



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 16 APRIL 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, John Oldfield, Norma Harris, Paul Bicknell, David Marsh and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk) and 4 members 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. Construction Management Plan: CMP;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/285	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Bill Hall, Cllr. Renée Hobson and Cllr. Matthew Want.	
2	23/286	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	23/287	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 26 March 2024</b> were agreed by all and signed by the Chair.	
4	23/288	<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.	

5      **23/289 PUBLIC CONSULTATION**

Four members of the public were present and wanted to discuss application number A/40/24/PL which appears on File List 163 of this agenda. They are all located close to this proposed development hence their interest in it.

The reasons for them objecting were put forward and then discussed with the committee. This included the size of the development versus the size of the plot, the proximity to other buildings i.e. loss of privacy and the impact this would cause. The entrance was considered to be too small for a construction site and also questions on if the utilities already in place would be able to cope with this large proposed dwelling.

The members of the public asked if the councillors knew the site or had visited it. Cllr. Marsh had visited the site and Cllr. Oldfield commented that he felt this was over development to which all councillors agreed.

After discussion the members of the public thanked the councilors for their time and all left the meeting at 19:46.

6      **23/290 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 163, 164 and 165 of 2024:

**FILE LIST 163: Observations to Arun District Council by 20 April 2024**

<u>A/40/24/PL</u>	<u>ADDRESS</u>
<p>1 No. detached four-bedroom dwelling with associated off road parking. This application may affect the setting of a listed building and is in CIL Zone 2 and is CIL Liable as a new dwelling.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: APC objects to this application as it feels that: -</b></p> <ul style="list-style-type: none"><li>• There is a concern that the proposal is overstepping the boundary build line with Avenals Farm.</li><li>• This is overdevelopment of a narrow piece of land.</li><li>• It is overbearing – the height will overshadow the nearest properties in Ecclesden Park.</li><li>• Environmentally and ecologically, there will be an excessive destruction of Trees and Hedges on two connected sides of the plot’s boundaries.</li><li>• There are no plans relating to the provision and construction of drainage to or from this plot, nor any drainage Engineers Report or Approval</li><li>• There will be a harmful effect on the Environment and Ecology in that area.</li><li>• Loss of green gap between Ecclesden Park and Avenals Farm which will result in a harmful effect on the listed building of Avenals Farm.</li><li>• Does not appear to conform to the biodiversity net gain requirement of an additional 10%.</li></ul>	<p>Land to the West Avenals Farm Water Lane (access from The Groves) Angmering</p>

<p><b><u>A/44/24/PL</u></b> Erection of detached 4-bedroom house with associated car port, storage, car parking facilities, access, and landscaping. This application is in CIL zone 3 and is CIL liable as a new dwelling. This application is a departure from the development plan. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b> Land At Wilmington Arundel Road Angmering</p>
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**FILE LIST 164 – Observations to Arun District Council by 20 April 2024**

<p><b><u>A/45/24/L</u></b> Listed building consent to repair chimney stack. <b>DECISION: Support</b> <b>COMMENT: APC supports this application and agrees with the Conservation Officers Report</b></p>	<p><b><u>ADDRESS</u></b> 3 Longback Cottages Arundel Road Angmering</p>
<p><b><u>A/46/24/HH</u></b> Single storey extension to North (Front) elevation plus new outbuilding to rear <b>DECISION: No Objection</b> <b>COMMENT: No Comment, however, APC does have concerns that the permitted development may be too close to the garage and workshop thereby reducing access to the rest of the property.</b></p>	<p><b><u>ADDRESS</u></b> 54 Ashurst Way East Preston</p>
<p><b><u>A/47/24/A</u></b> Installation of 1 No. illuminated totem sign. <b>DECISION: No Objection</b> <b>COMMENT: APC supports the statement by Environmental Health regarding Lighting, location, and proximity to new dwellings. APC asks if the signage attached to the entrance wall into Golfers Lane will be removed and that any damage will be made good?</b></p>	<p><b><u>ADDRESS</u></b> Rustington Golf Centre Golfers Lane Angmering</p>
<p><b><u>A/48/24/HH</u></b> Two storey side extension. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b> Steinheim 2 Nanson Lane Angmering</p>
<p><b><u>A/49/24/DOC</u></b> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 26-EV charging <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane and South of A27 inclusive of Angmering Oval</p>



	Raceway (Bellway only Parcel) Angmering
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**FILE LIST 165 – Observations to Arun District Council by 2 May 2024**

<p><b><u>A/51/24/HH</u></b>  Refurbishment of existing single storey extension including roof, with window and door replacements, together with internal works. (This application may affect the character and appearance of the Angmering Conservation Area).  <b>DECISION: No Objection</b>  <b>COMMENT: Although this application is within the conservation area it cannot be seen from either the High Street or Holly Lane as it is located within the boundary walled garden attached to the main listed building. APC regrets the loss of an attractively designed extension to a listed building, but it is also felt that the proposed design is excessive regarding the proposed doors and loss of windows. APC has no objection to the internal alterations to this property.</b></p>	<p><b><u>ADDRESS</u></b>  Garden House  High Street  Angmering</p>
<p><b><u>A/52/24/L</u></b>  Listed building consent for refurbishment of existing single storey extension including roof, with window and door replacements, together with internal works.  <b>DECISION: No Objection</b>  <b>COMMENT: Although this application is within the conservation area it cannot be seen from either the High Street or Holly Lane as it is located within the boundary walled garden attached to the main listed building. APC regrets the loss of an attractively designed extension to a listed building, but it is also felt that the proposed design is excessive regarding the proposed doors and loss of windows. APC has no objection to the internal alterations to this property.</b></p>	<p><b><u>ADDRESS</u></b>  Garden House  High Street  Angmering</p>
<p><b><u>A/54/24/DOC</u></b>  Approval of details reserved by condition imposed under reference A/248/21/PL relating to conditions 14 - refuse &amp; recycling bins and storage and condition 17 - Parking plan.  <b>DECISION: No Objection</b>  <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b>  Land North of  Water Lane  Angmering</p>

- 7      **23/291 PLANNING APPLICATIONS NOT ON A WEEKLY  
A/50/24/ESO**  
Environmental Screening Opinion for up to 212 dwellings, access, open  
space and associated infrastructure.  
ADDRESS Land West of Bewley Road Angmering

Angmering Parish Council sought advice on this application from our  
Planning Advisor, this was received and forwarded to Councillors. Since  
then, this application has been heard by ADC Planning and they have  
decided that an Environmental Impact Assessment will not be needed.  
APC now await the publication of the Outline Application when it will  
continue to work with the Planning Consultant.

- 8      **23/292 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.

- 9      **23/293 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.

- 10     **23/294 PLANNING DECISIONS – NOT APPROVED**  
None.

- 11     **23/295 LICENSING MATTERS**  
None.

- 12     **23/296 CONSERVATION AREA REPORTS**  
Still awaiting report from ADC on the presented extension assessment  
regarding Weavers Hill. The Clerk continues to contact the Conservation  
Officer for an update.

- 13     **23/297 SOUTH DOWNS NATIONAL PARK**  
A meeting was held on Thursday 11 April 2024 in which SDNP members  
were updated on the progress of NDPs and Parish/Village Design  
Statements across the SDNP.

Next planned meeting is to be held on – Wednesday 15 May 2024.  
Awaiting publication of the agenda.

- 14     **23/298 COMPLIANCE**

Awaiting further information regarding the issues of:

- The Redrow Development South of A259 – site entrance/exit.  
Draft notices are being drafted by ADC to Redrow regarding  
condition 21 of A/5/22/DOC, and will be sent out soon.
- The Felling of the Cherry Tree outside Pound House, on The High  
Street. As there has been no further information on this item it was  
decided to remove it from the agenda.
- Manor Nursery – non-compliance with the approved CMP regarding  
direction of travel of construction traffic (this has been reported  
many times to ADC by residents and APC)

It must be noted that with effect from Thursday 18 April for two  
weeks, waste will be transported from the site at a rate of 30 lorry  
loads per day. Cllr Marsh again raised the issue of HGV continually  
using Weavers Hill as a route to/from this site despite being advised  
not to – confirmation is required that these lorries are in fact from  
this site. The Chair asked members to be always vigilant to ensure

that these lorries will arrive/depart the site via Roundstone Lane and not the High Street or Weavers Hill. For this reason, this item will remain on the agenda.

**15 23/299 APPEALS**

**A/197/23/A** - Installation Of 1 No. Non-Illuminated Tri Board Sign.  
Rustington Golf Centre Golfers Lane. Still awaiting date for hearing or decision by an Inspector.

**16 23/300 CORRESPONDENCE**

None.

**17 23/301 HIGHWAYS MATTERS**

The parking bays outside the Co-op running along the road to the APC Parish Office plus white parking lines were discussed. This included looking at wider spaces and time limits, with some spaces being unrestricted.

County Councillor Deborah Urquhart has confirmed that she is now involved in this matter and looking into the issue and will report back to the office.

This was discussed at length and agreed that 1 hr free parking was not workable as it could have a negative impact on the businesses that may require at least 2 hrs for their customers, namely, "The Stone Room", hairdressers, The Estate Agents and Juna. Consultation will need to take place with businesses before any changes are suggested/put forward.

The Clerk is requesting updates on all other listed matters which are to be brought to the next P&I meeting.

**18 23/302 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting to be held on: Wednesday 17 April at 2pm

The agenda is published and there are no applications affecting Angmering. There is an interesting item at Agenda No.10 – "An Accelerated Planning System Consultation" which could affect Angmering.

**Planning Policy Committee**

Next meeting to be held on: Thursday 18 April at 6pm

This meeting has been cancelled

Meetings are held at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

**19 23/303 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 7 May 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at 20:32

  
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Chairman

Date. 07 MAY 24 .....