



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 21 JUNE 2022 AT 7.30PM

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

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/019	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Bicknell	
2	22/020	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b>	
3	22/021	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 31 May 2022</b> were agreed and were signed by the Chair.	
4	22/022	<b>THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA</b> Nothing to report	
5	22/023	<b>PUBLIC CONSULTATION</b> The member of the public present had no comments to make or question to ask.	

Councillor Verrinder said that she attended a meeting explaining the Levelling Up and Regeneration Bill which has received its 2<sup>nd</sup> reading in the House of Commons. This is the latest development in Planning.

Once it has made its way through Parliament it is expected to become law in 2023. Michael Gove MP has said that the current planning system is dysfunctional and under pressure over housing numbers and the delivery of Local Plans, also there is a shortage of planning staff professionals. It appears that the annual target of 300,000 houses, nationally, is not yet being reached. It also appears that the Government is backing down on fixed and centrally determined housing numbers – it begs the question how this will affect Angmering, and the proposed major developments not yet applied for.

She said that her report on this meeting had been sent to members of P&I and are there any comments? There were no comments

**6 22/024 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **69, 70 and 71**, 2022:

**FILE LIST 69 – Observations to Arun District Council by 25 June 2022**

<p><b><u>A/104/22/PL</u></b>          Replace existing roof with monopitch roof and associated works. This application is in CIL Zone 2 (Zero rated) as other development.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>          Worthing Rugby Club          Roundstone Lane          Angmering</p>
<p><b><u>A/105/22/HH</u></b>          Single Story Front infill Extension.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>          14 Merryfield Crescent          Angmering</p>

**FILE LIST 70 – Observations to Arun District Council by 30 June 2022**

<p><b><u>A/256/21/RES</u></b>          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 &amp; public open space. RE-ADVERTISED amendments to the layout.  <b>DECISION: DEFFERED</b>  <b>COMMENT: No comment is being made at this time as all documentation is not available and amendments are still being made.</b></p>	<p><b><u>ADDRESS</u></b>          Land North of Water Lane Angmering</p> <p><b><u>ADDRESS</u></b>          5 The Cottrells Angmering</p>
<p><b><u>A/86/22/HH</u></b>          Retention of a detached single story garden office and store at the rear of the property.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>          5 The Cottrells Angmering</p> <p><b><u>ADDRESS</u></b>          West End Cott Lane Angmering</p> <p><b><u>ADDRESS</u></b>          Land at West E Roundstone Lane Angmering</p>

<p><u><a href="#">A/114/22/DOC</a></u>  Approval of details reserved by condition imposed under ref A/144/15/PL relating to Condition No 15 – ecological enhancement scheme.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT:</b> APC strongly stands by its objection as previously stated in A/88/22/DOC where it feels that the construction of swales instead of a SuD on this site would only heighten the health and safety issues of the children that use that open space. The amendment dated 24<sup>th</sup> May whilst it adequately addresses the ecology of the site does so assuming that the construction of swales will be permitted. It is also noted that this construction has already been started without prior consultation or permission.</p>	<p><b>ADDRESS</b>  West End  Roundstone North of Water Lane and  Angmering South of A27 inclusive of  Angmering Oval Raceway  Angmering</p>
<p><u><a href="#">A/115/22/DOC</a></u>  Approval of details reserved by condition imposed under ref A/144/15/PL relating to Condition No 9 - landscaping scheme.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT:</b> APC stands by its objection. As the maps provided address in principle the landscaping necessary for the site it still does not address the concerns regarding the health and safety issue of SuD v Swale. APC also feels that until this issue is resolved this application is premature.</p>	<p><b>ADDRESS</b>  Land at West End  Nursery  Roundstone  Lane Angmering</p>
<p><u><a href="#">A/117/22/DOC</a></u>  Approval of details reserved by condition imposed under A/248/21/PL relating to condition 5-Design Code Masterplan.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT:</b> A Design Code Masterplan has been produced in 130 pages some of which has been superseded with regard to the placing of affordable homes, open space between the two northern settlements and the A27 and these settlements and the bus route. <b>APC feels that this application is Premature.</b> A meeting has been held with the new developers who apologised for all the additional documents on the ADC website. They explained the differences between the outline application and this one. They were questioned on Drainage, Air Quality, Building Heights, play areas and the bus route. In view of the fact that documents continue to be sent to ADC it was decided to <b>defer</b> APC's</p>	<p><b>ADDRESS</b>  Land North of  Water Lane and  South of A27  inclusive of  Angmering Oval</p>



decision and comments until all documents have been presented.	
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**FILE LIST 71 – No applications**

- 7      22/025    **PLANNING DECISIONS**  
No comments made.
- 8      22/026    **PLANNING APPLICATION NOT ON THE AGENDA**  
**WSCC/014/22**  
St Margarets C Of E School, Arundel Road, West Sussex, Angmering,  
BN16 4LP  
Erection of a single storey extension building with external landscaping  
and associated works.  
Correspondence received to state that comments can be received after 21<sup>st</sup>  
June 2022.  
**DECISION: No Objection**  
**COMMENT: None**
- 9      22/027    **LICENSING MATTERS**  
Licence: **Pavement Licence**  
Application No: **116568**  
**Juna Home and Garden, The Square, West Sussex, BN16 4EA**  
**DECISION: No Objection**  
**COMMENT: None**
- 10     22/028    **CONSERVATION AREA REPORTS**  
The group met on Thursday 16<sup>th</sup> June, in attendance was the ADC  
Conservation Officer Martyn White. The draft assessment was  
discussed. It was hoped that the work could be completed by the end of  
this year, however with the work that still needs to be done, the part  
that ADC must play, and the legalities involved in extending the  
Conservation Area this may not be possible until mid to later 2023. It is  
hoped to have another meeting towards the end of July.
- 11     22/029    **WORKING GROUPS UPDATE**  
None.
- 12     22/030    **SOUTH DOWNS NATIONAL PARK**  
The next meeting of the Planning Committee will be on 14<sup>th</sup> July 2022.  
The agenda is yet to be published.  
So far there are no planning applications relating to Angmering.  
A letter has been received from Planning Policy at the SDNP officially  
informing Parishes and Town Councils of the Authorities intention to  
review the Local Plan. They intend to publish the draft local plan in  
Autumn 2023 when Parish and Town Councils will be invited to make  
representation, and this is followed the following year with the formal  
pre-submission consultation.
- 13     22/031    **ADC PLANNING COMMITTEE MEETINGS**  
Next Meeting - Wednesday 22nd June 2022 2.00 pm  
no applications for Angmering on this agenda  
The next meeting is planned for Wednesday 20<sup>th</sup> July at 1400hrs

14      **22/032 COMPLIANCE**

There has been a lot of correspondence between a resident and Compliance regarding the removal of trees and state of the development site known as Swallows Gate in Dappers Lane. It appears that the removal of 4 trees from the frontage of the site goes against the application and is therefore being dealt with under enforcement. The state of the site, pavements and footpaths has not been left in an acceptable state; however, it has been assured that this is being addressed on Monday 20<sup>th</sup> June by the developers.

Councillor David Marsh – Complaints have been made regarding the heavy construction vehicles that are using Weavers Hill

15      **22/033 APPEALS**

The appeal on behalf of McCarthy Stone regarding the refusal of the application relating to the old Chandlers site has been heard by the Planning Inspector and we are awaiting the result of that appeal which could take 3 weeks. Councillor Nikki Hamilton-Street and Councillor Paul Bicknell attended the first day of the meeting and spoke on behalf of Angmering Parish Council and Residents.

We should hear in the next 2 weeks as to the result.

**A/112/21/PL**

Application For the Removal Of Condition 14 Following Grant Of A/3/21/PI Relating To The Provision Of A Footpath Along The Site Frontage With Roundstone Lane.

ADDRESS: Pound Place Roundstone Lane Angmering BN16 4AL

All representations must be received by the 24<sup>th</sup> June 2022 and must quote the appeal reference.

COMMENT: Prior to the meeting Councillor Paul Bicknell raised his concerns over this footpath and what was originally intended. APC strongly stands by its objection and adds, that in the interest of Pedestrian and Road Safety the intention was to run a footpath from the development linking the bus stop and Brougham Grove, further north along the lane from the site. Construction of the footpath would ensure the duty of care, that the developers and owners have, towards clients and visitors to the site, in providing a safe entrance and exit, especially if those visitors and clients must travel by bus and then be forced to walk an unsafe distance to the development.

**A/129/21/PL**

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.

ADDRESS: Rustington Golf Centre Golfers Lane Angmering BN16 4NB

All representations must be received by the 29<sup>th</sup> June 2022 and must quote the appeal reference.



COMMENT: Our original objection to application A/129/21/PL will be reviewed and extra comments added before submission.

Councillor Nikki Hamilton-Street explained the process known as Rule 6. Before making a decision, it was decided to await the Parish Clerk's findings and possible costings to the Parish.

[A/169/21/PL](#) – Land South of A259 (Redrow Homes) – Councillor Nikki Hamilton-Street said that she would be attending on the first day of the appeal with regard to the proposed site south of the A259 and asked for other committee members to attend on the other days. The start date is 4 July 2022.

**16 22/034 CORRESPONDENCE**

**The Arun District Council Planning Compliance Strategy** – Discussion on the document took place.

Before adoption of this new Strategy Parish/Town Councils will be consulted to enable them to address concerns that members of the public may wish to raise with them. There are changes in Sections 4, 5, 6, 7, 8 & 10 of the 2019 document. The Chair instructed committee members to read this document and to let the Parish Clerk have their comments as soon as possible to enable her to make comment to ADC.

Cllr Hamilton-Street stated that must make representation on this as it is believed to be a direct reflection of the current staffing issues that are currently being experienced by ADC.

The number of compliance issues reported on several Angmering applications, including South of Water Lane, were discussed with regards to breaches of the Construction Management Plan and the removal of trees. It is imperative that these issues are reported and followed up by ADC – regardless of the staffing levels.

**17 22/035 HIGHWAYS MATTERS**

A259 – Nothing to report, awaiting the next update from County

A27 – The consultation process has now closed. The next step is the submission of the application to the Planning Inspectorate during the summer/autumn 2022. The Planning Inspector will have 28 days to review the application before deciding whether to accept it for examination. All being well it is hoped that the 8km construction start date will be late 2023/2024 with a possible end date in 2030. The current cost is estimated at £320m +. Should anyone wish to keep up to date with this development then go to the Highways England website.

**18 22/036 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

Planning Policy Committee - 27 July 2022 at 6pm.  
Agenda yet to be published

**19 22/037 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

This Committee:

Cllr. Hamilton-Street stated that as we are now ¼ of the way through the year it was time to assess and update actions from the Annual Plan.

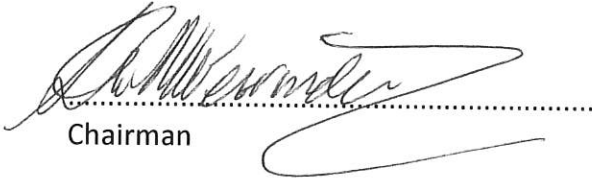
Full Council:

None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 12 July 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at 20.31.

  
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Chairman

Date:   
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