



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](mailto:admin@angmering-pc.gov.uk)

Website: [www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)

### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 13 FEBRUARY 2024 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, Norma Harris, Paul Bicknell, Bill Hall and Nikki Hamilton-Street.
- In attendance:** Tracy Lees (Committee Clerk) and one member of 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; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/227	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr Renée Hobson (Vice Chair) Cllr John Oldfield, Cllr David Marsh and Cllr Matthew Want.	
2	23/228	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	23/229	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 23 January 2024</b> were agreed by all and signed by the Chair.	
4	23/230	<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 previously been sent to all committee members and was accepted with no questions being asked. The report was also uploaded onto the APC website.	

The Chair also reported on the following additional items, again no questions were asked:

**The latest Rampion 2 News** has been sent to you, please notice the area of Angmering that this pipe will pass through. We have also received information regarding the Application by Rampion Extension Development Limited for an Order Granting Development Consent for the Rampion 2 Offshore Wind Farm Project. Please have a look at this application and make any comments at the next P&I meeting on 5<sup>th</sup> March or to the Parish Clerk beforehand.

**West Sussex Water Summit** Thursday 8 February 2024, Agenda:

Opportunities for collaboration in the following areas

- Transforming management of the whole water system multi-sector needs
- Delivering a clean water environment for nature and people
- Securing a plentiful supply of water
- Cross-cutting – for example: -
  - \* climate change resilience and adaptation
  - \* economy and skills

**A/262/23/PDH 9 Hornbeam Avenue Approval Not Required**

Notification under extended permitted development rights for a single storey rear extension measuring 4 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.2 metres and an eaves height of 2.6 metres.

**Above Ground Telecommunications Cabinets** – Information has been received that 14 of these cabinets will be placed at various sites throughout Angmering, further details can be obtained from the ADC weekly file list for 15<sup>th</sup> February 2024 on the ADC website.

**5 23/231 PUBLIC CONSULTATION**

The member of the public wanted to speak about the redevelopment of the old Chandlers site. He said that while welcoming the redevelopment of the Chandlers site he has concerns about the Construction Management Plan (A/12/24/DOC) on the agenda.

He is worried about the impact of the construction upon local people including the danger of reversing large vehicles from the site onto Water Lane, the temporary loss of well used parking spaces on Water Lane for safety reasons, along with likely additional on street parking pressure from construction workers.

A discussion took place including the concerns over the contamination of the site.

At this point the application relating to this development was brought up the agenda and was discussed at length. APCs comment will be available to view on the ADCs planning portal.

The member of the public left the meeting at 20:22.



To consider Arun District Council File Lists 154, 155 and 156 of 2024:

**FILE LIST 154: Observations to Arun District Council by 15 February 2024**

<p><b><u>A/261/23/RES</u></b> Approval of reserved matters following outline consent A/153/22/OUT for up to 20 dwellings. This application is in CIL Zone 2 and is CIL Liable as new dwellings. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b> Broadlees Dappers Lane Angmering</p>
<p><b><u>A/258/23/A</u></b> Installation of 1 No. entrance sign, 1 No. plaque sign, 7 No. free standing signs and 3 No. panel signs. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b> Ayton House 2 Shepherds View Dappers Lane</p>
<p><b><u>A/5/24/DOC</u></b> Approval of details reserved by condition imposed under A/11/23/PL relating to condition 14-Biodiversity Method Statement. <b>Already Approved ADC</b></p>	<p><b><u>ADDRESS</u></b> BMW House Chandlers Garage Ltd Water Lane Angmering</p>
<p><b><u>A/1/24/DOC</u></b> Approval of details reserved by condition imposed under reference A/99/17/OUT, relating to condition 33 - External lighting. <b>APC have already submitted their comments on this application</b></p>	<p><b><u>ADDRESS</u></b> Land South of Water Lane Angmering</p>
<p><b><u>A/264/23/DOC</u></b> Approval of details reserved by condition imposed under A/248/23/PL relating to condition 21 - location and installation of fire hydrants. <b>APC have already submitted their comments on this application</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway (Bellway only Parcel)</p>
<p><b><u>A/4/24/DOC</u></b> Approval of details reserved by condition imposed under reference A/144/15/PL, relating to condition 15 - Ecological enhancements. <b>APC have already submitted their comments on this application</b></p>	<p><b><u>ADDRESS</u></b> Land at West End Nursery Roundstone Lane Angmering</p>

**FILE LIST 155 – Observations to Arun District Council by 22 February 2024**

None.	<u>ADDRESS</u>
-------	----------------

**FILE LIST 156 – Observations to Arun District Council by 29 February 2024**

<p><u>A/9/24/HH</u> Conversion of garage to habitable use. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><u>ADDRESS</u> 4 Sage Place Angmering</p>
<p><u>A/12/24/DOC</u> Approval of details reserved by condition imposed under A/11/23/PL relating to condition 7-Construction Management Plan. <b>DECISION: Objection</b> <b>COMMENT: A letter outlining APCs objection will be submitted via the ADC planning portal</b></p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p>
<p><u>A/8/24/DOC</u> Approval of details reserved by condition imposed under reference A/50/20/PL relating to condition 3 - Acoustic Report <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><u>ADDRESS</u> Pound Place Roundstone Lane Angmering</p>

- 7      **23/233 PLANNING APPLICATIONS NOT ON A WEEKLY**  
None.
- 8      **23/234 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **23/235 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     **23/236 PLANNING DECISIONS – NOT APPROVED**  
The refusals were noted by the committee.
- 11     **23/237 LICENSING MATTERS**  
None.
- 12     **23/238 CONSERVATION AREA REPORTS**  
The Chair advised that ADC were still awaiting a report from ADC on the presented extension assessment regarding Weavers Hill.  
The Clerk will continue periodically to contact the Conservation Officer for an update.



- 13      23/239    SOUTH DOWNS NATIONAL PARK**  
The next meeting of the P&I Committee is on 15<sup>th</sup> February 2023, the agenda has been published and there are no applications or other matters relating to Angmering.
- 14      23/240    COMPLIANCE**  
Awaiting further information on the breach of conditions relating to the Redrow development south of the A259.
- Information has been received of a Cherry Tree being cut down outside Pound House which is in the Conservation Area. This is now with Enforcement (ENF/52/24). It is understood that this may have something to do with the Manor Nursery development. We now await information regarding the outcome and consequences.
- 15      23/241    APPEALS**  
It was reported that APC are still awaiting further information on the Crete House, Dappers Lane appeal.
- Application A/216/23/PL The Beeches, Crete House, Dappers Lane. On the ADC Agenda for 17th January 2024, it was mentioned that there is an appeal awaiting action and decision. Decision Level – Delegated. PINS APP/C3810/W/23/3322262. APC will make comment when appeal hearing date is known.*
- 16      23/242    CORRESPONDENCE**  
An email has been received from a resident requesting clarification on the ANPR situation for the bus/emergency link road from Dappers Lane to Langmead Place (LNofWL) as the CALA Engineers may have stated that they will **not** now install one but will monitor the need for one.
- The Clerk has been in touch with the Planning Officer who states quite clearly that *“The bus/emergency access route is a condition imposed on the planning permission. The construction of the bus scheme needs to be provided prior to 200 occupations and the details can be found under reference A/184/23/DOC (Condition 16).*
- Additional correspondence has been received which states that an e-mail from the CALA Engineer says with reference to the ANPR that it is a wait and see situation.
- 17      23/243    HIGHWAYS MATTERS**  
A supporting paper had been produced by the Clerk showing all the highways activity throughout Angmering. This is an on-going situation awaiting comments and actions by WSCC Highways Department. No comments or questions were raised. The Clerk will continue to pursue these matters with WSCC Highways.
- Cllrs Hall raised concerns regarding all the traffic and highways issues of Arundel Road and felt that this should be investigated in its entirety with a resultant report to P&I. It is to be noted that the Clerk is fully aware of the situation and is constantly in discussion with WSCC Highways, as mentioned in the above paper. The Chair had no objection to Cllr. Hall together with Cllr. Want producing an investigative report for discussion at

future P&I meetings. He was also advised to remain in contact with the Clerk for any updates.

WSCC – Communities, Highways & Environment Scrutiny Committee – minute information from meeting held on 22<sup>nd</sup> January 2024.

Agenda Item 6 - Lessons Learned from Major Projects – discussion was on the construction of the A259 and A2300 (Burgess Hill). The paperwork was sent to all councillors for comments. Comments were received from both Cllr. Hamilton Street and Cllr. Verrinder. The Clerk passed these onto Cllr Urquhart for possible inclusion in the discussion. The Clerk will also contact the Project Manager at WSCC to discuss these comments and concerns.

The Report and Minutes have been published and can be seen on the WSCC Communities, Highways & Environment Scrutiny Committee for 24<sup>th</sup> January 2024 website, with video of the proceedings. The comments made by APC Councillors, although not named, were included, and discussed at this meeting. WSCC has stated that as the number of complaints received had reduced considerably, their view is that there is now no negative impact to the traffic flow on the surrounding roads off the A259.

Agenda Item 5 – New Process for TROs and Community Highways Schemes – The paperwork including the report and minutes of the meeting were sent to you all. There were no questions or comments.

Cllr. Bicknell had some questions regarding the above but all were answered by the committee.

**18      23/244    ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting to be held is on Wednesday 14 February at 2pm.

The agenda has been published and there are no applications or other matters that affect Angmering.

**Special Planning Policy Committee**

Next planned meeting to be held on Wednesday 6 March 2024 at 6pm.

Awaiting publication of the agendas.

**19      23/245    MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:

Cllr. Bicknell asked about speed cameras being installed within the village. Cllr. Hamilton-Street explained the work and the findings that had already been undertaken on this subject and also suggested that he spoke with the Clerk which he will do.

2. Full Council:

None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 5 March 2024 at 7.30pm, King Suite, Angmering Village Hall.



The meeting concluded at **20:50**

  
.....  
Chairman

Date 5 MAR 24