



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: admin@angmering-pc.gov.uk

Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 8 AUGUST 2023 AT 7.30PM

- 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:** Councillors; Sylvia Verrinder, Renée Hobson, Norman Harris, David Marsh, Bill Hall, John Oldfield, Paul Bicknell and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk)
- 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 | 23/082 | APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Matthew Want. | |
| 2 | 23/083 | DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None. | |
| 3 | 23/084 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 18 July were signed by the Chair. | |
| 4 | 23/085 | 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. 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. | |

Cllr. Verrinder also added the following additional items:

Drainage – Arundel Road. The meeting at ADC went very well with all agreeing that the situation with this culverted surface water pipe must be dealt with. Paul Cann/APC will be contacting the company/person who conducted the survey prior to 2020 and requested that as the survey had to be abandoned, they now complete it – contact has been made by Paul Cann and awaiting a reply. Quotes are to be arranged to have the culverted pipe put back into a good working system. A further meeting will be held to discuss financing the project and setting a plan for construction/repair work and to deal with any legal matters, such as enforcement. A copy of the meeting report has been sent to all committee members.

It was confirmed that the proposed pipe from the attenuation pond will no longer run to the north of St Margarets School but to the south of the school alongside the foul water pipe.

It was also confirmed that the ditch system alongside the PROW to the west of the development and the recently constructed headwall and trash screen is to be revisited as there is concerns over the construction.

Leakage in Dappers Lane - It has now been confirmed by Southern Water that this leakage was due to a broken water pipe and that they are responsible for it. This was confirmed to Paul Cann by way of a letter which will be forwarded to APC. Southern Water have confirmed that this water leakage has now been repaired. Those using Dappers Lane are requested to report to APC any further problems.

AFAS - At our meeting with ADC, it was mentioned that Ray Drabble is no longer with WSCC. Confirmation is to be sought from WSCC as to how this will affect the proposed start date of September 2023. It has been confirmed by Cllr Urquhart that Phase 1 of the project is to go ahead and will start at the beginning of September until 6th October.

5 23/086 PUBLIC CONSULTATION

No members of the public were present and no questions had been sent in.

6 23/087 PLANNING APPLICATIONS

To consider Arun District Council File Lists 128, 129 and 130 of 2023:

FILE LIST 128 – Observations to Arun District Council by 10 August 2023

| | |
|---|--|
| <p><u>A/161/23/HH</u> Single storey rear extension DECISION: No Objection COMMENT: Must comply with the ADC design code.</p> | <p><u>ADDRESS</u> 3 New Terrace, Arundel Road Angmering</p> |
| <p><u>A/173/23/HH</u> Proposed 2-storey rear extension DECISION: No Objection</p> | <p><u>ADDRESS</u> Woodlands, Station Road Angmering</p> |

| | |
|---|---|
| <p>COMMENT: Materials must match the existing. Consideration must be paid to Dark Night Skies Policies.</p> <p><u>A/175/23/DOC</u> Approval of details reserved by condition imposed under reference APP/C3810/W/22/3298192 (A/129/21/PL), relating to condition nos: 4 - decentralised and renewable or low carbon energy sources, 9 - charging of electric vehicles, 15 - schedule of materials and finishes and 22 - residential travel plan.</p> <p>DECISION: No Objection</p> <p>COMMENT:</p> <p>4 – No Objection</p> <p>9 – No Objection</p> <p>15 – Objection - APC feels that this is incomplete as it only refers to bricks and tiles and not the other materials for fixtures and fittings such as soffits, facias, gutters, hoppers, RWP, doors and windows.</p> <p>22 – Objection – The travel plan has not been rewritten after the Tucan Crossing was removed at appeal. Therefore the walking distance to Manor Retail Park for shops and access to the bus stop requires a 1.8km walk which involves walking along the A259.</p> | <p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p> |
|---|---|

FILE LIST 129 – Observations to Arun District Council by 17 August 2023

| | |
|---|---|
| <p><u>A/176/23/DOC</u> Approval of details reserved by condition imposed under A/207/21/PL relating to condition 17 - Travel Plan.</p> <p>DECISION: Objection</p> <p>COMMENT: APC concur with the comments from WS Highways. The walk to The Angmering School was omitted, it is 2.31km distance. The walk to the train station omitted, it is 2.89km. The PROW behind St Wilfred’s School is often, in the winter months, a mud bath and unusable and would need upgrading. We believe the bus frequency stated is also incorrect. There is no recognition of the busy roads that will prohibit residents accessing SDNP easily.</p> | <p><u>ADDRESS</u> Land off Arundel Road Angmering</p> |
|---|---|

| | |
|---|--|
| <p><u>A/177/23/NMA</u> Non-material amendment following grant of A/76/20/PL for the removal of 1.8m close boarded fence along the southern boundary. DECISION: Objection COMMENT: Any agreement between the residents and the developer regarding the privacy and security of the residents of Garden Close and Woodland Close and replacement of the boundary fencing/hedging should be honoured by the developer and not at the expense of the resident. It clearly states in the Town & Country Planning Act 1990 Section 96A (as amended) that “non-material amendments are changes to a planning proposal that are very minor and do not materially alter the size and scale of the building, including its footprint and would not alter the descript of the development or the red edge area of the application”. Therefore, APC feels that this application is NOT an NMA. Also we would like to draw your attention to the Officers Report for original app A/176/20/PL. It clearly refers to the southern boundary and layout and its impact on Garden Close. It goes on to talk about a 1.8m close board fence to provide high degree of privacy for Garden Close and that it is to be maintained by Persimmons. This MUST be adhered to.</p> | <p><u>ADDRESS</u> Land at Dappers Lane Angmering</p> |
|---|--|

FILE LIST 130 – Observations to Arun District Council by 24 August 2023

| | |
|--|--|
| <p><u>A/179/23/PL</u> Construction of new shelter building. This application is in CIL Zone 3 (zero rated) as other development. DECISION: Objection COMMENT: This application was not notified to the public by way of the yellow notices. The installation of glazed doors raises concerns over the security of the proposed property. APC would suggest this is re-visited to ensure the security of the property.</p> <p><u>A/183/23/T</u> Various works to various trees. DECISION: No Objection COMMENT: Provided no trees are felled in the process without prior permission and compliance with the APC tree policy.</p> | <p><u>ADDRESS</u> Woodland Park Sports Field Station Road Angmering</p> <p><u>ADDRESS</u> Land at Ham Manor Farm Cottages and Huntingdon House Angmering</p> |
|--|--|

| | |
|--|--|
| <p><u>A/178/23/DOC</u> Approval of details reserved by condition imposed under A/207/21/PL relating to condition 18 - parking. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Land off Arundel Road Angmering</p> |
| <p><u>A/181/23/TC</u> 1 No. Holm Oak (T1) 2.5m reduction to the Southerly aspect to leave a lateral canopy spread of 12.5m and removal of dangerous deadwood. 1 No. Eucalyptus (T1) 2m reduction to the Southerly aspect to leave a lateral canopy spread of 6m. These trees are in the Angmering conservation area. DECISION: No Objection COMMENT: Provided no tree is felled in the process without prior permission and compliance with the APC tree policy</p> | <p><u>ADDRESS</u> Seniah House Honey Lane Angmering</p> |

7 23/088 **PLANNING APPLICATIONS NOT ON A WEEKLY**

A/11/23/PL

Demolition of all buildings and structures and erection of retirement apartments with onsite car parking including 2 No spaces for Eachways and associated highways works including footway widening (resubmission following A/110/21/PL). This application affects the setting of listed buildings, affects the character and appearance of the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development.

The APC comment has already been discussed via email and submitted to ADC. This decision was taken to ensure our comments were submitted to ADC in time for the Planning Committee Meeting due on 9 August 2023.

ADDRESS

BMW House Chandlers, Garage Ltd, Water Lane, BN16 4EH

DECISION: No Objection

COMMENT: Angmering Parish Council has “no objection” to this development in principle. However, careful consideration is still required by the Planning Committee to ensure that our remaining serious concerns with regards to the potential of harm to the conservation area and increased flood risk are properly addressed.

The parish council concurs with the comments made by the ADC Conservation officer, and we are disappointed that windows, doors and rainwater goods are proposed to remain UPVC.

We have previously voiced our opinions and ADC have refused an application to change 25 windows from timber to UPVC in an existing property further along the High Street. UPVC is not acceptable as a

replacement for timber in existing properties, and flies in the face of all that heritage and conservation is trying to uphold. We strongly oppose the use of UPVC rather than timber for windows and doors in the proposed scheme. However, if UPVC is agreed it must be of the highest possible quality. This will not be secured without an appropriate condition requiring the approval of the local planning authority to be obtained (and for the applicant to be given clear advice at the time of consent as to what will be acceptable and what will not).

The parish council's view is that the use of flint on the two properties fronting the High Street would be more fitting for the conservation area but we note the views of the Conservation Officer in this regard. The proposed elevations show one dwelling as red brick and one white render – both of which are stark in their colour palette. We would ask that the render be beige or cream colour which would be more in keeping with the colours of other properties further along the High Street. This would also soften some of the brightness of the red brick dwelling – both colours appear to be fighting each other in the watercolour sketches.

We agree with the Drainage Engineer Report (14 June 2023) and urge the officers/committee to be sure that the flood risk to other property owners in the vicinity is not increased. The National Planning Policy Framework is clear that flood risk should not be increased elsewhere, including over the lifetime of the permission not just at the point of grant of permission. We note that a further response has been received from the Environment Agency and we hope that this will be available for the committee to consider when it makes its decision.

8 23/089 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

9 23/090 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

10 23/091 **PLANNING DECISIONS – NOT APPROVED**
The refusal were noted by the committee, no comments were made.

The Chair also advised of the additional refusals:

A/58/23/RES Refused

A/165/23/NMA Refused

A/281/22/DOC Refused

A/32/23/DOC Refused

A/33/23/DOC Refused

A/16/23/DOC Refused

A/117/23/DOC Refused

11 23/092 **LICENSING MATTERS**
None.

12 23/093 **CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that the survey was still live, and 53 responses had been received so far. The Clerk will re advertise and it is going in All About

Angmering, so as many responses can be received as possible. The Conservation Officer has been asked what number is sufficient for the project to continue, awaiting his reply.

- 13 23/094 SOUTH DOWNS NATIONAL PARK**
Next Planning Meeting is on Thursday 14th September 2023 – we await the agenda.
- 14 23/095 COMPLIANCE**
None.
- 15 23/096 APPEALS**
As previously said in my report, notification has been received that the appeal regarding A/256/22/PL Downsview, Littlehampton Road was heard on 26th July 2023 and subsequently dismissed by the Inspector. Information has been received that the Lansdowne Nursery refused application, is going to appeal. Although this is outside Angmering's boundary it has been agreed that all the surrounding parishes would support each other in this. Angmering's Planning Adviser is being asked to write our comments to the Planning Inspectorate.
- 16 23/097 CORRESPONDENCE**
Correspondence has been received from a resident of Swallows Gate and Arun District Council regarding the proposed bus lane off the Development known as "Land North of Water Lane" to Dappers Lane. It is understood that this application will come to P&I on the 29th August Committee meeting as Application Ref A/184/23/DOC.
- 17 23/098 HIGHWAYS MATTERS**
Community Highways Scheme.
To draw together the traffic situation within Angmering, the attached paper has been written for comments by P&I and to seek any relevant matters that could be included. This highways matter has been going on for too long. This was discussed and P&I have nothing further to add accept await the response from WSCC. This paper affects Arundel Road, Water Lane and Dappers Lane.
- 18 23/099 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
- Planning Policy Committee
Next meeting to be held is on Thursday 21st September 2023 at 1800hrs. Awaiting publication of the agenda.
 - Planning Committee Meeting
Next planned meetings, agenda received:
To be held on Wednesday 9th August 2023 at 1400hrs.
Cllr Verrinder will be attending this meeting to comment on these applications.
- A/11/23 – McCarthy Stone
A/121/23 – Speedwell Chase
A/121/23 – Mayflower Way.



19 23/100 **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 29 August 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20:21**.


.....
Chairman

Date.. 29/8/23.....