



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 2 AUGUST 2022 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renee Hobson
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; Sylvia Verrinder, John Oldfield, Renee Hobson, Nikki Hamilton-Street, David Marsh, Matthew Want and Norma Harris
- In attendance:** Tracy Lees (Committee Clerk), three members 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: Environment Agency; EA.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/057	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Bicknell	
2	22/058	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	22/059	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 12 July 2022 were agreed and were signed by the Chair.	
4	22/060	THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. TO ALSO INCLUDE AN UPDATE ON THE STATUS OF THE ACTION LIST.	

Cllr. Verrinder read out her report as follows:

- 1) **No 12 Bus Route** – I attended a meeting on 21st July at East Preston Parish Council Offices with regard to extending this service into Angmering. Although Rustington and East Preston are committed to

this route and proposed extension, Angmering cannot commit until it knows if there is a need for this service which will include, Angmering Station, Littlehampton Beach and Leisure Centre and Littlehampton Tesco's as well as the Angmering Medical Centre, however, Angmering will be expected to help subsidise this route. The trial with or without Angmering's participation begins during the first week of April 2023 and could cost Angmering £12,000. A consultation for the bus route will be included in our annual Community Survey which goes out in November 2022.

Cllr. Hamilton-Street, Katie Herr the Clerk and Cllr. Verrinder are planning to meet re the above and consider adding this to the next resident's survey. Cllr/ Marsh commented that he does not see many people using the buses and a short discussion took place.

2) **Flood Alleviation Scheme** – A meeting was held on 19th July to discuss this scheme. This was attended by Mr Geoff Gibbs. We are waiting for a report to come through from Ray Drabble (WSCC) regarding this meeting.

No question or comments were made.

3) **Dappers Lane** – A former member of the Dappers Lane Working Group is in contact with our County Councillor regarding the signs at the junction of Dappers Lane with Arundel Road. Whilst the groundwork has been finished the rest of the work is still to be completed and a date for this is awaited.

Cllr. Verrinder gave an update and reported that the signs had now been replaced and that they give very clear instructions.

5 22/061 PUBLIC CONSULTATION

A member of the public, spoke briefly about the Angmering Flood Alleviation Scheme meeting he attended on 19th July, initially on site at Ecclesden Farm and then at WSCC's Clapham depot.

Also attending were representatives of WSCC, WSP who are WSCC's consultants, the Environment Agency and Arun District Council. While invited, Southern Water, Natural England, SDNPA and Sussex Wildlife Trust did not attend.

The purpose of the meeting was to consider Phase 2 works further upstream of the new road access to the south of Water Lane development. It appears that a further 'dam' upstream of the Ecclesden Farm access road is under consideration.

He then said that at that meeting he pointed out that he was more interested in exactly what would be delivered under the Phase 1 works and when and emphasised that Angmering's flooding problems are complex and in his opinion, the operation of upstream flood storage needs to be linked to real conditions downstream.

Some very useful further flooding area maps were tabled at the meeting which he handed to the Parish Council.

He finished by saying he was pleased he had been invited to that meeting, that WSCC intend to issue meeting notes in due course and that he is keen to remain involved.

A short discussion then followed.

Another member of the public then spoke. He had very kindly sent in what he wanted to say ahead of the meeting, so all councillors were already aware. Cllr. Verrinder answered all of his points and gave information that she thought would be helpful.

Cllr. Hamilton-Street advised that Cllr. A Evans was looking at climate change and would be giving his findings at a future meeting. Cllr. Oldfield advised that the APC Neighbourhood Plan only real change was to the boundaries due to ADC and all policies were still in date.

Finally Cllr. Verrinder advised that APC are unique in that there are two bodies that cover Angmering, ADC and SDNP.

6 22/062 PLANNING APPLICATIONS

To consider Arun District Council File Lists **75, 76 and 77**, 2022:

FILE LIST 75 – Observations to Arun District Council by 4 August 2022

<p><u>A/145/22/DOC</u> Approval of details reserved by condition imposed under ref A/64/21/PL relating to Condition No 8 - Construction Management Plan. DECISION: No Objection COMMENT: No deliveries to site between 07:00 – 09:00. Construction traffic must enter or exit from the A259. Public engagement – the parish council office will be notified and register updates provided including contact details of the site manager. Support WSCC scheduled times and comments. Support EH re site working hours, noise and public engagement.</p>	<p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>
<p><u>A/146/22/DOC</u> Approval of details reserved by condition imposed under ref A/64/21/PL relating to Condition Nos 9 - Acoustic Report and 10 - external noise levels. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>

<p><u>A/152/22/DOC</u> Approval of details reserved by condition imposed under ref A/131/16/OUT relating to Condition No.12 - external lighting. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land at New Place Bungalow Arundel Road Angmering</p>
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FILE LIST 76 – Observations to Arun District Council by 11 August 2022

<p><u>A/153/22/OUT</u> Outline application for development of the site to provide up to 20 dwellings with all matters reserved (except for access). DECISION: Objection COMMENT: This application was discussed at length, and it was felt that this proposed development:</p> <ol style="list-style-type: none"> 1. Would add additional pressure on the already very busy traffic within that area, 2. The safety and security of pedestrians, and other non-vehicle users of a rural lane with no footpaths 3. That the development would be overbearing in an area already saturated with new and proposed developments 4. That no real consideration has been paid to the drainage of a site situated in a well-documented area of flooding 5. No consideration has been paid to the loss of a potential green space, the ecology, environment, air quality and climate change in this area. 6. That it is felt this application is premature due to the lack of required statements/assessments with this application. <p>It is for these reasons that APC objects to this application. It was also agreed that the Chair would draft a statement for the ADC Planning Portal.</p> <p>A member of the public spoke about A/153/22/OUT. He said he had objected to previous applications on this site on the grounds of increased flood risk to others, foul drainage inadequacies and highway issues. He said he was aware that earlier applications had been approved but he will still object. He said that he felt that swapping what he understood were originally assisted living units for ordinary dwellings would significantly increase traffic volumes over those previously predicted.</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>
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<p>The member of the public left the meeting at 20:25.</p> <p>A/147/22/HH Single and two storey extension and internal alterations. DECISION: No Objection COMMENT: None</p> <p>A/151/22/DOC Approval of details reserved by condition imposed under ref A/154/19/PL (variation of previously approved Condition 6 of A/131/16/OUT) relating to Condition 1 - foul and surface water sewerage disposal. DECISION: Objection COMMENT: Objection due to lack of information supplied i.e. no comment from the drainage engineer or Southern Water</p>	<p><u>ADDRESS</u> 30 Merryfield Crescent Angmering</p> <p><u>ADDRESS</u> Land at New Place Bungalow & Arundel Road Arundel Road Angmering</p>
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FILE LIST 77 – Observations to Arun District Council by 18 August 2022

<p>A/102/22/PL 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling. DECISION: No Objection COMMENT: None</p> <p>A/148/22/HH Erection of a single storey rear extension. DECISION: No Objection COMMENT: None</p> <p>A/155/22/DOC Approval of details reserved by condition imposed under ref A/64/21/PL relating to Condition Nos 28 - surface water drainage and 29 - maintenance & management of surface water drainage. DECISION: Objection COMMENT: Objection due to lack of information supplied i.e. no comment from the drainage engineer or Southern Water</p>	<p><u>ADDRESS</u> Land rear of Oakhurst House and Huntington House West Drive Angmering</p> <p><u>ADDRESS</u> 4 Lavender Way Angmering</p> <p><u>ADDRESS</u> Former Shrublands Nursery Roundstone Lane Angmering</p>
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Approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.

ADDRESS Land North of Water Lane Angmering

Please see appendix 1 for APCs full comment.

- 8 **22/064 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **22/065 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **22/066 PLANNING DECISIONS – NOT APPROVED**
A/60/22/DOC Land at Arundel Road Angmering
Condition 8 – Construction Management Plan
Reason for the Refusal – The submitted Plan cannot be approved at this time, as it refers to a site layout plan that has not been approved under the current live Reserved Matters Application A/48/22/RES. Therefore, it is recommended that this condition is refused.
- 11 **22/067 LICENSING MATTERS**
None.
- 12 **22/068 CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that they were waiting for comments from Martin White. She hopes to see him at an ADCAAP meeting soon.
- 13 **22/069 SOUTH DOWNS NATIONAL PARK**
Nothing to report.
- 14 **22/070 COMPLIANCE**
None.
- 15 **22/071 APPEALS**
Land South of A259 – The Inspectors report shows 93 reasons why it was decided that the Appeal is successful. A very disappointing outcome. We now need to consider our next step. ADC have been contacted to see if they will be going to judicial review. The Clerk is also to contact Andrew Griffith MP for his support.

Cllr. Hamilton-Street reported that a press release had been issued by APC regarding the result of the appeal. She also reported that a judicial review had been won to stop the development on Chatsmore Farm at Goring Gap.

Golf Centre Appeal – There are so far 288 representations to ADC, more is needed. The date for the hearing is during the first week of September.

The appeal hearing for the Golf Centre is taking place on September 6th for a period of 8 days at Bognor Town Hall, this is a new venue so not the one originally advertised. Cllr. Hamilton-Street stressed that APC needed to attend every day and she will send an email to all councillors so attendance can be arranged.

McCarthy Stone Development – Appeal dismissed 26th July 2022 – We now await the next step by either McCarthy Stone or another developer, but whoever it is the proposed development must be the right development which does not have an adverse impact on the Conservation Area and is of benefit to the Community.

APC will confirm the facts in a Facebook post and contact The One Group (who own the site) in order to put pressure on them to attend to the state of the site.

16 22/072 CORRESPONDENCE

None.

17 22/073 HIGHWAYS MATTERS

- A259 – Still on track for the end of the year completion
- A27 – The timescale for the start of this construction is now during the Summer of 2024. It is hoped that the Development Consent Order (DCO) will be submitted by the end of 2022. This is an alternative system for obtaining planning permission from the Secretary of State instead of the Local Planning Authority for large infrastructure projects

18 22/074 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee - Wednesday 21 September 2022 at 6pm. Agenda yet to be published
- ADC Planning Committee Meeting - Wednesday 24 August at 2pm
Agenda yet to be published

19 22/075 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
None.
2. Full Council:
None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 23 August 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at 20.58.

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Chairman

Date.....

Appendix 1 - Objection to A/256/21/RES

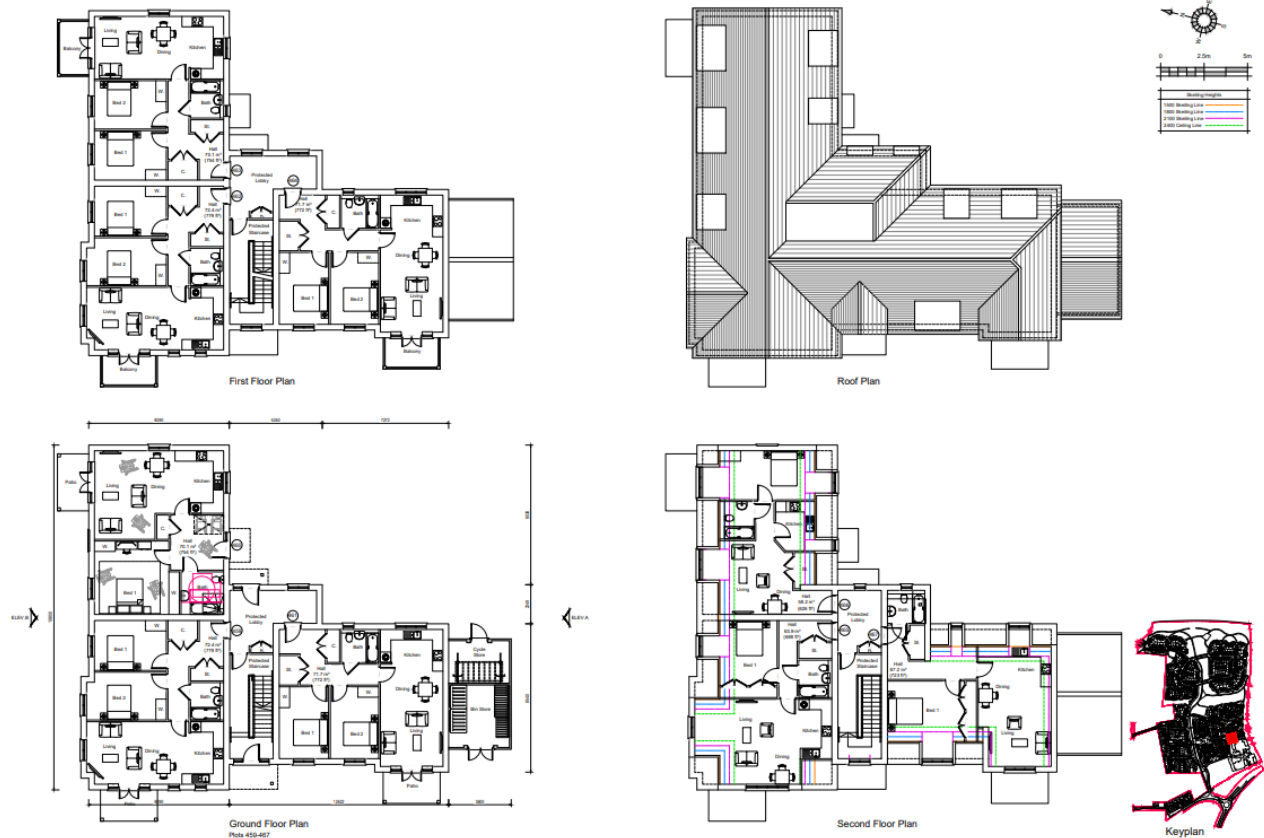
Angmering Parish Council accept that development should take place at this site as it accords with Arun’s approved Local Plan, its Strategic Aims and that it has Outline Planning Approval. We feel strongly, however, that the design of the dwellings within the site area should be sympathetic to and reflect the rural nature of the village

Apartment Blocks

In particular the Parish Council objected to the original 3 storey design of the 6 Apartment Blocks (APC Consultation response dated 31st Jan. 2022) This objection is trivialised in the officers report with a short statement to the effect that the APC objected that the Blocks were - *too high*. As there are now nearly 700 documents on the portal it is possible that members may not have seen the APC Objection, so this has been added to the end of our current objection.

We have equal concerns over the revised design, as shown below. These blocks are, in reality, still 3 storey. Their eaves level has been raised with the dormer windows still at the face of the building, all to allow a greater useable 2nd floor area which is not a great deal less than the original design.





It is generally accepted that a 2 ½ storey dwelling in a residential housing development is one with an eaves height similar to 2 storey properties in the immediate area, with smaller rooms in the roof space and dormer windows set back from the face of the building.

The design and overall bulk of these Blocks is unsightly and detrimental to the street scene and unlike any other existing dwelling in the village. They are totally out of keeping with a rural development such as this and contrary to Policy HD5 (Built Form) and HD6 (Housing Layout & Design) of the Angmering Neighbourhood Plan.

Officers indicate that the design complies with the Design Code. This may be so but the APC also objected to their design as this was being produced. Production of the Code was a condition of the Outline Planning Approval and we are unclear as to whether committee members had sight of the Discharge of Conditions application before it was approved by officers.

Dappers Lane Works

APC are also concerned about the implementation of the necessary improvements to pedestrian safety in Dappers Lane. They are referred to in the officers report under APC Representations but not mentioned or dealt with elsewhere in the report.

The APC consider that a Condition should be attached to the Approval to the effect that – *Full construction details and assurances of land acquisition should be provided to and approved by ADC before commencement of the development.*

Bus and emergency access from Dappers Lane

Whilst APC recognise WSCC preferred solution for the entrance onto the site for the bus lane and emergency vehicles will be an ANPR, we continue to have concerns regarding residents entering and then exiting the site by this entrance.

APC’s Original Objection of 31st January 2022

A/256/21/RES

The detailed Reserved Matters plans proposed do not comply with even the amended parameters plan. Whilst the proposed amendments to the parameters plan change the distribution of the highest dwellings on the site, these continued to be described as ‘2- 2.5’ storey – the latter term generally being used to describe buildings where there are two full storeys but also rooms above the second storey within the roof space.

In contrast the Reserved Matters application includes apartment blocks that are fully 3 storeys high as shown below.



Building 7 - Front Elevation

These buildings would be over 11.6 metres high and the proposed second floor space is as large as the two storeys below demonstrating that this is a true 3 storey building rather than a 2.5 storey. This compares with the 2.5 storey houses which are 9.9 metres high and the rooms wholly within the roof space. As a result the floorplan for the top storey is half the size of the lower two storeys.



Their proposed location is shown in the plan below.



Angmering Parish Council objects to the Reserved Matters application on the following grounds:

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.

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.

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 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 provided and approved by ADC BEFORE commencement of the development.