
- Ingress & egress from site onto A259
- Capacity for flow on roundabout
- Lane management from Mill Lane onto A259 heightened due to site
- Footpaths and cycle paths
- Access safely to south of A259 facilities (we think needs a footbridge)
- Safer routes to school, particularly primary schools
- Acoustic barrier potential height required (issue in Littlehampton Fitzalan link road)
- Drainage

Angmering Parish Council arranged several meetings with representatives from Rustington, East Preston, Kingston and Ferring Parish Councils and their Clerks, as well as their District Councillors. After initial meetings to discuss our main concerns, a meeting was arranged with representatives of Barratt David Wilson. Concerns were raised and emphasised using local knowledge and use of the areas that will ultimately be affected by the potential housing. This led to a combined response to the application from Angmering and Rustington Parish Councils, with full support from East Preston, Ferring and Kingston.

### Location of Development

The site (outlined in red) is adjacent to BUA boundary of Rustington. It is also adjacent to but not within Angmering to Rustington / East Preston Gap. The western tip of site is within a Biodiversity Opportunity Area.



## Planning History

### **A/84/17/PL New retail unit approved 9/5/2018**

Officer's Report – "The application site at Rustington Golf Centre is already in commercial leisure use. The proposed retail unit would be accommodated in a building within a complex of buildings and complimentary leisure uses which already have planning permission (A/77/16/PL), which was granted in January 2017. This retail development (A/84/17/PL) and the approved leisure development (A/77/16/PL) at Rustington Golf Centre are not expanding into the rural area, but are to be sited between the existing built development and the A259 to the south of the Golf Centre".

### **A/77/16/PL New hotel, pub and leisure development approved 25/01/2017 (expired)**

Officer's Report – "The proposal is considered to comply with relevant Development Plan policies in that it adds new commercial and tourism development to an existing commercial leisure location without impacting further on the rural character. The development would have no materially adverse effect on the visual amenities of the locality or the residential amenities of residential properties, nor would it have an adverse impact upon the established character of the surrounding area".



Retail Development



Hotel Development

## Proposed Development



## Principle of Development

The site is outside of the Built Up Area boundary and therefore its development for large scale residential development would be contrary to Arun Local Plan policy SD SP2 and Angmering Neighbourhood Plan policy HD3. The applicants argue that these policies are out of date because Arun DC cannot demonstrate a five year supply of housing land and that therefore planning permission should be granted unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole” (NPPF 11 dii).

They also point to the precedent for development on this site created by previous planning permissions. These approvals were for the western part of the site only and justified on the basis that they added new commercial and tourism development to an existing commercial leisure location without impacting further on the rural character.

In contrast the proposed residential development would create an enclave of dwellings which has no relationship with either Angmering or Rustington. It is separated from Angmering by open farmland within the Angmering to Rustington/East Preston Gap and from Rustington by the A259 and commercial development and the railway line. It has no relationship to the adjacent leisure uses and indeed removes the part of the golf course previously retained under the earlier permissions. The pre-application advice from Arun DC raises concerns about the severance of this development site from schools and other facilities and the lack of footway on the north side of the A259 and considers that this will result in most trips being made by car. The severance of the development from other residential communities will also mean that residents will be less integrated into the community and are less likely to use local village facilities.

## Final Response

Angmering Parish Council objects to the proposed development on the following grounds:

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