



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE BAPTIST CHURCH ON TUESDAY 6 JUNE 2022 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, Renée Hobson and Paul Bicknell
- In attendance:** Tracy Lees (Committee Clerk) and 3 members 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	23/024	<b>APOLOGIES FOR ABSENCE</b> Apologies were received from Cllrs Want, Oldfield, Marsh, Harris and Hamilton-Street and accepted.	
2	23/025	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	23/026	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 16 May</b> were signed by the Chair.	
4	23/027	<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. The report was also uploaded on to the APC website.	

5      **23/028 PUBLIC CONSULTATION**

One member of the public wanted to advise the committee that he would be attending the next Ful Parish meeting and would be speaking about the Flood Elevation Scheme.

The same member of the public pointed out that the condition; A/119/23/DOC had already been discharged prior to this evening's meeting. However he remained uneasy because of information contained in A/76/20/PL from Arun's own Engineer about the worrying condition of the culverted ordinary watercourse running through the rear gardens of Pine Trees Close and Furzefield Close, that there was no evidence that all the identified problems had been resolved, and that this presented a flood risk to existing development. He reminded the Committee that this culverted ordinary watercourse will be the destination of flow from the development site when the new attenuation pond overflows.

This was discussed and agreed that continual notification of this problem to ADC appears to have been ignored by both ADC and the Developer. Therefore, in accordance with the NPPF and ADC Local Plan which both states that no development should cause undue flooding elsewhere, APC request that this matter is addressed **urgently**.

Another member of the public was attending on behalf of Highdown Garden Centre re their Garden Café extension. He confirmed that the flint barn was staying and was nothing to do with this application. He invited questions but none were asked.

Two members of the public left the meeting at 19:45

6      **23/029 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 119, 120 and 121 of 2023:

**FILE LIST 119 – Observations to Arun District Council by 9 June 2023**

<p><b><u>A/109/23/PL</u></b> Removal of Condition No. 40 - phasing plan following grant of A/207/21/PL (which was the subject of a Section 106 agreement and variation of A/122/19/OUT). <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land off Arundel Road Angmering</p>
<p><b><u>A/112/23/HH</u></b> Two storey front, side and rear extensions, including installation of first floor rear balcony, raising the ridge height of the roof to facilitate use of habitable space, and external remodeling, following the demolition of existing conservatory and detached garage. <b>This application was discussed under File list 120</b></p>	<p><b><u>ADDRESS</u></b> Roundstone Cottage 48 Old Worthing Road East Preston</p>

<p><b><u>A/119/23/DOC</u></b> Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition 21 - watercourses. <b>DECISION: No Objection</b> <b>COMMENT: Cannot comment as this has already been approved</b></p>	<p><b><u>ADDRESS</u></b> Land at Dappers Lane Angmering Littlehampton</p>
<p><b><u>A/123/23/DOC</u></b> Approval of details reserved by condition imposed under ref A/3/21/PL relating to Condition 6 - surface water drainage. <b>DECISION: Objection</b> <b>COMMENT: Subject to approval by the ADC Drainage Engineer. It has to be noted that occupation of the premises is anticipated prior to approval by a ADC.</b></p>	<p><b><u>ADDRESS</u></b> Angmering Grange Roundstone Lane Angmering</p>
<p><b><u>A/124/23/DOC</u></b> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition 22 - renewable and low carbon energy. <b>DECISION: No Objection</b> <b>COMMENT: Subject to approval by Environmental Health</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><b><u>A/126/23/CLP</u></b> Lawful development certificate for the proposed erection of 2m high close boarded fence. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land at The Avenals Angmering</p>

**FILE LIST 120 – Observations to Arun District Council by 16 June 2023**

<p><b><u>A/65/23/HH</u></b> Two storey side extension, single storey front extension and replacement rear conservatory. (This application may affect the character and appearance of the Angmering Conservation Area). <b>DECISION: Objection</b> <b>COMMENT: APC feels that the presented application should be reviewed as there appears to be either misrepresentation or misunderstanding.</b></p>	<p><b><u>ADDRESS</u></b> Bear Cottage Honey Lane Angmering</p>
<p><b><u>A/83/23/A</u></b> 1 No. non-illuminated stack sign (Resubmission of A/266/22/A). <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>A/112/23/HH</u></b>  Two storey front, side and rear extensions, including installation of first floor rear balcony, raising the ridge height of the roof to facilitate use of habitable space, and external remodeling, following the demolition of existing conservatory and detached garage. This is a dual parish application with East Preston Parish Council.  <b>DECISION: No Objection</b>  <b>COMMENT: APC feels that the remodelling of this dwelling will have no harmful effect on the neighbouring properties nor the street scene, provided that the materials are in keeping with the existing properties.</b></p>	<p><b><u>ADDRESS</u></b>  Roundstone Cottage  48 Old Worthing Road  East Preston</p>
<p><b><u>A/132/23/PL</u></b>  Erection of extension to garden centre coffee shop and kitchen. This application 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>  Highdown Garden Centre  Littlehampton Road  Ferring</p>
<p><b><u>A/128/23/DOC</u></b>  Approval of details reserved by condition imposed under reference APP/C3810/W/22/3298192 (A/129/21/PL) relating to condition no 20 - Surface water drainage maintenance and management.  <b>DECISION: Objection</b>  <b>COMMENT: No ADC Drainage Engineer Report. Subject to approval by ADC Drainage Engineers</b></p>	<p><b><u>ADDRESS</u></b>  Rustington Golf Centre Golfers Lane  Angmering</p>
<p><b><u>A/130/23/DOC</u></b>  Approval of details reserved by condition imposed under ref APP/C3810/W/22/3298192 (A/129/21/PL) relating to condition 19 - surface water drainage.  <b>DECISION: Objection</b>  <b>COMMENT: No ADC Drainage Engineer Report. Subject to approval by ADC Drainage Engineers</b></p>	<p><b><u>ADDRESS</u></b>  Rustington Golf Centre Golfers Lane  Angmering</p>
<p><b><u>A/131/23/DOC</u></b>  Approval of details reserved by condition imposed under ref APP/C3810/W/22/3298192 (A/129/21/PL) relating to condition 24 -piling.  <b>DECISION: No Objection</b>  <b>COMMENT: APC will support the comments and approval by Environmental Health when it is to hand.</b></p>	<p><b><u>ADDRESS</u></b>  Rustington Golf Centre Golfers Lane  Angmering</p>

<p><b><u>A/129/23/PL</u></b> Variation of condition following A/14/05/ relating to Condition No. 2 - hours of operation. <b>DECISION: No Objection</b> <b>COMMENT: APC has no objection provided the proposed timings are in accordance with those precedents already set for businesses on the Vinery and they do not cause any ill effect to the surrounding residents.</b></p>	<p><b><u>ADDRESS</u></b> The Vinery Arundel Road Poling</p>
<p><b><u>A/137/23/HH</u></b> Single storey side extension and porch. Replacement pool. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Chilston Cottage Ham Manor Way Angmering</p>
<p><b><u>A/138/23/DOC</u></b> Approval of details reserved by condition imposed under reference APP/C3810/W/22/3295115 (A/168/21/PL) relating to condition no 21 - Traffic egress plan. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land south of Littlehampton Road and East of Worthing Road Angmering</p>
<p><b><u>A/139/23/DOC</u></b> Approval of details reserved by condition imposed under reference A/282/22/RES relating to condition no 5 - Public play provision. <b>DECISION: No Objection</b> <b>COMMENT: APC does have concerns that there appears to be no facilities or consideration for disabled users. APC also has concerns that one of the sites is situated very close to car parking areas and what danger would ensue should there be no supervision of the user.</b></p>	<p><b><u>ADDRESS</u></b> Land off Arundel Road Angmering</p>

7      23/030    **PLANNING APPLICATIONS NOT ON A WEEKLY**  
None.

8      23/031    **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.

9      23/032    **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
**SDNP/23/01330/HOUS**  
Alterations to detached annexe/studio, including erection of porch extension and lifting of ridge height to create first floor accommodation, with small first floor balcony and internal alterations  
**ADDRESS** The Mill House, Ecclesden Lane, Angmering, BN16 4DQ  
**Observations to SDNP by 7 June 2023**  
**DECISION: No Objection**

COMMENT: None

[SDNP/23/01663/FUL](#)

Creation of outdoor equine arena

ADDRESS Land North of The Grooms House Angmering Park Arundel Road  
Angmering, Littlehampton

Observations to SDNP by 8 June 2023

DECISION: No Objection

COMMENT: None

10      23/033    **PLANNING DECISIONS – NOT APPROVED/REFUSED**

The refusals were noted by the committee, no comments were made.

11      23/034    **LICENSING MATTERS**

Although this matter relating to new owners, Pete’s Den – seating outside premises was received after publication of the agenda, the Committee discussed the application and felt that there was no objection.

12      23/035    **CONSERVATION AREA REPORTS**

Cllr. Verrinder advised that the survey would be sent out this month.

13      23/036    **SOUTH DOWNS NATIONAL PARK**

- **The next SDNP Planning Meeting** is to be being held on 8<sup>th</sup> June 2023 at 10:00.
- **The agenda** has been published and there are no applications that affect Angmering, however under Policy & Strategy the Committee will be discussing the West Sussex Joint Minerals Local Plan Assessment.
- **The next SDNP Planning Meeting** to be held is on 13<sup>th</sup> July 2023 at 10:00. Awaiting Agenda.
- Information has been received from the National Park regarding the **review of the Parks Local List for Validation SDNP Development Management Application**. This is open for consultation from 5<sup>th</sup> June to 14<sup>th</sup> July 2023 –
- <https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission>
- Links to South Downs Local Plan policies will be included following adoption of the Plan. In the meantime, all policies in the Submission Local Plan may be found here <https://www.southdowns.gov.uk/planning/national-park-local-plan/>
- **Election to the Authority:** - Proposals for the Parish/Town Council election for Councillors to stand on the SDNPA. APC indicated their preference for two candidates.

14      23/037    **COMPLIANCE**

None.

15      23/038    **APPEALS**

An appeal has been lodged with the Secretary of State regarding the refusal of the development by ADC on Downsview (APP A/256/22/PL). All representations must be received by 23<sup>rd</sup> June 2023. Councillors were asked to re-visit this application and to add any comments to APCs previous objection to enable a stronger representation to the Appeal.



16 23/039 CORRESPONDENCE

APC have received an e-mail from the Case Officer (Harry Chalk) regarding the two applications relating to The Golf Course A/91/23 and A/92/23, that we have objected to and commented on.

A/91/23/PL.

Temporary Sales Cabin and associated Landscaping and Advertising.

DECISION: Objection

COMMENT: APC notes the amendment to this application and maintains its objection that siting of the sales office will have a detrimental impact on existing business as outside of the development boundary.

A/92/23/A

Various adverts at various locations.

DECISION: Objection

COMMENT: Too many signs on the A259 bypass. No comment from WSCC Highways re distraction. APC maintains its objection to this application and request that the number of flags be reduced to a maximum of 2 (two).

17 23/040 HIGHWAYS MATTERS

**Road Works:**

Water Lane – Work continues with the closure of the upper part of Water Lane from Dappers Lane to the A280. It has to be noted that access to businesses, Dappers Lane and Weavers Hill is still open. Work is still to start regarding the upgraded sewer pipe from Dappers Lane to the village centre. APC has received no notification as to when the current closure will be moved towards the Memorial. It is to be noted that Clancy have been pro-active in ensuring that the correct signs have been placed and that there is no adverse effect to the residents and businesses within Angmering.

**School House, Church Hill: -**

Correspondence continues between the owners of School House and the Police

**WSCC has reported that: -**

- Construction works on the A259 (Littlehampton to Fransham) to widen approximately 2km of the existing single carriageway to a dual carriageway are continuing to progress well with works programmed to complete in April 2024.
- A284 Lyminster Bypass (North) construction works to provide a new carriageway and shared footway/cycleway facility is progressing to programme. As part of these works a new viaduct will be constructed over Black Ditch and its associated flood plain to ensure no increase in flood risk

18 23/041 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee – Thursday 8 June at 6pm  
Cllr. Verrinder will watch the meeting virtually  
Items of interest include:
  - first homes local allocation policy

- infrastructure levy (il) technical consultation
- Arun local plan update
- community infrastructure levy – light touch update
- community infrastructure levy – parish and town council spend.
- council vision 2022-2023 annual report

- ADC Planning Committee Meeting – Wednesday 7 June at 2pm  
*Application A/71/23/PL is to be heard at this meeting – Land adjacent to Crete House, The Beeches, Dappers Lane. Cllr. Verrinder will attend to submit APCs continued objection to this application.*

- Special Planning Meeting – Wednesday 28 June at 2pm

**19      23/042    MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:  
None.
2. Full Council:  
None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 27 June 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **21:00**.

  
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Chairman

Date.....*27/06/23*.....