



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 4 JANUARY 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)  
David Marsh, Paul Bicknell, Norma Harris, 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; John Oldfield (Chair), Sylvia Verrinder, Norma Harris, David Marsh and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk) and two members of the public where present
- 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	21/172	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Paul Bicknell.	
2	21/173	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> No declarations were made.	
3	21/174	<b>APPROVAL OF MINUTES</b> Cllr. Verrinder asked if a non-pecuniary interest she raised at the last meeting could be minuted, this was agreed.  Approval of the minutes of the meeting of the committee from <b>Tuesday 7 December 2021</b> were then agreed and will subsequently be signed by the Chair.	
4	21/175	<b>THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA</b> There was nothing more to report.	

5      21/176    **PUBLIC CONSULTATION**

One for the members of the public present wanted to discuss A/252/21/DOC and his concerns concerning surface water drainage. He also had concerns regarding surface water drainage on other sites as he had seen water coming out of the ground over the Christmas period and commented that he had sent this information to the ADC engineer, a short discussion followed.

He then advised the committee that he intended to write to ADC regarding North of Water Lane and remind them of conditions 27, 28 and 30 and that they must be discharged before construction commences.

One member of the public left the meeting at 19:38.

6      21/177    **PLANNING APPLICATIONS**

To consider Arun District Council File Lists 45, 46 and 47 of 2021:

**FILE LIST 45 – Observations to Arun District Council by 9 January 2022**

<p><b><u>A/230/21/L</u></b> Erection of two storey side extension. (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> The White Lodge Rectory Lane Angmering</p>
<p><b><u>A/229/21/HH</u></b> Erection of single storey side extension. (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> The White Lodge Rectory Lane Angmering</p>

**FILE LIST 46 – Observations to Arun District Council by 9 January 2022**

<p><b><u>A/236/21/PL</u></b> Variation of condition imposed under A/168/18/RES relating to condition 4-landscape plan. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Merry England Nursery Dappers Lane Angmering</p>
<p><b><u>A/248/21/PL</u></b> Variation of condition imposed under A/40/18/OUT relating to condition 4- approved plans. <b>DECISION: Objection</b> <b>COMMENT: Angmering Parish Council objects to the proposed reduction in the size of the 'Northern Park'. In the officer's report on the</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>

<p>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.</p>	
<p>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.</p>	
<p>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</p>	
<p><u>Action:</u> Copy of objection to be sent to South Downs National Park</p>	<p><b>KH / TG</b></p>
<p><u>Action:</u> Copy of objection to be loaded onto the APC Facebook page and Website.</p>	<p><b>KH / TG</b></p>
<p><b><u>A/249/21/PL</u></b>  Single storey extension to rear of existing Out of Bounds building. 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>  Out of Bounds Building  Rustington Golf Centre  Golfers Lane  Angmering</p>

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<p><u><a href="#">A/250/21/PL</a></u>  Installation of 11 No 6m solar lamp columns along the path through Mayflower Park. This site is in CIL Zone 2 (Zero Rated) as other development.  <b>Unable to comment as this is an APC application</b></p>	<p><u><b>ADDRESS</b></u>  Mayflower Way  Angmering</p>
<p><u><a href="#">A/253/21/OUT</a></u>  Outline planning application with all matters reserved for the erection of 1 No bungalow dwelling with off street parking and private amenity space.  <b>DECISION: Objection</b>  <b>COMMENT:</b> Parish Councillors visiting the site found that no Yellow Application Notices were posted. On questioning local residents, it would seem that none have been seen since the date of the planning application. ADC have confirmed that this was due to lack of staff resources and that they will be posted shortly. The 21 day consultation period will commence from the date of posting.</p> <p>This area of enlarged grass verge is similar to many in Downs Way and adjoining roads. They were clearly intended as landscape features/residents amenity areas when the estate was developed. Building on any of them would be detrimental to the general appearance of the area and give rise to a look of cramped buildings. .</p> <p>This particular plot has an established, regularly used, surfaced footpath running diagonally across it from Ambersham Crescent to Downs Way. Residents questioned believe that this footpath has "always" been there. A public bench seat is situated in the grassed area facing Downs Way.</p> <p>The limited parking provision could lead to parking on the highway and, as evidenced from a recent Parish Council community survey, residents already have concerns over highway safety issues in the area.</p> <p>Overall the proposal would have an adverse impact on the surrounding area and have an overlooking/overbearing effect on neighbouring occupiers and generally be contrary to ANP Policy HD5 and ADC Design Policy D SP1</p>	<p><u><b>ADDRESS</b></u>  Land between 32  Downs Way  and 2 Ambersham  Crescent  Angmering</p>

<p><a href="#"><u>A/252/21/DOC</u></a> Approval of details reserved by condition imposed under A/40/18/OUT relating to condition 5-Design Code Master Plan. <b>DECISION: NA</b> <b>COMMENT:</b> Email sent to planning officer regarding documents on the portal.</p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><a href="#"><u>A/255/21/DOC</u></a> Approval of details reserved by condition imposed under A/142/16/OUT relating to conditions 5-as built drawings of the implemented SuDS scheme together with a completion report, 8-updated copy of the management manual or confirm in writing no changes are required to the manual &amp; 23-verification report demonstrating completion of the works set out in the approved remediation strategy. <b>DECISION: Objection</b> <b>COMMENT: APC agree with the letter dated 14 December 2021 from the councils Drainage Engineer</b></p>	<p><b><u>ADDRESS</u></b> Merry England Nurseries Dappers Lane Angmering</p>
<p><a href="#"><u>A/257/21/DOC</u></a> Approval of details reserved by condition imposed under A/144/15/PL relating to condition 15-ecological enhancement scheme. <b>APC note that this application has now been withdrawn</b></p>	<p><b><u>ADDRESS</u></b> Land at West End Nursery Roundstone Lane Angmering</p>

**FILE LIST 47 – Observations to Arun District Council by 16 January 2022**

<p><a href="#"><u>A/258/21/T</u></a> 1 No. Oak tree (T1) - Crown reduce all over by 2-3 m maximum (back to points of previous reduction), with a finished height of approx. 10-11 m, and spread of approx. 5-6 m. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Crete House The Beeches Dapper's Lane Angmering</p>
<p><a href="#"><u>A/259/21/DOC</u></a> Approval of details reserved by condition imposed under A/130/21/PL relating to condition 8-landscape details. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> 16 Pine Trees Close Angmering</p>

**7 21/178 PLANNING DECISIONS**

The planning decisions listed on the agenda were talked through; no comments were made.

- 8      **21/179 PLANNING APPLICATION NOT ON THE AGENDA**  
None.
- 9      **21/180 LICENSING MATTERS**  
None.
- 10     **21/181 CONSERVATION AREA REPORTS**  
Cllr. Verrinder reported that a paper regarding the Angmering Conservation Area was discussed at the last full parish meeting which resulted in a proposed extension of the area. Letters will be sent to all concerned outlining the proposal and a meeting has been set for Monday 17 January 2022 to discuss the next steps.
- 11     **21/182 WORKING GROUPS UPDATE**  
None.
- 12     **21/183 SOUTH DOWNS NATIONAL PARK**  
There was nothing new to update the committee on.  
The next meeting is taking place on Thursday 20 January 2022.
- 13     **21/184 ADC PLANNING COMMITTEE MEETINGS**  
SPECIAL, Planning Committee  
Wednesday 5th January 2022 2.00 pm  
Nothing relevant on the agenda for Angmering.
- 14     **21/185 COMPLIANCE**  
None.
- 15     **21/186 APPEALS**  
None.
- 16     **21/187 CORRESPONDENCE**  
None.
- 17     **21/188 HIGHWAYS MATTERS**  
Cllr. Verrinder commented that she was still waiting for the third update on the A259 works from WSCC. She also showed a flyer detailing the A27 consultation which is taking place between Tuesday 11 January to Tuesday 8 March 2022.  
Action: Obtain a copy of the flyer and put on the APC Facebook page and website.      **TL / TG**
- 18     **21/189 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
**Planning Policy Committee**  
The next meeting will be on Tuesday 25 January 2022 at 18:00.  
  
At the time of this meeting the agenda had not been published.

19 21/190 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- This Committee: None.
- Full Council: None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on **Tuesday 25 January 2022** at 7.30pm in the King Suite, Angmering Village Hall.

**The meeting concluded at 20:00.**

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Chairman



Date.....25/1/22