



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 NOVEMBER 2022 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Davis Marsh (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, David Marsh, Matthew Want, Paul Bicknell, Norma Harris and Renée Hobson
- In attendance:** Tracy Lees (Committee Clerk) and six 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. AFAS, Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/114	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. N Hamilton-Street and Cllr. J Oldfield.	
2	22/115	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	22/116	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 25 October 2022</b> were agreed and were signed by the Chair.	
4	22/117	<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> A copy of the Chairs report had been sent to all members and was accepted with no questions being asked.	

Below is a copy of the report:

- 1) On Friday 4<sup>th</sup> November 2022 I had a meeting with Geoff Gibbs at his request to discuss the proposed drainage on the Heron's Farm development. This meeting was called as the latest application has caused some misgivings about the proposal and the safety of the residents south of the development. From this meeting I have a better understanding of the concerns of the residents affected. I have written an e-mail/letter to the Case Officer Katie Sharp at ADC expressing these concerns and copied it to WSCC, Cllr Urquhart, Andrew Griffiths MP, and P&I Committee. This will be discussed further at Agenda Item 6 for decision and comment to ADC.
- 2) Geoff Gibbs has received an e-mail from Ray Drabble (WSCC) in answer to his enquiry regarding the Angmering Flood Attenuation System (AFAS). A copy of this was forwarded to you all.
- 3) Information has been received that PROW 2151 has been temporarily closed by the developer whilst work is done on the Herons Farm development in the interest of safety to users. However, it is understood that this PROW will be closed for a much longer period, and it is hoped that notification at all of the entrances to the PROW will be posted.
- 4) Once again, the village has experienced flooding in the centre and other prominent areas, however this was not as severe as in 2002, 2012 and 2014. The SUD on Mayflower Park and the Black Ditch before the culvert entrance on Water Lane were turned into lakes. Both appeared to work well in containing run off water.
- 5) Received from the SDNP are the notes of the workshop I attended, you should all have received these.

In addition –

We have received from WSCC, in connection with the West Sussex Local Transport Plan, notification that a feasibility Study has been taken of the Worthing to Horsham A24 Corridor. This work is ongoing with further assessments and consultations to follow.

**Action List:**

There has been ongoing communication between the office and WSCC with regard to changes to the High Street parking and location of double yellow lines to ease a potentially hazardous area where vehicles in either direction have no line of sight. Changes to the High Street will require a TRO which the office will be requesting.

Action: TRO to be investigated further.

KH

**5 22/118 PUBLIC CONSULTATION**

Six members of the public attended the meeting specifically to raise their concerns and objection to application A/247/22/PL which relates to The Angmering Club.

A long conversation took place with concerns being raised about how this could lead to outside drinking and also important points that had not been

mentioned such as the location of the school, the club is located very close to residents and the fact that the club is in a conservation area and the application was not in keeping with this. The area concerned is currently a smoking area and if a license was granted in the future for outside drinking this would make the situation so much worse, such as noise pollution from equipment, music and shouting which would be completely inappropriate for the area as well as intimidating. The residents understand that The Angmering Club believe they will be granted a license in the future and this will result them in opening at different times throughout the day, night and at weekends. Finally they mentioned the amount of cigarette ends that are already dropped on the pavement and this would only become worse.

Cllr. Marsh thanked them for their views and explained what the PI committee can consider these comments when the license was applied for. He confirmed that everything they had said had been taken on board and urged them to individually have their say on to this application.

All six members of the public left the meeting at 20:02.

**6 22/119 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **90, 91 and 92, 2022:**

**FILE LIST 90 – Observations to Arun District Council by 17 November 2022**

<p><b><u>A/206/22/PL</u></b>            Installation of timber car barn.            RE-ADVERTISED: Amended car barn plans following objections: DL/CB SK01 V2 and DL/CB SK02 V2.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>            19 Swallows Gate            Angmering</p>
<p><b><u>A/233/22/HH</u></b>            Two-storey side extension, single storey rear extension.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>            44 Arundel Road            Angmering</p>
<p><b><u>A/230/22/DOC</u></b>            Approval of details reserved by condition imposed under ref APP.C3810/W/2 2/3295115 (A/168/21/PL) relating to Condition No 17 - glazing specification.  <b>DECISION: No Objection</b>  <b>COMMENT: We concur with the Environmental Health comments</b></p>	<p><b><u>ADDRESS</u></b>            Land South of Littlehampton, East of Worthing Road            Angmering</p>
<p><b><u>A/231/22/DOC</u></b>            Approval of details reserved by condition imposed under ref</p>	<p><b><u>ADDRESS</u></b>            Land South of Littlehampton Road</p>

<p>APP/C3810/W/3295115 (A/168/21/PL) relating to Condition No 14 - contamination.  <b>DECISION: No Objection</b>  <b>COMMENT: We concur with the Environmental Health comments</b></p>	<p>East of Worthing Road Angmering</p>
<p><u><a href="#">A/234/22/DOC</a></u>  Approval of details reserved by condition imposed under A/168/22/PL relating to condition 3-Construction Management Plan.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><u><b>ADDRESS</b></u>  Land South of Littlehampton Road East of Worthing Road Angmering</p>
<p><u><a href="#">A/235/22/DOC</a></u>  Approval of details reserved by condition imposed under A/168/21/PL relating to condition 22-details of finished levels of ground and floors of buildings.  <b>DECISION: Objection</b>  <b>COMMENT: Insufficient information to enable comments supporting the objection to be made</b></p>	<p><u><b>ADDRESS</b></u>  Land South of Littlehampton Road East of Worthing Road Angmering</p>
<p><u><a href="#">A/236/22/DOC</a></u>  Approval of details reserved by condition imposed under A/168/21/PL relating to condition 18-surface water drainage scheme.  <b>DECISION: Objection</b>  <b>COMMENT: Insufficient information as to where the SuD to the east drains into the main drainage system and no expert comment on suitability of scheme</b></p>	<p><u><b>ADDRESS</b></u>  Land South of Littlehampton Road East of Worthing Road Angmering</p>
<p><u><a href="#">A/237/22/DOC</a></u>  Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 27-surface water drainage, 28-surface water drainage maintenance manual, 30-discharge of water flows and 31-foul drainage system.  <b>DECISION: Objection</b>  <b>COMMENT: Lack of drainage engineer assessments</b></p>	<p><u><b>ADDRESS</b></u>  Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway Angmering</p>
<p><u><a href="#">A/239/22/DOC</a></u>  Approval of details reserved by condition imposed under A/168/21/PL relating to condition 12-schedule of materials and finishes.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><u><b>ADDRESS</b></u>  Land south of Littlehampton Road East of Worthing Road Angmering</p>

<p><u><a href="#">A/243/22/DOC</a></u>  Approval of details reserved by condition imposed under ref A/46/19/PL relating to Condition No 17 - contamination.  <b>DECISION: No Objection</b>  <b>COMMENT: While not objecting APC are surprised the construction was allowed before the condition was approved.</b></p>	<p><u><b>ADDRESS</b></u>  Land North of Mayflower Way  Angmering</p>
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**FILE LIST 91 – Observations to Arun District Council by 24 November 2022**

<p><u><a href="#">A/203/22/L</a></u>  Listed building consent for single storey rear extension following demolition of existing rear conservatory.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p> <p><u><a href="#">A/247/22/PL</a></u>  Remove frontage of the building (and entrance porch) and set back by approximately 2.8m from current building line &amp; reconstruct new front gable end wall and create new outside terrace space and increase height of existing brick boundary walls with new permanent screening. This site affects the character and appearance of the Angmering Conservation Area, may affect the setting of listed buildings and is in CIL Zone 2 (Zero Rated) as other development.  <b>DECISION: Objection</b>  <b>COMMENT: Whilst APC understand the proposal/desire for change by the Social Club as a way to increase their business and to improve the frontage of the building it must object to this application for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• It does not comply with the approved material considerations <ul style="list-style-type: none"> <li>* <b>Effect on a Conservation Area and Listed Buildings</b> – This property is within the Angmering Conservation Area and has listed buildings in close proximity namely Pear Tree Cottage, Angmering Forge, Aberdeen House, Waterton House and Elmhurst, and the many other Listed buildings within Arundel Road.</li> </ul> </li> <li>• <b>Impact on the Surrounding Area</b> – its very close proximity to Orme Cottages and their back gardens.</li> </ul>	<p><u><b>ADDRESS</b></u>  The Old Mill House  Station Road  Angmering</p> <p><u><b>ADDRESS</b></u>  The Angmering Club  Arundel Road  Angmering</p>
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- **Highways Safety** – Arundel Road is an ancient access route to the village centre and the A27. Traffic flow along this road is impeded by the amount of parking throughout the day and night especially in the vicinity of this building thereby making it a point of danger to both vehicles and pedestrians.
- **Effect on Neighbouring Occupiers e.g., Overlooking/Overbearing** -There is no distance between this building and the next-door neighbours namely, Orme Cottages (as mentioned above) and St Margaret’s Court which is a Warden Assisted building complex that is occupied by elderly residents.
- **Noise and Smell** – Increase in noise and cigarette pollution whilst patrons use this area.

APC also feels that any changes in design and materials to this proposal must be in keeping with considerations of a Conservation Area.

**A/242/22/PL**

Erection of changing rooms on site of former changing rooms. This site is in CIL Zone 3 (Zero Rated) as other development.

**DECISION: Objection**

**COMMENT: No report, from WSCC as the landowner, not enough detail on security and not enough detail on sewage solution**

**A/250/22/DOC**

Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition No 18 - surface water drainage.

**DECISION: Objection**

**COMMENT:** As per the comments in correspondence to Katie Sharp – Case Officer *At a meeting with one of our residents it transpires that the residents that live south of the Herons Farm Development in Dappers Lane, have great concerns regarding this latest application to discharge conditions (Condition 18) relating to the existing watercourse drainage from the site/estate. As you are aware there is a ditch which takes the surface water that runs off the hill, having done so for very many years and in extreme weather gardens/properties have been flooded. This ditch is open to the bend in Garden Close (footpath 2151) and then runs through a 225mm (9”) pipe/culvert to the rear of the properties towards the drainage system in Arundel Road. It is known that this pipe has been there for very many years and therefore not visible to these residents and in some cases unknown to the residents (unless it is highlighted in their deeds). What is not known is the condition of this pipe and*

**ADDRESS**

Woodland Park  
Sports Field  
Station Road  
Angmering

**ADDRESS**

Land at Dappers  
Lane Angmering  
Littlehampton

**how often it is maintained.** What is known, this pipe during heavy rain becomes overwhelmed and the surface water leaves this junction to travel along Garden Close into Chantryfield Road and has been known to travel along Meadowside into Greenacres Ring and thence south to the footpath that leads onto Water Lane. What is also not known is whether this pipe has been compromised by well-meaning unknowing residents placing permanent buildings, i.e., sheds, concrete paths/bases etc over that pipe, thereby causing possible damage.

In this latest application the intention is to widen the ditch from the entrance into the 225mm pipe and east towards Dappers Lane, thereby enabling a greater flow and capacity of water to enter this pipe – the question is whether this pipe is in such a condition that it is now capable of carrying such a capacity of water without flooding/overspilling into the dwellings in Garden Close and Woodlands Close and then continue the flow towards Water Lane.

It is understood that the new pipe that takes the water from the Sud (the new attenuation basin) travels west, through St Margaret's School and out to the Arundel Road drainage system. Residents find it strange that this pipe is only 147mm (6") as opposed to the older pipe of 225mm and still expected to carry such a quantity of water if not more. Could this size pipe really cope with the amount of water without the Sud ever overflowing into the widened ditch as described in the plans.

Whilst it is agreed that attenuation ponds work – prime example is the one on Mayflower Park, the residents want some assurance that the condition of the 225mm pipe will be investigated and repaired if damaged before they have the confidence that their properties will be safe from any form of overflow from the widened ditch and SuD.

APC also concurs with the communication between ADC and Mr Geoff Gibbs in his representations at the beginning of November.

APC must also point out that two Government Ministers have stated that "Councils will need to demonstrate that the development will be safe from flooding for its lifetime, will not increase flood risk elsewhere, and where possible will reduce flood risk overall" and "This guidance will help ensure new developments are designed with flood resilience in mind and do not increase flood risk elsewhere".

Bearing this in mind APC feels that the developer has not complied with these statements nor the reason for the Condition 18 imposed and is therefore permitting the possible flooding to the residents

south of the development boundary if it does not investigate the condition of the 225m (9") pipe.

**FILE LIST 92 – Observations to Arun District Council by 1 December 2022**

<p><u><a href="#">A/245/22/HH</a></u> First floor side extension and rear extension. Replacement windows throughout. Boundary wall and gate to side and rear elevation to reinstate boundary. Oak frame car port to rear elevation. This application may affect the character and appearance of the Angmering Conservation Area. <b>DECISION: Objection</b> <b>COMMENT: APC concurs with the comments made by the Arun District Conservation Area Advisory Panel and the Conservation Officer on tile hanging. The nearest tiles are on shops and are reproduction.</b> <b>Concern of the turning circle into the rear vehicle access and whether it will be viable particularly when the rest of the site is developed.</b> <b>APC also feels that entrance and exit to this dwelling will have to be re-configured in the interest of safety, however, any entrance to the boundary that abuts the High Street will require a pedestrian footpath along the length of this boundary, but it will mean the loss of very valuable parking spaces in the village centre.</b></p>	<p><b>ADDRESS</b> Phares Courtledge High Street Angmering</p>
<p><u><a href="#">A/248/22/HH</a></u> Installation of 11 No. solar panels on flat roofs of the property. Additional plan showing mounting for solar panel <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b>ADDRESS</b> 80 Palmer Road Angmering</p>
<p><u><a href="#">A/240/22/NMA</a></u> Non-material amendment following grant of A/85/22/HH to clad the dormer in a dark coloured cement board, as opposed to tiles and one first floor window to be a Juliette balcony. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b>ADDRESS</b> Cranford Ham Manor Way Angmering</p>

7      22/120    **PLANNING APPLICATIONS NOT ON A WEEKLY**  
None.

8      22/121    **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.





- Communities, Highways & Environment Scrutiny Committee 18<sup>th</sup> November at 1030  
*1.45 pm 7. Speed Limit Policy (Pages 81 - 104) The Cabinet Member for Highways and Transport is proposing to revise the **Speed Limit Policy**, building on the work of an Executive Task and Finish Group. The Committee is asked to preview the proposed decision*
- Planning & Rights of Way Committee,  
Previously held on 8<sup>th</sup> November nothing affecting Angmering.  
Next meeting on 6<sup>th</sup> December at 1030 awaiting agenda

- 9      **22/122 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.  
Next Planning meeting is on 8<sup>th</sup> December at 1000 no agenda yet.
- 10     **22/123 PLANNING DECISIONS – NOT APPROVED**  
None.
- 11     **22/124 LICENSING MATTERS**  
None.
- 12     **22/125 CONSERVATION AREA REPORTS**  
Cllr. Verrinder reported the following:  
The survey was now complete and will be sent out to Angmering residents. A comment was made that some lampposts in the conservation area were not in keeping.
- 13     **22/126 SOUTH DOWNS NATIONAL PARK**  
Paperwork regarding the recent Town & Parish Council Workshop has been received and sent to you all. No Comments or Questions
- 14     **22/127 COMPLIANCE**  
None.
- 15     **22/128 APPEALS**  
None.
- 16     **22/129 CORRESPONDENCE**  
None.



17      22/130      **HIGHWAYS MATTERS**

**A259 – Duelling Upgrade**

Work seems to be progressing for an end of year opening. Two lanes now open with work to complete the centre of the road underway. Promised progress reports from WSCC/Volker Fitzpatrick seem to have ceased.

**A27 – Arundel By-pass**

Changes to the scheme design and traffic levels from 16 November to 16 December 2022, we'll be holding a Supplementary Consultation to present our revised design and seek feedback on the changes put forward. These changes mainly affect the Walberton Area. Consultation documents can be viewed at Arun Civic Centre. Changes to other specific areas will follow in due course for consultation.

Development Consent Order (DCO) Submission - As a result of taking on your feedback and making changes to the design, once we have finished this consultation, we plan to submit our DCO application in Spring 2023.

Timescale changes - We are now working to a Summer 2024 start date for our work.

**Angmering Cycle Paths and Pathways –**

- The group had a meeting on 31<sup>st</sup> October and submitted their report with photos. Work continues. Cllr. Verrinder asked if the committee had received the report and are there any comments – none were asked.
- At the next meeting of the Planning Policy Committee they intend to discuss Arundel Town Council Local Walking and Cycling Infrastructure Plan (LCWIP) which may be of help to this Cycling Group. The report seeks the Committee's agreement in principle to support the development of Arundel Town Council's Local Walking Cycling and Infrastructure Plan (LCWIP) because it is consistent with the Council's approach to delivering Active Travel opportunities, through its Active Travel study which was approved as a material consideration

18      22/131      **ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

- Planning Policy Committee - Thursday 24 November 2022 at 6pm. Agenda published but nothing relevant to Angmering.
- ADC Planning Committee Meeting - Wednesday 30 November at 2pm. A/153/22/OUT Broadlees, Dappers Lane is on the agenda and Cllr. N Hamilton-Street will attend the meeting and speak on this application.

19      22/132      **MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:  
A request was received to add an agenda item to discuss the feedback received from the recent Transport Survey. This will be added to the next agenda.
2. Full Council:  
None.



**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 6 December 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **21.03**.

  
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Chairman

Date 6/12/22