



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 17 JANUARY 2022 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renée 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:** Councillors; Sylvia Verrinder, Norma Harris and Nikki Hamilton-Street
- In attendance:** 6 members of the public were in attendance plus a representative from Clancy
- 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. AFAS, Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/174	APOLOGIES FOR ABSENCE Apologies were received and agreed for Cllrs. Want, Hobson, Oldfield, Marsh and Bicknell.	
2	22/175	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	22/176	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 6 December and email responses for Tuesday 20 December 2022 were agreed and were signed by the Chair.	
4	22/177	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. A copy of the Chairs report had been sent to all members and was accepted with no questions being asked. 6 items were added to the report and are listed below.	

1. Application A/250/22/DOC – Land at Dappers Lane (Heron Site) Condition 18 Surface Water Drainage. This application has been withdrawn at the request of the Developer.
2. Ref item 6) Just prior to the meeting McCarthy Stone sent APC a proposal, regarding a gift of a small piece of land on the corner of Cumberland and Water Lane to do with as they wish. this has now been replied to and we await their response.
3. The next round of Parish Workshops being run by the SDNP is on 15th March 2023 at 1800 at the Headquarters in Midhurst. Subject matters include – Parish Priority Statements (as part of the Local Plan Review), Using Community Greenspace to benefit nature and people and Sharing information and best practice across the National Park. Would anyone else be interested in attending these workshops.
4. WSCC Highways have had a look at the signage at the top of Church Hill, opposite School House and it appears to be working.
5. The Second Reading of The Draft Parliamentary Briefing / Levelling Up and Regeneration Bill is going through the House of Lords from today (17th January 2023)
6. There is currently nothing on the **Action List**

5. 22/176 UPGRADE TO SEWER NETWORK

Steve Anthony from Clancy attended the meeting but unfortunately the representative from Southern Water was not able to attend.

Mr. Anthony handed out a map of the area he wanted to talk about and explained what areas would be worked on and the type of work that would take place. He also said that they would be working closely with WSCC Highways. He explained that initially they wanted to start work at the war memorial end of Station Road but due to the works on the A259 they would now be starting where the Oval Racetrack used to be located. Road closures in short sections (residents and businesses would always have access to their properties), radar surveys, culvert issues and how long the project would take (approx. 5 – 6 months depending on what the surveys show) as well as issues relating directly to Dappers Lane were also covered. Questions were invited and discussions took place.

He said that he understood the amount of disruption these works will cause and would try to keep the disruption to a minimum. Road closure timings were mentioned, and a further discussion took place as members of the public had concerns that the times being proposed would not work for Angmering. This point will be taken away and looked at.

Cllr. Verrinder requested that regular updates were given so APC can share with Angmering residents, this was agreed. Mr. Anthony also stated that a letter was due to go out to 3000 residents prior to the start of the works plus advance work signs will be placed on the road side. Cllr. N Hamilton-Street had concerns regarding the school buses that use the village and



requested that My Anthony arranged that the schools in the village were contacted directly so they could be made aware of the works/closures.

One member of the public commented that he was pleased that he had attended the meeting and that Southern Water were being proactive. He then went on to ask questions relating to sewers, Mr. Anthony explained what was being planned along with the size of the sewers and who provided them.

Another member of the public asked what the road signs would say, it was reported that they would say 'Road closed ahead' and 'Road closed access to residents only'. Clancy were also looking at trailing other types of road signs which would give an approximate distance to the road closure point.

Cllr. Verrinder thanked Mr. Anthony for his time and he left the meeting along with one member of the public at 19:56.

6 22/177 PUBLIC CONSULTATION

One member of the public talked about the current road conditions, mainly pot holes, and felt that due to WSCC not maintaining the drainage system adequately has added to the road deterioration. Cllr. N Hamilton-Street commented that WSCC Cllr. Deborah Urquhart had attended the last Full Parish meeting and all these issues were raised with her. Cllr. Urquhart had reported that a new system for reporting problems like pot holes seemed to be working well. Cllr. N Hamilton-Street also commented that APC have been speaking with developers re the state of the roads. APC shares residents frustration with this situation and urged members of the public to come to the Full Parish meetings as councillors from ADC and WSCC will be in attendance and their concerns can be made directly to them. She also said to use the new website to report issues as soon as possible, the website is:

<https://www.westsussex.gov.uk/roads-and-travel/make-an-enquiry-or-report-a-problem-with-a-road-or-pavement/>

A discussion then took place with all members of the public regarding Dappers Lane being misused i.e. traffic going in the wrong direction and that it should not be accessible from the north. The use of signs was discussed as well as reporting issues to the Police. APC were working on getting a camera installed but the Police and WSCC Highways are saying this would not work. Cllr. Verrinder mentioned the working group that had been set up and their success in getting the bus re-routed.

After questions about the planning process were received Cllr. N Hamilton-Street explained how the process worked and that APC have been objecting to many of the developers applications. She also explained the issues behind not seeing any new schools of doctors surgeries. The lack of new doctors surgeries is down to the fact there not being enough doctors to run the surgeries and schools need to be at least 95% full and currently we are only 92% full in our area.

Cllr. Verrinder thanked everyone for their input and for attending the meeting and all members of the public left at 20:26.

To consider Arun District Council File Lists 98, 99 and 100, 2022:

FILE LIST 98 – Observations to Arun District Council by 15 January 2023

<p><u>A/268/22/PO</u> Application to negotiate a Deed of Variation to modify the affordable housing clauses on the Section 106 Agreement dated 27-08-19 linked to A/40/18/OUT. DECISION: Objection COMMENT: The proposed variations around mortgages etc are too legalistic for responders to understand. From this APC understands that the developers are trying to delay the construction of the roundabout at the Water Lane/A280 Junction. The current S106 agreement requires it to be completed before occupation of the 100th property – they are asking for this to be 200.</p> <p>There are currently no details of this highway/roundabout proposal. At a previous meeting with ADC and the developers because of difficulties in Water Lane the roundabout may have to be moved further to the east. There has been no further information on this</p> <p>APC feels that it would be totally unacceptable to approve this application as it could delay the implementation by a year or more and it would be wrong to expect the residents of Angmering to tolerate more years of dirt and disruption. The narrow village roads/lanes are already clogged with all the other developments Angmering has had to accept over the past 5-10 years</p>	<p><u>ADDRESS</u> Land north of Water Lane Angmering</p>
<p><u>A/257/22/RES</u> Approval of reserved matters following outline consent A/46/21/OUT for 2 No dwellings including details of the access, appearance, landscaping, layout, and scale. This application is in CIL Zone 4 and is CIL Liable as new dwellings. DECISION: Objection COMMENT: Although this was won on appeal APC still stands by its objections to the outline application. “Proposal results in an unacceptable loss of trees and a green space amenity to the detriment of residents and the street scene. It is presumed that this green area was a design feature in the layout of Downsway</p>	<p><u>ADDRESS</u> Land junction with Heathfield/Downs Way East Preston</p>

when originally constructed. Proposal conflicts with the Angmering Neighbourhood Plan Policies HD5 and HD6”

A/271/22/DOC

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 10 - Employment and Skills Plan.

DECISION: No Objection

COMMENT: It would seem that this has been cut and paste from another development. Therefore work with the specific local schools needs to be inserted throughout the document

A/272/22/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: More information Required – APC concurs with the comments by WSCC (No details have been provided on the anticipated number of trips and vehicle routing during construction of the site. Comments have previously been provided on the other phase of the site (ref A/129/22/DOC and A/189/22/DOC) and the routing of trips would be expected to replicate those promoted within these applications) – It is to be noted that construction on this site has already started

A/273/22/DOC

Approval of details reserved by condition imposed under A/248/21/PL relating to Condition No 15 - layout & specification of and construction programme for the roads, footpaths, cycleways, parking area, emergency access from Dappers Lane and tracking details for refuse vehicles.

DECISION: No Objection

COMMENT: None

A/274/22/DOC

Approval of details reserved by condition imposed under A/248/21/PL relating to condition 40-existing and proposed ground levels, proposed finished floor levels, levels of paths, drives, garages and parking areas and proposed complete height of development and any retaining walls.

DECISION: No Objection

ADDRESS

Land North of Water Lane Angmering

ADDRESS

Land North of Water Lane Angmering

ADDRESS

Land North of Water Lane Angmering

ADDRESS

Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway (Bellway only parcel)

<p>COMMENT: None</p> <p><u>A/275/22/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 2 5 – programme of archaeological works.</p> <p>DECISION: Objection COMMENT: In view of the size of this development and the importance of its location, before construction continues, archaeological survey results and artefacts should be made available to the public and the National Park Authority as has happened at other development sites throughout Angmering.</p> <p><u>A/277/22/DOC</u> Approval of details reserved by condition imposed under A/64/21/PL relating to condition 24-location of fire hydrants.</p> <p>DECISION: No Objection COMMENT: None</p> <p><u>A/278/22/NMA</u> Non material amendment following A/16/22/HH for updated fenestration.</p> <p>DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway (Bellway only parcel)</p> <p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Tara Ham Manor Close Angmering</p>
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FILE LIST 99– Observations to Arun District Council by 20 January 2023

<p><u>A/268/22/PO</u> Application to negotiate a Deed of Variation to modify the affordable housing clauses on the Section 106 Agreement dated 27-08-19 linked to A/40/18/OUT.</p> <p>DUPLICATE – Dealt with under File List 98</p> <p><u>A/257/22/RES</u> Approval of reserved matters following outline consent A/46/21/OUT for 2 No dwellings including details of the access, appearance, landscaping, layout, and scale. This application is in CIL Zone 4 and is CIL Liable as new dwellings.</p> <p>DUPLICATE – Dealt with under File List 98</p> <p><u>A/270/22/HH</u> Installation of access ramp to the front entrance of the property.</p>	<p><u>ADDRESS</u> Land north of Water Lane Angmering</p> <p><u>ADDRESS</u> Land junction with Heathfield/Downs Way East Preston</p> <p><u>ADDRESS</u> 42 Heathfield Avenue</p>
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<p>DECISION: No Objection COMMENT: None</p> <p><u>A/281/22/DOC</u> Approval of details reserved by condition imposed under A/64/21/PL relating to conditions 28-surface water drainage and 29-maintenance and management of surface water drainage system.</p> <p>DECISION: Objection COMMENT: APC object to this application as there are no ADC Drainage Engineers Assessment Report on the website.</p>	<p>East Preston</p> <p>ADDRESS Shrublands Roundstone Lane Angmering</p>
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FILE LIST 100 – Observations to Arun District Council by 2 February 2023

<p><u>A/290/22/DOC</u> Approval of details reserved by condition imposed under ref A/248/21/PL, relating to condition 22 - decentralised and renewable or low carbon energy sources.</p> <p>DECISION: No Objection COMMENT: None</p>	<p>ADDRESS Land North of Water Lane. Angmering</p>
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8 22/179 PLANNING APPLICATIONS NOT ON A WEEKLY

[K/56/22/PL](#)

Erection of 48 No residential dwellings (including affordable homes). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

ADDRESS Land north-east of Kingston Lane, Kingston Lane, Littlehampton

DECISION: Objection

COMMENT: APC supports and concurs with all the objections and comments made by Kingston Parish Council and Ferring Conservation Group. APC would also add that such a development will add additional pressure on the currently overwhelmed strategic road network i.e. A259.

Objections from Ferring Conservation Group plus.

“The recent wet weather including the images provided within representations, clearly shows that the water courses overflow and flood the proposed site, particularly at high tide. Detailed reports need to be produced prior to granting planning permission “

9 22/180 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS

There are two WSCC Committees that APC are interested in

- Planning & Rights of Way Committee – next meeting 7th February, this is held every three weeks.
- Community, Highways & Environment Scrutiny Committee (the Highways portion) – next meeting 23rd January. On the Agenda - Electric Vehicle Strategy – Delivery Update

No applications that affect Angmering.

- 10 **22/181 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
SDNP/22/05699/HOUS
New roof and replacement doors and windows throughout the property.
Conversion of
existing double garage and stable building into an annex, and erection of
a new double
garage with storage area
ADDRESS Ecclesden Paddocks, Ecclesden Lane, Angmering, West Sussex
BN16 4DQ
DECISION: No Objection
COMMENT: None
- 11 **22/182 PLANNING DECISIONS – NOT APPROVED/REFUSED**
All refusals were noted by the committee.
- 12 **22/183 LICENSING MATTERS**
None.
- 13 **22/184 CONSERVATION AREA REPORTS**
The Survey has been amended and will now go out to the Residents and
Traders of Angmering. It is hoped to hold a meeting on 10th February
when the situation regarding Hangleton Barn and other such buildings
within Angmering will be discussed.
- With reference to the 18th Century Hangleton Barn, it has been confirmed
by Building Control that despite rumours no application for demolition has
been made. It is assumed that the scaffolding surrounding this building is
there for the purpose of renovation, however, this needs to be confirmed.
As there is an ADCAAP Meeting tomorrow Cllr. Verrinder will speak to
Martyn White (Conservation Officer).
- 14 **22/185 SOUTH DOWNS NATIONAL PARK**
Nothing to report other than the SDNP will be holding Dark Night Sky
Festivals. Information can be gained from the current Newsletter or by
going to the SDNP website.
- 15 **22/186 COMPLIANCE**
None.
- 16 **22/187 APPEALS**
None.
- 17 **22/188 CORRESPONDENCE**
Correspondence has been received from three residents regarding:
1 The Black Ditch and recent flooding
2 Another also regarding the Black Ditch and recent flooding
3 The signage opposite School House
- Replies will be sent as appropriate.
- 18 **22/189 HIGHWAYS MATTERS**
A259 –



- The latest information has been received from WSCC and Volker Fitzpatrick – the completion of the Angmering upgrade is now expected sometime between February and March 2023.
- Correspondence has been sent to Cllr. Alison Cooper regarding the water gullies along the upgraded road

A27 – Nothing further to add.

High Street – awaiting a response from WSCC on the proposals to re-order the top of the hill.

WSCC Speed Limit Policy Review – This was approved on 21st December 2022.

Angmering Cycle Paths and Pathways – Due to current weather, nothing further for the time being.

Potholes – Due to the current weather we are experiencing and its effect on our highways, WSCC has issued a statement that they are trying to deal with all potholes especially those notified to them. Reporting of potholes can be done via the WSCC website:

<https://www.westsussex.gov.uk/roads-and-travel/make-an-enquiry-or-report-a-problem-with-a-road-or-pavement/>

19 22/190 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee - Thursday 26 January 2023 at 6pm. Agenda yet to be published.
- ADC Planning Committee Meeting - Wednesday 8 February at 2pm. Agenda published but nothing relevant to Angmering.

20 22/191 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 February 2022 at 7.30pm in the **Baptist Church**.

The meeting concluded at **20:43pm**.


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Chairman

Date... 07 FEB 23