



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 2 JANUARY 2024 AT 7.30PM

This meeting was cancelled.
All the comments on the applications were agreed via email.

Committee: Sylvia Verrinder (Chair), Renée Hobson (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, David Marsh, Bill Hall 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: N/A

In attendance: N/A

Acronym: Planning and Infrastructure Committee: PI; Angmering Parish Office: APC; West Sussex County Council: WSCC; Arun District Council: ADC; South Downs National Park: SNDP; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/201	APOLOGIES FOR ABSENCE None.	
2	23/202	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/203	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 12 December will be formally agreed at the meeting on the 23 rd January 2024.	
4	23/204	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. No report received.	

To consider Arun District Council File Lists 149, 150 and 151 of 2024:

FILE LIST 149 – Observations to Arun District Council by 7 January 2024

<p><u>A/232/23/HH</u> Partial demolition of existing conservatory and construction of single storey side and rear extension DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 39 Cumberland Road Angmering</p>
<p><u>A/241/23/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 14-refuse and recycling bins, 17-parking, 18-Travel Plan, 19-works to improve Footpath 2149 for pedestrians and cycles between Water Lane and Dappers Lane 29-as built drawings DECISION: Objection COMMENT: Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 14-refuse and recycling bins. No Objection No Comment 17 - parking, Objection, Comment: Not enough visitor bays 18 - Travel Plan, Objection, Comment: Section 3.11 Walking – The plan does not refer to the fact that the site on the main development does not have access all the way into the village along Water Lane and needs to go through small section of development. 19 - works to improve Footpath 2149 for pedestrians and cycles between Water Lane and Dappers Lane No Objection in Principle but await the comments from the PROW Team at WSCC 29 - as built drawings Objection This was refused by ADC Planning on 8th December as Condition 27 has yet to be approved.</p>	<p><u>ADDRESS</u> Land North of Water Lane</p>

FILE LIST 150 – Observations to Arun District Council by 14 January 2024

<p><u>A/243/23/PL</u> Demolition, rebuild and conversion of existing stable and barn buildings to become 1 No. 4 bedroom dwelling. This application is Departure from the Development Plan, may affect the setting of a listed building, is in CIL zone 3 and is CIL liable as a new dwelling. DECISION: No Objection</p>	<p><u>ADDRESS</u> The Decoy, Decoy Lane</p>
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COMMENT: No Objection in principle which is dependent upon:

- any comment from National Highways regarding access onto the A27
- materials and design do not have a harmful effect on the listed building and the surrounding landscape.

A/248/23/DOC

Approval of details reserved by condition imposed under A/64/23/PL relating to condition 23-EV charging.

DECISION: No Objection

COMMENT: None

A/250/23/NMA

Nonmaterial amendment following the grant of A/256/21/RES for changes to parking arrangements and boundaries for housing association units across phases 1b and 2 (Cala Homes parcels).

DECISION: No Objection

COMMENT: None

A/251/23/DOC

Approval of details reserved by condition imposed under A/11/23/PL relating to conditions 3-risk associated with contamination and 5-piling using penetrative methods.

DECISION: Objection

COMMENT: Clarification required as documents provided are classing this dwelling as being 3 storeys. Also, APC considers that the desk top studies provided, as being unacceptable and that it does not give a true representation as on-site factual reports do.

A/252/23/DOC

Approval of details reserved by condition imposed under reference AL/24/23/PL relating to condition 16 - Surface water drainage scheme.

DECISION: Objection

COMMENT: This is a very sparse application to Discharge a significant Planning Condition associated with surface water drainage for a site with a history of flooding.

We would have found it easier to comment had your Council's drainage engineer's report upon it been available.

This application fails to demonstrate that the new development will not increase flood risk to others or that those who occupy the new

ADDRESS

Shrublands
Roundstone Lane
Angmering

ADDRESS

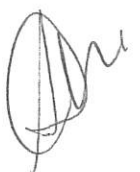
Land North of
Water Lane
Angmering

ADDRESS

BMW House
Chandlers Garage
Ltd Water Lane
Angmering

ADDRESS

BMW House
Chandlers Garage
Ltd Water Lane
Angmering



<p>development will be safe in and around their new dwellings.</p> <p>Increased flood risk to others and the Pre and Post Development floor areas and levels</p> <p>We find the drawing showing building areas within flood zones misleading since, for the existing site, the open sided, but covered, parking area is included as a 'building'. This, together with the raised floor levels of the new developments requires the applicant to demonstrate that flood levels on and around the site won't increase.</p> <p>Discharge of Surface Water from the Site</p> <p>The Drainage Management and Maintenance Report at 2.1.2 under Surface Water Drainage states that the discharge rates of surface water to the two culverts are 'as agreed with Southern Water'. These culverts are part of the Main River Black Ditch system for which the Environment Agency is the Regulator and from who, permits to discharge must be obtained.</p> <p>Access and egress for residents of the new development at time of flood and their safety within the development.</p> <p>Arun's own Strategic Flood Risk Assessment mapping shows just how bad flooding of this site is where some of proposed development will be surrounded by floodwater at times (and particularly the Water Lane frontage).</p> <p>Evacuation / rescue procedures and routes are unclear including the management of car parking.</p>	
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FILE LIST 151 – Observations to Arun District Council by 19 January 2024

<p>A/253/23/DOC</p> <p>Approval of details reserved by condition imposed under reference A/132/23/PL relating to condition number 3 - Scheme to deal with risk of contamination.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p>	<p>ADDRESS</p> <p>Highdown Nursery Littlehampton Road Angmering</p>
<p>A/257/23/DOC</p> <p>Approval of details reserved by condition following A/129/21/PL (APP/C3810/W/22/3298192) relating to conditions.</p> <p>5-ecological enhancements, 6-landscape scheme, 7-details of public open space and plan areas and 11- external lighting</p>	<p>ADDRESS</p> <p>Rustington Golf Centre Golfers Lane Angmering</p>

DECISION: No Objection COMMENT: Regarding condition 11 please consider Bat sensitive lighting and that it is compliant with dark skies policies	
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11 23/206 LICENSING MATTERS

An application for a Premises Licence has been submitted - Application No: 119108.

Address: The Nord Barn, Fox Rough, Selden Lane, Patching, Worthing, West Sussex, BN13 3UL

Observations to Arun District Council by 8 January 2024

DECISION: No Objection

COMMENT: Access into and exit meets with WSCC Highways approval. We would also suggest that application for all types of activities should not be any later than 22:30, due to its position in relation to the SDNP and surrounding rural setting

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 23 January 2024** at 7.30pm in the King Suite, Angmering Village Hall.


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Chairman

Date 23 Jan 24