



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 AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 10 MAY 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)
David Marsh, Paul Bicknell, 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 (Vice Chair), Nikki Hamilton-Street, David Marsh and Norma Harris
- 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.

Before the meeting started Cllr. Verrinder stated that the Chair and Vice Chair of this committee will be voted on at the next meeting which will be held on Tuesday 31 May 2022.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	21/287	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Oldfield, Bicknell and Want.	
2	21/288	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Verrinder declared a non-pecuniary interest in Item 6, A/80/22/CLP as this is an area close to where she lives.	
3	21/289	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 19 April 2022 were agreed and were signed by the Vice Chair.	
4	21/290	THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA There was nothing new to report however the outstanding item relating to the path by Pound House was discussed. Cllr. Hamilton-Street reminded the committee of the background to this action and explained that the land was not owned by anyone. APC will discuss with the Manor Nursey	

site developers to see if they would be prepared to consider installing a new pathway. Therefore, this action will be taken by the Clerk and closed.

5 **21/291 PUBLIC CONSULTATION**

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

6 **21/292 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **63, 64** and **65** of 2022:

FILE LIST 63 – Observations to Arun District Council by 13 May 2022

<u>A/270/21/OUT</u>	<u>ADDRESS</u>
<p>Hybrid application comprising:</p> <p>a) Demolition of existing buildings;</p> <p>b) Full planning application for the development of 160 No. dwellings with open space, landscaping and sustainable drainage systems (SuDS), and two vehicular access points from Arundel Road;</p> <p>c) Outline application with all matters reserved except for up to 1,393 square metres of Class E floorspace with associated parking provision and 2.1 hectares of sports pitch land. This site is a Departure from the Development Plan RE-ADVERTISED amended description.</p> <p>APC feels that there is no significant change to this application, therefore the comments previously stated remain.</p> <p>DECISION: Objection</p> <p>COMMENT: Whilst Angmering Parish Council supports development on this site in principle, as it secures the provision of additional land for the construction of the much-needed sports hub, our objections remain the same.</p> <ul style="list-style-type: none">• The proposal to change the use class of the commercial element of the site will displace existing B2 businesses. This would conflict with the wishes of the Development Control Committee to retain the existing employment opportunities expressed and voted on at their meeting on 17 March 2020. It could also result in inappropriate retail and food and drink uses on the site which would detract from the vitality of the village centre contrary to Angmering Neighbourhood Plan policies ER1 and ER2.• The proposed layout of the residential element of the site is cramped, dominated by	<p>Land off Arundel Road Angmering</p>



<p>on street and front of plot car parking and has insufficient space for the street trees shown on the plans or any other green infrastructure along the streets. As a result the scheme fails to provide high quality design reflecting local distinctiveness as required by Angmering Neighbourhood Plan policies HD5 and HD6.</p> <ul style="list-style-type: none"> • APC concur with the holding objection of the ADC Drainage Engineer • The land shown to be gifted for the planned Sports Hub differs from that shown in the previous Outline Application. Assurance of ADC Officers will be required that the area now shown is suitable and adequate for that purpose. <p>For the full original objection – please see the ADC portal under “Consultation”</p> <p><u>A/68/22/PL</u> Relocation of existing toilet block and installation of 2 new iso-container temporary toilet blocks and connect to new septic tank. This site is in CiL Zone 3 (Zero Rated) as other development. DECISION: No Objection COMMENT: None</p> <p><u>A/70/22/CLE</u> Lawful development certificate for the existing use of the application site as a single dwelling house. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Furzeffield Scout campsite Dappers Lane Angmering</p> <p><u>ADDRESS</u> Arundel Acre Arundel Road Angmering</p>
--	---

FILE LIST 64 – Observations to Arun District Council by 20 May 2022

<p><u>A/74/22/PL</u> New mobile home to be located on the application site to provide management residence. This application is a Departure from the Development Plan and is in CiL Zone 3 (Zero Rated) as other development. DECISION: No Objection COMMENT: None</p> <p><u>A/73/22/HH</u> Single storey side/front extension. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Dappers Yard Barn Farm Dappers Lane Angmering</p> <p><u>ADDRESS</u> 73 Lloyd Goring Close Angmering</p>
--	---

A/80/22/CLP

Lawful development certificate for the proposed erection of 11 No garages that was granted under A/32/64.

DECISION: Objection

COMMENT: This is an unusual application as it refers to application A/32/64 made almost 60 years ago. Efforts to review this application to gather accurate evidence of what had been proposed and decided upon, has been unobtainable as it is believed that due to time, all paperwork no longer exists with the exception of that provided with this application.

The owner of the property in his covering letter states:

“The consent (A/32/64) is considered to be extant such that the development authorised may lawfully be carried out and completed at any time in the future, therefore allowing the 11 garages to be erected”

However, Condition 4 of the provided conditions states:

All garages shall be erected prior to the occupation of the dwellings to the satisfaction of the Local Planning Authority

There is no evidence provided or obtainable that supports what the owner is stating.

Since approval of the original application the build of the 11 garages was never done and this site has been vacant for very many years with part cordoned off with fencing thereby preventing any form of parking in an area so designed.

APC therefore objects to this application for the following reasons:

- Insufficient up-to-date paperwork regarding plans, design, and materials.
- The size of vehicles today compared with those of 60 years ago is much larger and will not fit comfortably in garages designed in the 1960's, thereby rendering use of these new garages as useless for their intended purpose of car parking.

ADDRESS

Rear of 40 and 88
Meadowside
Angmering

<ul style="list-style-type: none"> • Appears to be a lack of consideration for the footpath in the far NE corner of the site which gives access to the properties along that footpath and will also make it difficult for use by any disabled vehicles etc. and the back entrance to the property in the SE corner of the site • APC Questions the need for more built garages but it does stress the need for parking places. This whole site is ideal to accommodate more than 11 spaces (possibly house numbered) which will go a long way to resolve the major parking problem in both Meadowside and Greenacres Ring. The condition of the other garages on the entrance to the site and in many such compounds, show that they are in a poor condition, badly maintained, with some probably not used for the intended purpose but as storage or business transactions. The condition of two of these garages is so bad they only have the doors standing. • On visiting the site, there were no yellow signs visible of this application and residents nearby may not be aware. 	
---	--

FILE LIST 65 – Observations to Arun District Council by 26 May 2022

<p><u>A/76/22/HH</u> Erection of a single storey rear extension and enclosing of an existing front porch. This application may affect the character and appearance of the Angmering Conservation Area. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS 1 Chapel Walk Mill Road Avenue Angmering</p>
<p><u>A/82/22/DOC</u> Approval of details reserved by condition imposed under A/109/21/L relating to condition 3-sample panel of flint work. DECISION: Objection COMMENT: Considering the location of this wall and its close proximity to Arundel Road (no Footpath), APC questions the quality of the samples provided in the photo montage and would concur with the comments of the Conservation Officer in A/109/21/L “that the quality of the new build should be high”.</p>	<p>ADDRESS Church House Arundel Road Angmering</p>

- 7 **21/293 PLANNING DECISIONS**
The planning decisions listed on the agenda were talked through; no comments were made.
- 8 **21/294 PLANNING APPLICATION NOT ON THE AGENDA**
None.
- 9 **21/295 LICENSING MATTERS**
None.
- 10 **21/296 CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that she would be meeting with another member of the group to write a report for the upcoming consultation.
- Cllr. Hamilton-Street commented that she would like to achieve as much as possible and asked about time scales, Cllr. Marsh asked about the survey's and short discussion took place. It was also stated that something was being written to go into the next edition of the All About Angmering magazine.
- Cllr. Verrinder finished by saying contact would be made with Martyn White to do the assessment and arrange a date to meet up. She also commented that this project was hoped to be completed by the end of the year.
- 11 **21/297 WORKING GROUPS UPDATE**
None.
- 12 **21/298 SOUTH DOWNS NATIONAL PARK**
Councillor Verrinder said that there were no applications affecting Angmering on the Agenda for the meeting on the 12th May, however, to be discussed is the Local Plan Review and Local Development Scheme which will inevitably have some impact on Angmering and its Neighbourhood Plan Review. She also stated that as a point of interest the SDNP Planning Committee will be discussing the development to be sited on the old Shoreham Cement Works for approximately 400 homes. Councillor Verrinder said she would watch this meeting.
- 13 **21/299 ADC PLANNING COMMITTEE MEETINGS**
Wednesday 25 May at 2pm
At the time of this meeting no agenda had been set.
- 14 **21/300 COMPLIANCE**
None.
- 15 **21/301 APPEALS**
[A/168/21/PL](#) Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure & landscaping. This application is a Departure from the Development plan, is in CIL Zone 5 and is CIL Liable as new dwellings & affects a Public Right of Way.
New plans have been added and comments requested.

APC continues to **Object** to this application very strongly - as previously stated but would like to add:

“The tragic crisis in Ukraine will inevitably lead to a world shortage of wheat and other agricultural products and it is believed that the UK will need to step up its own production of such products. Any development that would lead to the loss of agricultural land should therefore be vigorously resisted.”

Cllr. Hamilton-Street made the committee aware that the Chandlers site appeal was being held between Tuesday 7 – Friday 10 June 2022. Cllr. Hamilton-Street will be attending the first day and will raise APCs concerns and requested councillors attend on the other days. An email will be sent to all councillors requesting their attendance.

Action: Send email to all councillors asking who can attend on what day re the Chandlers site appeal.

KH

16 21/302 CORRESPONDENCE

Councillor Verrinder referred to the comments made by District Councillor Andy Cooper at the Full Council Meeting last night regarding the problems being experienced by the Local Planning Authority and referred to Karl Roberts e-mail on the update of Planning at ADC. APC wish to stress how much Angmering is in the thick of planning with all the current and proposed major developments and therefore how important the “Angmering Advisory Group” is and that it should remain as a very significant part of the planning process in ensuring that any development whether it be dwellings or infrastructure, does not cause any excessive additional harm to the Parish.

17 21/303 HIGHWAYS MATTERS

A259 – there has been no monthly update from WSCC since the last meeting, however things are progressing and still on track for opening in November 2022

A27 – Nothing further to report

Potholes – WSCC have stated that two Velocity Road Patching Machines are being deployed across West Sussex to proactively seek and fill potholes before the regular inspections by Highways Teams. Angmering Residents are requested to contact WSCC via the **LoveWestSussex** App to report any potholes in their area.

Cllr. Hamilton-Street commented that she had seen concerning comments on Facebook stating that the newly planted trees along the A259 are dying, the link has been sent to WSCC Cllr. Urquhart so she is aware of the potential situation and can take action if required.

**18 21/304 ARUN DISTRICT COUNCIL PLANNING COMMITTEES
Planning Policy Committee**

Councillor Verrinder said that at Full Council last night she asked Councillor Cooper what the situation is with this Committee as the last meeting held was in January 2022 and there is no indication as to when the next will be held. Councillor Cooper said he was unable to comment because of the current situation with Planning, but he would find out what he could.

Councillor Verrinder then asked about the progress of the ADC Local Plan Review which was often an item on the Policy Planning Committee agenda. The progress of the ADC Local Plan Review is crucial to the progress of Angmering's Neighbourhood Plan Review, he was also questioned about the progress of the ADC Local Plan Review. He also said he would find out what he could and report back.

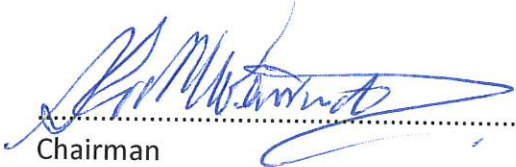
19 21/305 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

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

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 31 May 2022** at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at 20:14.


.....
Chairman

Date.. 31-05-22 ..