



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 14 SEPTEMBER 2021 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)
David Marsh, Paul Bicknell, Norma Harris, Kevin Haag 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; John Oldfield (Chair), Sylvia Verrinder (Vice Chair), Norma Harris and Nikki Hamilton-Street
- In attendance:** 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; Development Control Committee: DCC, Conservation Area: CA.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	21/078	APOLOGIES FOR ABSENCE Apologies were received and approved for Tracy Lees, Committee Clerk, Cllr. Bicknell, Cllr. Marsh. Apologies were not received for Cllr. Haag.	
2	21/079	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. No declarations were made.	
3	21/080	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 24 August 2021 were agreed and will subsequently be signed by the Chair.	
4	21/081	TERMS OF REFERENCE This item was on the agenda in error and therefore was not discussed.	
5	21/082	THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA There was nothing more to report or questions asked.	
6	21/083	PUBLIC CONSULTATION One member of the public was present, but no questions were asked.	

To consider Arun District Council File Lists 30, 31 and 32 of 2021:

FILE LIST 30 – Observations to Arun District Council by 17 September 2021

In introducing the discussion on **A/168/21/PL** and **A/169/21/PL** the chair reminded the committee of the recent meeting the parish and district councillors of East Preston, Rustington, Ferring, Kingston and Angmering had had with the developers of this site, We were all concerned about this proposal, the development on the Rustington Golf Course and the building on the Gaps between Settlements in general, all leading to the loss of the rural landscape, agricultural land and village identities.

Our concerns over both proposals, formulated by our Planning Consultant, Claire Tester, which had been circulated to members were then discussed.

With regard to **A/169/21** the chair pointed out that WSCC Highways had now commented on the proposal and this was available for view on Arun's Planning Portal. He referred particularly to paras 3 and 4 (see below) :-

In submitting the current access details, the applicant has identified three departures from standard. The applicant has sought formal approval for these departures as part of the current application. There is however no design audit submitted that identifies the design standards applied by the applicant. Prior to WSCC Highways formally considering the DfS's, a design audit would be required. This should identify all standards used in the design of the proposed access.

It is also noted that no Stage One Road Safety Audit has been submitted. The applicant has confirmed that a Stage One RSA will be undertaken once the departures have been agreed. Planning permission must not be granted prior to the departures being agreed and a Stage One RSA being submitted in accordance with current WSCC Policy with all problems resolved to the satisfaction of WSCC Highways. A Stage One RSA must not be conditioned given the potential for this to identify unresolvable problems.

The Chair also pointed out that the Sussex Area Ramblers Association had objected to the proposal as follows:-

.....the proposed road junction will adversely impact the walking environment by physically and visually interrupting the pedestrian access linking FP2126 and 2143 via the existing A259 footway.

A/169/21/PL

Construction of a new access to serve existing agricultural use and proposed residential development. This site is in CIL Zone 5 and is Zero rated as other development. This application is a Departure from the Development Plan.

DECISION: Objection

COMMENT: In view of these concerns the chair suggested that an additional Comment should be added to Claire’s response . This was accepted and it was agreed that our response to **A/169/21/PL** should be:-

An additional access of this scale and design cannot be justified by the existing permitted use of the land for agriculture. It would have an urbanising impact on the countryside and the Local Gap between East Preston and Ferring which would therefore be contrary to Policies C SP1 and SD SP3. Any attempt to justify this access on the basis of the proposed housing development would prejudice the outcome of A/168/21/PL leading to loss of public confidence in the planning process and a potentially unlawful decision.

We have serious concerns over the possible dangers and disruption to vehicular and pedestrian traffic caused by this proposal and particularly note the comments of the WSCC – Highways Authority and the Ramblers Association.

See Appendix 1 for full report to be submitted.

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.

DECISION: Objection

COMMENT:

- The site is outside of the Built Up Area boundaries of Angmering and East Preston and therefore its development for dwellings would be contrary to Arun Local Plan policy SD SP2 and Angmering Neighbourhood Plan policy HD3. The

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Land South Of Littlehampton Road and East of Worthing Road Angmering

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Land South Of Littlehampton Road and East of Worthing Road Angmering

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adverse impacts of this development would significantly and demonstrably outweigh the benefits, as set out below.

- The site is within the East Preston to Ferring Local Gap and its development, including the proposed new access, would significantly erode this gap contributing to the coalescence of these settlements and detracting from their separate identity and amenity contrary to Arun Local Plan Policy SD SP3.
- In addition, the breaching of Policy SD SP3 is likely to set a precedent which would result in further incursions elsewhere in the gap and/or to the immediate east of the current site. This probability is heightened by the proposed layout of the development which clearly facilitates future development in the remainder of the field to the east.
- The proposed layout of the development results in an unsympathetic edge with the countryside / remaining gap to the east which will not be adequately mitigated by the proposed hedge given the limited space provided for it and the pressure from future occupiers to reduce or remove the hedge. In the south-west corner no hedge is proposed at all and the flank wall of plot 66 immediately abuts the boundary. As a result, views of the development from the east are likely to be prominent and detrimental to the character of the countryside, as well as adding to the intra-visibility between the new edges of the remaining gap contrary to Policies C SP1 and SD SP3.
- The proposed design of the new housing does not reflect the character and distinctiveness of the area as defined in the Angmering Neighbourhood Plan or the East Preston Neighbourhood Plan. In addition, no information has been provided about the sustainability credentials of the proposed new homes. The proposed design is therefore contrary to Angmering Neighbourhood Plan policy HD6: Housing Layout & Design: Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to

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<p>incorporate local design features evident in buildings in the surrounding area.</p> <ul style="list-style-type: none"> • Development that seeks to meet the highest possible standards of construction Code for Sustainable Homes and BREEAM (Building Research Establishment Environmental Assessment Method) standards or equivalent will be strongly supported”. • The proposed retention of an access point directly onto the roundabout is likely to result in highway safety issues given the volume of vehicles using this roundabout. The requirement to keep this access available for farm vehicles should be achieved with a locked gate or bollards rather than the proposed measures which are unlikely to be successful in preventing access onto the roundabout by vehicles from the site. <p>See Appendix 2 for full report to be submitted.</p> <p><u>Action:</u> The Committee asked that Copies of Objections should be sent to our District Councillors, MP and the Clerks and District Councillors of the Eastern Parishes</p> <p><u>A/171/21/DOC</u> Approval of details reserved by condition imposed under ref A/114/18/PL relating to Condition No 18 - contamination. DECISION: No Objection COMMENT: Subject to ADC officers approval</p> <p><u>A/172/21/CLP</u> Lawful development certificate for the proposed demolition of existing car port and provision of single storey side extension to include ground floor shower room and new room. DECISION: No Objection COMMENT: Subject to ADC agreeing lawful development</p> <p><u>A/174/21/DOC</u> Approval of details reserved by condition imposed under ref A/177/19/PL relating to Condition Nos 5 - landscaping and 7 - discharge flows to watercourses. DECISION: No Objection</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p> <p><u>ADDRESS</u> Little Thatch North Drive Angmering</p>
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<p>COMMENT: Subject to drainage officers approval</p>	<p><u>ADDRESS</u> The Vinery Arundel Road Poling</p>
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FILE LIST 31 – Observations to Arun District Council by 23 September 2021

<p><u>A/170/21/HH</u> Single storey front and single storey rear extension DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Culverden The Thatchway Angmering</p>
<p><u>A/173/21/T</u> Fell 3 No. Conifer trees. DECISION: No Objection COMMENT: Would like the applicant to discuss replacement trees with ADC Tree Office</p>	<p><u>ADDRESS</u> Tara Ham Manor Close Angmering</p>
<p><u>A/178/21/HH</u> Conversion of garage to habitable use, hip to gable loft conversion with 1 x rear dormer and alterations to openings/fenestration DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 2 Weavers Croft Weavers Hill Angmering</p>
<p><u>A/157/21/DOC</u> Approval of details reserved by condition imposed under A/125/13/ relating to condition 17-landscape scheme. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Chandlers BMW Worthing Manor Retail Park Rustington</p>
<p><u>A/177/21/DOC</u> Approval of details reserved by condition imposed under ref A/144/15/PL relating to Condition No 3 - surface water drainage. DECISION: Objection COMMENT: The incorrect drainage as built should be reconstructed to satisfy ADC drainage engineer</p>	<p><u>ADDRESS</u> Land at West End Nursery Roundstone Lane Angmering</p>
<p><u>A/180/21/DOC</u> Approval of details reserved by condition imposed under ref A/219/17/PL relating to Condition No 6 - Construction Management Plan. DECISION: No Objection</p>	<p><u>ADDRESS</u> Mayflower Way Angmering</p>

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COMMENT: None

FILE LIST 32 – Observations to Arun District Council by 30 September 2021

<p><u>A/182/21/T</u> 1 No. Ash (T1) - Re coppice to a stool as one stem has already failed recently and blocked the road. Leaving the tree at approx 1m tall. 1 No. Oak (T2) - Reduce tree back to campsite boundary. Leaving the tree at approx 3m tall & 3 m wide. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Furzeffield Scout Campsite Dappers Lane Angmering</p>
<p><u>A/179/21/DOC</u> Approval of details reserved by condition imposed under ref A/142/16/OUT relating to Condition No 5 - drainage completion statement & as built drawings DECISION: Objection COMMENT: The issues as identified to satisfy ADC drainage</p>	<p><u>ADDRESS</u> Merry England Nursery Dappers Lane Angmering</p>
<p><u>A/181/21/DOC</u> Approval of details reserved by condition imposed under A/131/16/OUT relating to condition 6-foul and surface water sewerage disposal. DECISION: Objection COMMENT: Due to lack of information</p>	<p><u>ADDRESS</u> Land To East of New Place Bungalow Arundel Road Angmering</p>

8 21/085 PLANNING DECISIONS

The planning decisions listed on the agenda were talked through; no comments were made.

9 21/086 PLANNING APPLICATION NOT ON THE AGENDA

None.

10 21/087 LICENSING MATTERS

None.

11 21/088 WORKING GROUPS UPDATE

Cllr. Verrinder read out the following updates to the committee:

Dappers Lane Working Group

Nothing further to report but have noticed that the condition of the surface appears to be worsening and needs to be reported to WSCC Highways for earlier consideration.

Conservation Area Working Group

You should all by now have received a copy of the group's report of the first walking assessment of the CA together with the recommendations.

As you will see there is one area – namely the Cotterells which needs further investigation and advice, so a meeting has been set with Mr Brian Bannister of ADCAAP for Thursday 7th October at 13:30 to view the area again. I would like to suggest that at the P&I meeting on 26th October, these reports are placed on the agenda for full discussion and possible acceptance by the Committee before the Group meet again with the next step.

Action: Add to relevant agenda.

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I have e-mailed the SDNP Conservation Team and awaiting a reply.

There are a lot of areas within Angmering Parish which need some form of protection, yet are too remote to be included in the current CA. There are also some dwellings that could/should be listed. This is something for the group to discuss at its next meeting.

The group felt that the work it is doing should be advertised in “All About Angmering” and on the Parish Website with the purpose of encouraging residents to join the group and maybe form an “Angmering Conservation Group” for the protection of what history we have left.

Traffic Survey Group

There was nothing new to report since the last meeting.

- 12 21/089 **SOUTH DOWNS NATIONAL PARK**
SDNP/21/04500/APNB
Lee Farm, Michelgrove Lane, Patching, West Sussex
Agricultural Building
Observations needed by 15 September 2021 to SDNP
DECISION: No Objection

- 13 21/090 **ADC PLANNING COMMITTEE MEETINGS**
Wednesday 29 September at 2pm.
Awaiting agenda.

- 14 21/091 **COMPLIANCE**
None.

- 15 21/092 **APPEALS**
None.

- 16 21/093 **CORRESPONDENCE**
None.

- 17 21/094 **HIGHWAYS MATTERS**
The committee thanked Cllr. Verrinder for the West Sussex Transport Plan 2022 to 2036 Draft for consultation which she had prepared. She commented that she was disappointed that no feedback had been received from many councillors.

A recommendation for partial agreement was decided and a response is to be submitted by the Clerk.

Action: Partial agreement to be submitted.

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18 21/095 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Policy Committee

The next meeting will be on Wednesday 6 October at 18:00, Cllr, Verrinder will view the meeting on webinar and report back at the PI meeting on Tuesday 26 October.

19 21/096 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

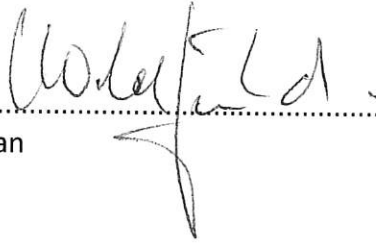
- This Committee: None.
- Full Council: None.

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 5 October 2021** at 7.30pm in Angmering Baptist Church.

The meeting concluded at 20:23.

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Chairman



Date..... 5 Oct 21