



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 25 JANUARY 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)  
David Marsh, Paul Bicknell, Norma Harris, 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, David Marsh, 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           | 21/192     | <b>APOLOGIES FOR ABSENCE</b><br>None.   |            |
| 2           | 21/193     | <b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b><br>No declarations were made.  |            |
| 3           | 21/194     | <b>APPROVAL OF MINUTES</b><br>Approval of the minutes of the meeting of the committee from <b>Tuesday 4 January 2022</b> were agreed and were signed by the Chair.  |            |
| 4           | 21/195     | <b>THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA</b><br>There was nothing more to report.<br>Cllr. Bicknell apologised for not doing any more with his action, he will now look at this.         |            |
| 5           | 21/196     | <b>PUBLIC CONSULTATION</b><br>The member of the public present wanted to discuss <b>A/256/21/RES</b> .<br>He gave his thoughts and concerns relating to this large development. He felt that there was so much information, which at times was conflicting, |            |

that it was unclear to the public where to comment and that something could be easily missed.

He had concerns regarding flooding and the drainage strategy which he felt the report relating to this was lacking. He also commented that it was very difficult, if not impossible, to read on ADCs website.

He also reported that there were contradictions in the bus routes and had picked up errors in the drainage strategy. He also commented that references seemed to be from ADUR policies rather than ADCs policies.

He then advised the committee that he intended to write to ADC and would be putting in an objection with a comment on the basis of drainage matters saying he believes the investigation has been insufficient to achieve the best outcome for the community and remains unconvinced that flood risk to others won't increase. He said that he wanted to let the committee know in advance what he intended to do.

A long discussion then took place, with infiltration being discussed at length.

Before the member of the public left the meeting Cllr. Bicknell thanked the member of the public for all his hard work, all agreed.

One member of the public left the meeting at 20:25.

**6 21/197 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **48, 49** and **50** of 2021:

**FILE LIST 48 – Observations to Arun District Council by 21 January 2022**

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| <p><a href="#"><u>A/262/21/PL</u></a><br/>Variation of Condition following grant of A/219/17/PL relating to Condition No 10 - Arboricultural Implications Assessment.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p>   | <p><b><u>ADDRESS</u></b><br/>Land off<br/>Mayflower Way<br/>Angmering</p> |
| <p><a href="#"><u>A/261/21/PL</u></a><br/>Variation of condition following grant of A/219/17/PL relating to Condition No 2 - approved plans.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: We would request that noise mitigation measures are taken to protect the houses to the east of the development.</b></p> | <p><b><u>ADDRESS</u></b><br/>Land off<br/>Mayflower Way<br/>Angmering</p> |

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| <p><b><u>A/256/21/RES</u></b><br/>                 Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas &amp; public open space.</p> <p><b>DECISION: Objection</b><br/> <b>COMMENT: Angmering Parish Council objects to the Reserved Matters application on the following grounds:</b></p> <p>The proposed reduction in the size of the ‘Northern Park’ will adversely impact on the countryside and the South Downs National Park. In the officer’s report on the outline application it says “the LPA considers that the proposed landscaped buffer along the northern boundary of the site with the A27; and the landscape buffer along the eastern boundary of the application site incorporating advanced nursery stock and semi-mature trees would both together mitigate the visual impact of the residential development and ensure that the current outline planning application accords with the NPPF, Policy HD5 (Built Form) and EH2 of the Neighbourhood Plan and Policy LAN DM1 and Policy H SP2 and Policy H SP2c (e) of the Local Plan”. The Parish Council is concerned that the proposed reduction in the size of the landscape buffer will reduce this mitigation and result in a more significant impact on the countryside and the South Downs National Park such that the proposal would no longer comply with these policies. In addition, in reducing its size, the majority of this amenity feature will be close to the A27 with inherent safety and noise issues.</p> <p>Outline Planning Approval for this site was NOT for 525 houses but for UP TO that number, It would appear that the reason for a change to the approved parameter was that the previous plan did not work because the development was TOO CRAMPED.</p> <p>Rather than reducing the mitigating effect on the countryside and the South Downs National Park, and compromising the leisure enjoyment of future residents, the Angmering Parish Council consider that the approved Parameter</p> | <p><b><u>ADDRESS</u></b><br/>                 Land North of Water Lane Angmering</p> |
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**Plan should be adhered to, and the number of properties REDUCED**

**The proposed apartment blocks do not comply with the parameters plan (either that approved under A/40/18/OUT or proposed under A/248/21/PL) because they are fully 3 storey rather than 2.5 storey. This is demonstrated by their height (11.6 metres compared to 9.9 meters for the 2.5 storey houses) and the fact that the floor plans for the top storey are the same size as that for the lower two storeys. The height and bulk of these building would be detrimental to the character of the site and the surrounding area contrary to Policy HD5 (Built Form) of the Neighbourhood Plan which specifically states that “No new buildings will be permitted over 2.5 storeys (based on the typical heights of existing buildings in the immediate surrounding area) unless it can be demonstrated that the proposal would be in keeping with its surroundings”.**

#### **ANPR Camera**

**We are receiving conflicting reports on the effectiveness of the ANPR Camera proposed in the bus and emergency vehicle link road access from Dappers Lane.**

**Unless it can be guaranteed that legal action would automatically follow unauthorised vehicle access or exit, a gate (as originally proposed) should be installed**

#### **Works in Dappers Lane**

**Under the 106 Agreement attached to the Outline Approval the Developer is required to carry out footway improvements in Dappers Lane. Because of their necessity and importance, Parish Councillors have asked that they should be constructed at an earlier stage than that currently required i.e. provision by 150 units. It would seem, however, that difficulties have become apparent in their construction. It appears that it may be necessary to acquire some land from residents and, in some instances, build retaining walls in their gardens. In view of these problems APC consider that full construction details and assurances of land acquisition should be**

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| <p><b>provided and approved by ADC BEFORE commencement of the development</b></p> <p><b>APC concur with the ADC's Drainage Engineer objection dated 4th Jan 2022.</b></p> <p>It was noted that a member of the public who had spoken earlier in the meeting was proposing to submit a detailed representation to the ADC with regard to the surface water drainage of this site. He is a highly respected expert in this field and the Committee agreed that the APC should comment further on this application when his representation is published on the ADC planning portal.</p> <p><a href="#">A/263/21/HH</a><br/>Single storey rear extension.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p> | <p><b>ADDRESS</b><br/>3 Ashmead Way<br/>Angmering</p> |
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**FILE LIST 50 – Observations to Arun District Council by 10 February 2022**

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| <p><a href="#">A/265/21/HH</a><br/>Single storey front extension.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p> <p><a href="#">A/269/21/CLP</a><br/>Lawful development certificate for a proposed front porch extension and rear single storey extension and alterations<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p> | <p><b>ADDRESS</b><br/>34 Mill Road<br/>Avenue<br/>Angmering</p> <p><b>ADDRESS</b><br/>5 Ham Manor<br/>Farm Cottages<br/>West Drive<br/>Angmering</p> |
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- 7 21/198 PLANNING DECISIONS**  
The planning decisions listed on the agenda were talked through; no comments were made.
- 8 21/199 PLANNING APPLICATION NOT ON THE AGENDA**  
None.
- 9 21/200 LICENSING MATTERS**  
None.
- 10 21/201 CONSERVATION AREA REPORTS**  
Cllr. Verrinder read out the following report.  
As a result of the resolution by Full Council the Group drafted a letter to residents which the Office confirmed would be sent to relevant residents. It was also confirmed that a wider community consultation would be undertaken by the Office. Completion of the ADC Documentation will not be done until the result of the consultation is known, however, Group

Members will, in anticipation of a positive consultation result, consider the context of the document and meet to discuss their individual findings result of the consultation. Date of meeting to be confirmed.

- 11 21/202 WORKING GROUPS UPDATE**  
None.
- 12 21/203 SOUTH DOWNS NATIONAL PARK**  
Cllr. Verrinder read out the following report.  
A Planning Meeting was held on 20th January 2022. There was nothing of significant affecting Angmering. The next meeting is scheduled for 10th February 2022. There is nothing else to report.
- 13 21/204 ADC PLANNING COMMITTEE MEETINGS**  
Wednesday 2<sup>nd</sup> February 2022 2.00 pm  
Nothing relevant on the agenda for Angmering.
- 14 21/205 COMPLIANCE**  
Cllr. Hamilton-Street commented that APC had raised a number of issues re South of Water Lane. Issues regarding the state of Water Lane with regards to mud and other such debris as well as contractors parking their vans in the carpark by the Spotted Cow, sometimes leaving very few spaces for residents/visitors to park in. These continuing issues were all reported to Lisa Adams at ADC and acted on immediately by her. She gave updates back to Katie Herr. The road was reported several times as changes were not seen, until more recently. The amount of contractor vans parked in the carpark had reduced. Councillors and staff will continue to monitor and report back to ADC/BDW with any issues.
- 15 21/206 APPEALS**  
None.
- 16 21/207 CORRESPONDENCE**  
None.
- 17 21/208 HIGHWAYS MATTERS**  
Cllr. Oldfield gave the background to why the 2016 bus shelter report was undertaken and what the conclusion was at the time which was that usage was very little. Cllr. N Hamilton-Street then gave a current update and advised that nothing had been raised as a concern by members of the public at this time. A discussion then took place which included the state of some of the shelters. After discussion it was agreed that no further action needed to taken at this time.

However if was agreed that a letter should be written to Stagecoach about the possibility of moving the bus shelter on Roundstone Lane to where the bus stop is located plus also a letter to those responsible for the shelters on Arundel Road, outside Haskins and Roundstone Lane regarding cleaning the bus shelters.

Action: Letters to be written and sent out.

Office

- 18 21/209 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
**Planning Policy Committee**

The latest meeting took place on Tuesday 25 January 2022 at 18:00. This meeting did have various issues on the agenda so Cllr. Verrinder will report back if any action is needed.

The items in questions were:

7. Housing and economic land availability (pages 13 - 18) assessment (HELAA 2020 update)

8. Brownfield land register (pages 19 - 22)

10. CIL infrastructure investment plan (IIP 2022-(pages 29 - 48)

The next meeting will be on Tuesday 15 March 2022 at 18:00. At the time of this meeting the agenda had not been published.

**19 21/210 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

- This Committee:  
Cllr. N Hamilton-Street drew the committees attention to two new applications that would appear on the next meeting agenda and asked that all committee members familiarise themselves with both applications prior to the meeting ready for discussion.
  
- Full Council:  
None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on **Tuesday 15 February 2022** at 7.30pm in the King Suite, Angmering Village Hall.

**The meeting concluded at 20:46.**

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Chairman

Date.....