



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 18 JULY 2023 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Renée Hobson (Vice Chair)  
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renée 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, Norman Harris, David Marsh and Bill Hall
- In attendance:** Tracy Lees (Committee Clerk) and 5 member for 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. AFAS, Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/063	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Nikki Hamilton-Street, Matthew Want, Renée Hobson, Paul Bicknell and John Oldfield.	
2	23/064	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	23/065	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 27 June</b> were signed by the Chair.	
4	23/066	<b>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.</b> The Chair welcome Cllr. Bill Hall and thanked him for joining this committee.	

There was no Chairs report submitted but the Chair commented on the following items:

- 1) **Site visit** by ADC to Crete House, Dappers Lane has resulted in permission for this development being granted. Two of our District Councillors (Cllrs Cooper and Bicknell) attended this visit. There are 13 conditions for discharge.
- 2) At the ADC Planning Policy Meeting on 8<sup>th</sup> June 2023, regarding the **ADC Local Plan Review** commencement, it was recommended that all group leaders, write to Central Government regarding the development situation within Arun District. Minute extract of that meeting has been sent to all P&I Committee Members.

She proposed that a copy of this letter is obtained, and that APC write their own letter to Government. This was seconded by Cllr Marsh and approved unanimously. This will now be sent to APC Full Council for Approval.

- 3) In light of item 2 above – The Chair has put together (in draft format) a list of all the proposals for major development in Angmering since 2000, those that are completed, those under construction and those yet to come. She said that she would be speaking to the Parish Clerk about this document before it is published to all Councillors. Within the draft document she said there are 27 sites so far with a possibility of another 3 to come.

## 5      **23/067 PUBLIC CONSULTATION**

Five members of the public were in attendance and wanted to talk about the issues they are experiencing with Heron's Park Play Park which is west of Dappers Lane.

A letter had been received by one member of the public stating that fencing would no longer be put up at their boundaries which would leave the back of their properties in full view of the play park. One member of the public also stated that directly opposite her property a climbing frame had been installed and when stood on at the top there would be full view into her property.

The conversation then turned to drainage issues. Comments were made that if the fence was put where it was initially supposed to go this could have an impact on drainage.

It was also reported that an ADC Enforcement Officer had sent a representative to visit the site but no feedback has been received so far.

The Chair briefly explained APCs current understanding and concerns over the drainage issues and said that this was the only issue APC was aware of, i.e. were not aware of the fencing issues.

The Chair requested a copy of the letter regarding the fencing no longer being put in so APC could fully understand what the developer was saying and help were possible.

The members of the public were also encouraged to contact Cllr. Andy Cooper from ADC.

The Chair finished by thanking the members of the public for bringing these issues to APCs attention and assured them that APC would do what they could to help.

One member of the public left the meeting at 19:48.

**6 23/068 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 125, 126 and 127 of 2023:

**FILE LIST 125 – Observations to Arun District Council by 20 July 2023**

<p><a href="#"><u>A/117/23/DOC</u></a> Approval of details reserved by condition imposed under ref A/3/21/PL relating to condition 2 - EV charging. <b>DECISION: Objection</b> <b>COMMENT: APC feels that the quantity suggested in the application does not match the only one point shown on the plans (Condenser Slab). APC also feels that for a site such as this one EV charging point is grossly insufficient.</b></p>	<p><b><u>ADDRESS</u></b> Angmering Grange Roundstone Lane Angmering</p>
<p><a href="#"><u>A/152/23/NMA</u></a> Non-material amendment following grant of A/256/21/RES to regularise the tree protection plan to accurately reflect what is on-site <b>Decision already made by ADC</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><a href="#"><u>A/153/23/DOC</u></a> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 43 – Arboricultural Method Statement and Tree Protection Plan. <b>DECISION: No Objection</b> <b>COMMENT: This appears to cover the whole development site. APC will support the comments of the ADC Tree Officer.</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><a href="#"><u>A/155/23/NMA</u></a> Non-material amendment following grant of A/129/21/PL for amendment to Conditions 19 and 20 to allow phased discharge of conditions. <b>Decision Already made by ADC</b></p>	<p><b><u>ADDRESS</u></b> Rustington Golf Centre Golfers Lane Angmering</p>

<p><a href="#"><u>A/158/23/DOC</u></a> Approval of details reserved by condition imposed under reference A/256/21/RES, relating to condition nos: 2 - Geotechnical arrangements, 4 - Drainage arrangements and 5 - Landscaping arrangements. These conditions all relate to the bund along the Northern boundary with the A27. <b>DECISION: No Objection</b> <b>COMMENT: APC welcomes the efforts to reduce the noise from the A27 to the new dwellings and to the other parts of Angmering.</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
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**FILE LIST 126 – Observations to Arun District Council by 27 July 2023**

<p><a href="#"><u>A/157/23/L</u></a> Listed building consent for reconstruction of walls and roof damaged by fire. (This application may affect the character and appearance of the Angmering Conservation Area). <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Thorpe Cottage High Street Angmering</p>
<p><a href="#"><u>A/156/23/HH</u></a> Reconstruction of walls and roof damaged by fire. (This application may affect the character and appearance of the Angmering Conservation Area and a listed building). <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Thorpe Cottage High Street Angmering</p>
<p><a href="#"><u>A/162/23/DOC</u></a> Approval of details reserved by condition imposed under reference A/244/22/PL, relating to condition no 4 – energy efficiency. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land adjacent to 38 Mill Road Avenue Angmering</p>
<p><a href="#"><u>A/163/23/CLP</u></a> Certificate of lawfulness for a proposed loft conversion with rear dormer (less than 40m<sup>3</sup>) to match materials used on the existing building. <b>DECISION: No Objection</b> <b>COMMENT: Although APC shows no objection to the extension it does feel that the size is overbearing and may have a harmful effect on the neighbours.</b></p>	<p><b><u>ADDRESS</u></b> 90 Downs Way East Preston</p>

<p><a href="#"><u>A/165/23/NMA</u></a>  Non material amendment following the grant of A/256/21/RES to alter the fencing on the approved bus route from knee rail to green anti-climb.  <b>Decision already made by ADC – Refused</b></p> <p><a href="#"><u>A/168/23/NMA</u></a>  Non material amendment following the grant A/256/21/RES for location of 2 x electricity sub-stations and a gas governor.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  Land North of Water Lane Angmering</p> <p><b><u>ADDRESS</u></b>  Land North of Water Lane Angmering</p>
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**FILE LIST 127 – Observations to Arun District Council by 3 August 2023**

<p><a href="#"><u>A/160/23/L</u></a>  Listed building consent for a loft conversion including 2No. conservation style roof lights to rear roof slope.  RE-ADVERTISED  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  White House Cottage High Street Angmering</p>
<p><a href="#"><u>A/159/23/HH</u></a>  Listed building consent for a loft conversion including 2No. conservation style roof lights to rear roof slope.  RE-ADVERTISED  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  White House Cottage High Street Angmering</p>
<p><a href="#"><u>A/164/23/S73</u></a>  Application under Section 73 of the Town and County Planning Act 1990 for the variation of condition 2-plans condition following the grant of A/244/22/PL.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  38 Mill Road Avenue Angmering</p>
<p><a href="#"><u>A/171/23/PL</u></a>  Alterations to existing net adventure area. This site is in CIL Zone 3 (Zero Rated) as other development.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  Adventure Golf Golfers Lane Angmering</p>
<p><a href="#"><u>A/150/23/DOC</u></a>  Approval of details reserved by condition imposed under A/248/21/PL relating to condition 6 - materials and finishes.</p>	<p><b><u>ADDRESS</u></b>  Land North of Water Lane Angmering</p>

<p><b>DECISION: No Objection</b>  <b>COMMENT: Although APC has no objection the proposals must meet the ADC Approved Design Code.</b></p> <p><a href="#"><u>A/174/23/CLP</u></a>          Lawful development certificate for the proposed installation of solar panels on the roof of the existing Out of Bounds building.</p> <p><b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>          Rustington Golf Centre Activity Centre          Golfers Lane          Angmering</p>
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- 7      **23/069 PLANNING APPLICATIONS NOT ON A WEEKLY**  
None.
- 8      **23/070 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **23/071 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
[SDNP/23/02673/FUL](#)  
 External changes to 4no. West and North Elevations openings and the construction of a new timber cladded storage out building and associated landscaping works  
ADDRESS Chestnut Tree House Childrens Hospice, Dover Lane, Angmering BN18 9PX  
 Observation by **31st July 2023**  
**DECISION: No Objection**  
**COMMENT: None**
- [SDNP/23/02828/FUL](#)  
 Erection of detached secure storage building with an open-sided covered area  
ADDRESS Furze Field Swillage Lane Angmering, West Sussex, BN13 3TX  
 Observations by **4th August 2023**  
**DECISION: No Objection**  
**COMMENT: None**
- 10     **23/072 PLANNING DECISIONS – NOT APPROVED**  
The refusal were noted by the committee, no comments were made.
- 11     **23/073 LICENSING MATTERS**  
None.
- 12     **23/074 CONSERVATION AREA REPORTS**  
 Cllr. Verrinder advised that the survey was still live, and 41 responses had been received so far. The Clerk will re advertise so as many responses can be received as possible.
- McCarthy Stone have posted new plans for the Chandlers Site. These will appear on the ADC Website.
- 13     **23/075 SOUTH DOWNS NATIONAL PARK**

Chris Patterson who has been a long-time member of the NP Board is leaving this week for pastures new. He has been a great help to APC with advice and workshops. Thanks to Chris to be sent.

Action: Card to be sent to thank him and wish him well.

KH

The next Planning Meeting is yet to be advertised.

**14 23/076 COMPLIANCE**

None.

**15 23/077 APPEALS**

None.

**16 23/078 CORRESPONDENCE**

E-mail received from ADC re Call for Sites 2023 – There were no comments from the Committee, but this will be monitored by APC.

Correspondence continues between School House, WSCC, APC and the Police.

Correspondence continues between residents of Dappers Lane and ADC/WSCC regarding the state of the highway and drainage mainly outside the Heron Park Development – Latest news received from Cllr Urquhart that after a meeting with Highways they have agreed to go and look at the highway and drainage issue in that area. We await the outcome of that site visit by County Highways.

**17 23/079 HIGHWAYS MATTERS**

**Water Lane** - The closure of Water Lane from Dappers Lane to the A280 is now open.

**Station Road** - From WSCC, there is news that Station Road from the Blue Star Junction (A259) will be closed from 24<sup>th</sup> July for 5 days with a 24hours operations in force, this is to enable Southern Water to carry out works to the water system and junction box. Diversions will be in place. APC to monitor these diversions and the effect on the village centre businesses.

**A27 – Arundel Bypass**

On 10 March 2023 it was announced that this scheme was being deferred, on 8 June 2023 the latest update states that: -

- Been deferred to the next Roads Investment Period, known as RIS3, which covers 2025 to 2030.
- No Development Consent Order to be requested this year from the Planning Inspectorate.
- No further work on the scheme except to remove installed monitoring equipment. However, this does not mean that planning work on the best way forward will cease.
- It is expected that for the time being the Preferred Route will remain the same.
- As this scheme will affect Angmering, P&I will continue to monitor the website for future updates.

**Re Dappers Lane** – The local Acting Police Sergeant’s team has been visiting the no entry site at the north end of Dappers Lane and it is hoped that more patrols in this area will take place.

**Traffic Light bulb replacements:** WSCC has notified that all traffic light bulbs over the next 2 years will be replaced with halogen bulbs.

**18      23/080      ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

- Planning Policy Committee – Thursday 21 September at 6pm  
Awaiting publication of the agenda.
  
- ADC Planning Committee Meeting – Wednesday 9 August at 2pm  
Awaiting publication of the agenda.

**19      23/081      MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:  
None.
  
2. Full Council:  
Recommendation to District Councillors to have sight of letter from ADC to Government re development/Infrastructure building and Staffing situation in the “District” and for APC to back this up with our own letter to Government.

**DATE OF NEXT MEETING**

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

The meeting concluded at **20:21**.

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Chairman

Date.....





# Planning & Infrastructure Committee Chairs Report 8<sup>th</sup> August 2023

1. On Tuesday 25<sup>th</sup> July 2023 I had a meeting with Geoff Gibbs to look at the current situation with the drainage on the Herons Park Development, Dappers Lane.
2. At the last P&I, five residents from Woodlands Close/Garden Close attended the meeting and relayed their concerns of the proposed removal of fencing along their boundary together with the height of the proposed play equipment. My meeting with Geoff has given me a better understanding of the situation and raises some important questions – regarding the condition of the pipe from the ditch to Arundel Road. Application for removal of the fence in question is now on the ADC website and on this agenda.
3. On 4<sup>th</sup> August Geoff Gibbs and I have a meeting with Paul Cann – Drainage Engineer at ADC to discuss our concerns with the Dappers Lane development and those raised by the residents of Woodlands Close – in fact all the properties along the boundary with Heron Park together with the pipe to Arundel Road which is causing some concern as to its condition. We will also raise the drainage problems the developments in Arundel Road are having. The outcome of this meeting will be brought to the meeting on 8<sup>th</sup> August.
4. Information has been received that one of the complaints regarding illegal entry into Dappers Lane from the North has been to court and the driver has been fined £220 and must pay £88 victim surcharge, £90 costs (£399 in total), after being found guilty under the single justice procedure of failing to comply with a no entry sign in Dappers Lane, Angmering, on October 14, 2022. His driving record was endorsed with three points. So, thank you to all those that are reporting these infringements to Operation Crackdown, the police, etc. The system does work, and notice is being taken of complaints. As previously reported the police will be showing greater interest in this area.

There has been a lot of mixed feelings expressed on social media as to the situation at the north end of Dappers Lane. It must be made known that the land and roads north of the bridge are in the SDNP and the National Park Authority (NPA) would have a dim view of anything that is contrary to the Purposes and Duties of the NPA. However, the responsibility for any road construction or alteration still lies with the Highways Department of the West Sussex County Council in collaboration with the NPA and Highways England. It must be noted that the SDNP has the highest status of protection in relation to landscape and scenic beauty.

5. On Thursday 27<sup>th</sup> July I attended a zoom meeting of the NALC Climate Emergency Network a copy of the meeting notes have been sent to you all. One thing that has emerged is a need for Climate Action Groups within Parishes and Towns. This is being adopted throughout the country, supported by NALC. APC has their own Climate Action Plan, which is regularly reviewed and can be added to at any time.
6. Two Applications have been Part Approved -  
[A/273/22/DOC relating to Condition 15](#) - layout & specification of and construction programme for the roads, footpaths, cycleways, parking area, emergency access from Dappers Lane and tracking details for refuse vehicles – Land North of Water Lane - **Bellway Homes**.

[A/97/23/DOC](#), relating to condition no 30 - External Lighting. Land off Arundel Road - the residential phase of development only.

7. [A/256/22/PL](#) Downsview, Littlehampton Road, Angmering BN12 6PW

The appeal is dismissed by Inspector J Reid.

The reasons for dismissal stem around: -

- loss of gaps,
- public transport availability,
- accessibility to shops and other amenities without the use of a car,
- lack of consideration for cyclists other than professional cyclists,
- outside the built-up-area and
- contrary to the development plan.

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

1<sup>st</sup> August 2023.

Meeting Date	Agenda No:	Minute No:	Title	Action Required	Action to be taken	Comments & Next steps	Delegated To	Completed Date

**Key**

Task has been started
Task to remain on the list - placed on differed tab
Task not yet started
Task completed