



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 13 SEPTEMBER 2022 AT 7.30PM

Due to the sad passing of Queen Elizabeth II, the meeting was cancelled and comments requested via email. The comments were then collated and shared with the committee.

All responses will be ratified at the Planning and Infrastructure meeting on 4 October 2022.

Committee: Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renee 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: Email responses collected.

In attendance: Email responses collected

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.	
1	22/076	APOLOGIES FOR ABSENCE Comments were not received from Cllr. Paul Bicknell
2	22/077	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.
3	22/078	APPROVAL OF MINUTES Minutes of the meeting from 23 August 2022 will be approved at the meeting on 4 October 2022.
4	22/079	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. None
5	22/080	PUBLIC CONSULTATION None.

6 22/081 PLANNING APPLICATIONS

To consider Arun District Council File Lists 81, 82 and 83, 2022:

FILE LIST 81 – Observations to Arun District Council by 16 September 2022

<p><u>A/159/22/T</u> 2no. Monterey pine (T1 & T2) - reduce east facing branches by 1.8m leaving spread approximately 5m. 4no. Sycamore Trees (T3-T6) - reduce lateral branches on each tree by 1m leaving a crown spread of 2.5m. DECISION - Objection COMMENT - Whilst pollarding these trees would benefit the residents involved, it is not clear as to who owns these trees as they are being shown, in the provided sketch as being outside the boundary of the resident's property. Surely if these trees are abutting 5 Nanson Lane, then this application should come from the owner or with permission evidence provided in this application.</p>	<p><u>ADDRESS</u> 5 Nanson Lane Angmering</p>
<p><u>A/173/22/HH</u> Single storey side extension. DESCISION – No Objection COMMENT – None</p>	<p><u>ADDRESS</u> 8 Heathfield Avenue East Preston</p>
<p><u>A/175/22/NMA</u> Non-material amendment following grant of A/144/15/PL for the removal of 3no. parking spaces in the courtyard to the rear of plots 111-120 of the development site. DESCISION - Objection COMMENT - With the lack of convenient public transport within the Parish there is a need for more use of the car which will mean that there is also a need for more parking spaces, therefore this reduction is considered to be inappropriate, and the application should be refused.</p>	<p><u>ADDRESS</u> Land at West End Nursery Roundstone Lane Angmering</p>
<p><u>A/178/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 28 - maintenance & management of surface water drainage. DESCISION – OBJECTION COMMENT - Condition on surface water drainage not yet approved or assessed by a council drainage engineer</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>



<p><u>A/179/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 9 - noise mitigation scheme. DESCISION – No objection COMMENT – Whilst there are no objections to the main scheme APC considers that item 7.2 should be amended to reflect the ages of the young children (babies to school age) that may occupy those bedrooms and therefore feels that the time element should be amended to 2130-0700 hours.</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/180/22/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to Condition No 21 - fire hydrants. DESCISION – No Objection COMMENT – No objection, however condition added to reflect WSFRS request that all hydrants are in place and functioning prior to occupation</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/181/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 22 - decentralised & renewable or low carbon energy. DESCISION – No objection COMMENT – None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/182/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 23 – broadband provision. DESCISION - Objection COMMENT - APC feel that the developer has not complied with Condition 23 of A/248/21/PL. All that appears to have been submitted in this application is an e-mail trail between Arren Yates and Openreach giving the developer advice. There appears to be no “strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site” as requested under Condition 23</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/183/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition 25 - archaeology. DESCISION – No objection COMMENT – Whilst APC has no objection to the discharge of this part of the condition it feels that it must object until the Archaeological Advisor is</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>

satisfied that the rest of this condition has been complied with.

A/184/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 32 - external lighting.

DECISION – No objection

COMMENT – No Objection, however consideration must be paid towards the comments of the SDNP (07Sept22) and that the details of lighting as referred to by the SDNP is submitted before approval.

A/185/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 41- proposed access works to Water Lane.

DECISION – No objection

COMMENT – None

A/186/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 11 - schedule of works.

DECISION – No objection

COMMENT – None

A/188/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 39 - detailed designs of the width, alignment and construction of the proposed bus access route.

DECISION – No Objection

COMMENT – None

A/189/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 12 – Construction Management Plan.

DECISION - Objection

COMMENT - With regard to item 2.10 of the CMP, as Water Lane is the main arterial route through Angmering from the A259 to A280 to A259, no HGV or OGV1 vehicles should have access to this site/route between 0815 – 0900 and 1445-1530 due to the conflict that will be caused with the high volume of commuter traffic that use this Lane at these times, especially the school coaches.

ADDRESS

Land North of
Water Lane
Angmering

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FILE LIST 82: Observations to Arun District Council by 22 September 2022

<p><u>A/190/22/A</u> Installation of various signage. DECISION - Objection COMMENT – Whilst the majority of the signs proposed have some regard to the setting of a rural lane, sign A SS-VOL-V25433 1.3 is too large, overbearing and inappropriate given the number of other business conducted signs proposed. Illumination of this site should adhere to dark night skies policies and should therefore not take place between the hours of 2200 and 0700. A - 5.5m pylon adjacent to Roundstone Lane should be reduced in size as in a residential road. K - 6m flag pole sign x3 adjacent to Roundstone Lane height should be reduced as adjacent to properties</p>	<p><u>ADDRESS</u> Volvo Caffyns Worthing Roundstone Lane Angmering</p>
<p><u>A/191/22/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 15-details of layout and specification of and construction program for the roads, footpaths, cycleways, parking areas, emergency access from Dappers Lane and tracking details for the refuse vehicles for that phase DECISION – No objection COMMENT – None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/192/22/CLP</u> Lawful development certificate for proposed installation of 11 No. solar panels. DECISION – No objection COMMENT – None</p>	<p><u>ADDRESS</u> 80 Palmer Road Angmering</p>

FILE LIST 83: Observations to Arun District Council by 29 September 2022

<p><u>A/48/22/RES</u> Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as new dwellings. RE-ADVERTISED: revised plans due to substantial changes to layout. DECISION – No Objection</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
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COMMENT - We welcome Redrows change of access for the Sports Hub from Arundel Road via the employment site.

Condition to be added to ensure all trees on the boundaries are protected during construction and integrated as in the Tree Survey Appraisal all young healthy trees and hedging

Disappointed that the cars are designed into the layout rather than looking to be landscape led and the cars behind or away from the street scene, particularly in the example of street scene c plots 142-133

Street Scene D-D plot 123 & 125 the white and black timber/render gables does not reflect anything in Angmering outside of the conservation area

Design Statement 2 of 7 - Seek clarity how the site will connect to existing PROW 2176 as a ditch runs between the site and the footpath

Ecological Mitigation- condition to ensure protection of badger sett and dormice

A/144/22/PL

Erection of 3 no. dwellings and 2 no. car ports with associated accesses, parking, fencing and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwellings.

DECISION – No objection

COMMENT – None

A/199/22/CLE

Application for a Lawful Development Certificate seeking confirmation of the lawful implantation of permission A/177/19/PL.

DECISION – No objection

COMMENT – None

A/195/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 40 - levels.

DECISION – No objection

COMMENT – None

ADDRESS

Land North of
Mayflower Way
Angmering

ADDRESS

Land at the Vinery
Arundel Rd
Poling

ADDRESS

Land North of
Water Lane
Angmering

<p><u>A/200/22/DOC</u> Approval of details reserved by condition imposed under ref APP/C3810/W/22/3295115 (A/168/21/PL) relating to Condition No 13 - archaeological works. DECISION – No objection COMMENT – None</p>	<p>ADDRESS Land South of Littlehampton Road and East of Worthing Road Angmering</p>
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7 22/082 **PLANNING APPLICATIONS NOT ON A WEEKLY**

<p><u>FG/124/22/PL</u> Demolition of existing buildings and erection of 70 No. dwellings with associated works (site relocation to Clapham). This application affects a Public Right of Way, is a Departure from the Development Plan and is in CIL Zone 3 (CIL Liable) as new dwellings. DECISION - Objection COMMENT – Although this application lies outside the boundary of Angmering Parish its development like any further developments along this corridor will have a profound effect on Angmering with the additional traffic and its impact on the highways together with the increasing need for health facilities and schooling. APC therefore objects very strongly to this development and concurs with the objections placed by Ferring Parish Council and the other 500 objections so far recorded. APC being two thirds within the SDNP also objects to the negative impact this will have on the National Park, its policies and duties especially the Dark Night Skies Reserve.</p>	<p>ADDRESS Lansdowne Nursery, The Barn Littlehampton Road Ferring BN12 6PB</p>
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8 22/083 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

9 22/084 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

10 22/085 **PLANNING DECISIONS – NOT APPROVED**
None.

11 22/086 **LICENSING MATTERS**
None.

12 22/087 **CONSERVATION AREA REPORTS**
None.

13 22/088 **SOUTH DOWNS NATIONAL PARK**
None.

14 22/089 **COMPLIANCE**
None.

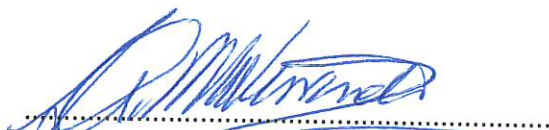
15 22/090 **APPEALS**
No updates

16 22/091 **CORRESPONDENCE**

- None.
- 17 22/092 **CREATION OF SMALL WORKING GROUP TO MAP CYCLE PATHS IN THE VILLAGE AND INVESTIGATE THE PROVISION OF MORE FOR THE INFRA STRUCTURE PLAN**
No updates.
- 18 22/093 **HIGHWAYS MATTERS**
None.
- 19 22/094 **ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
ADC Planning Committee is due on 28th September
- 20 22/095 **MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**
None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 4 October 2022 at 7.30pm in the King Suite, Angmering Village Hall.


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Chairman

Date..... 25/10/22