



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 AT IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 21 MARCH 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, David Marsh, John Oldfield, Matthew Want, Norma Harris and Paul Bicknell
- In attendance:** Tracy Lees (Committee Clerk) and 5 members for 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: Environment Agency; EA. AFAS, Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/229	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and agreed for Cllrs. N Hamilton-Street and Hobson	
2	22/230	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> Cllr. Bicknell declared a non-pecuniary interest regarding A/40/23/PL.	
3	22/231	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 28 February</b> were signed by the Chair.	
4	22/232	<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 been sent to all members and was accepted with no questions being asked. The report was also uploaded on to the APC website.	

Additional Items: -

- a) If anyone is interested in adding their comments to the 6-week consultation regarding the A259 Bognor to Littlehampton Corridor enhancement this started on 13<sup>th</sup> March and will end 23<sup>rd</sup> April with drop-in events from 23<sup>rd</sup> March at Clymping, Littlehampton, Middleton and Yapton. Information can be obtained from the WSCC Website.
- b) It is to be noted that in the next 5 years or more, start and completion dates as yet unknown, there will be major disruption on the various highway's routes affecting Angmering and its residents, namely:
  - A259 Littlehampton to Bognor
  - A27 Arundel Bypass Upgrade
  - A27 Worthing to Lancing Improvement
  - A280 – Construction of roundabouts at Water Lane and Titnore Lane
- c) Both applications along the A259 corridor in Ferring, namely The Vineyard and Lansdowne Nursery (70 dwellings each) have been refused. We now wait to see if there is an appeal on both sites. It is noted that the application by Lansdowne Nursery to relocate to Clapham within the National Park was also refused by the SDNP Planning Authority.
- d) Councillors were asked if they had anything to add to be taken to the Angmering's Traffic Meeting to be held tomorrow for consideration.

**5 22/233 PUBLIC CONSULTATION**

Members of the public took it in turns to explain why they were there and what they wanted to speak about.

One member of the public asked that the following be minuted:  
The confusion and risks created when applications to Discharge Conditions are made for parts of, rather than the entire, site. The risks seem to be at least two-fold with regard to drainage. Firstly approving something for part of the site could prejudice the drainage of the remainder of the site. Secondly approving something for part of the site could result in subsequent matters being missed.

He felt that it was very challenging for the public and a discussion followed regarding how they are done and then advised. The Clerk will be asked to write a letter to ADC outlining everyone's concerns.

Two members of the public wanted to talk about A/40/23/OUT as they had great concerns over this application particularly regarding trees that they believe had been taken down unlawfully and that TPOs had been ignored. They also asked that if the roots are still in the ground are they still part of the TPO and therefore the TPO would still stand. Other concerns were also given which included access points to the site and privacy of the neighbors next to this site.

One member of the public read out his concerns regarding A/40/23/OUT and finished by saying that he hoped APC would fully object to this application.

A third member of the public commented that he felt the design and access statement was fundamentally untrue along with some other issues that he felt were also untrue.

A long conversation took place regarding the above points and the councillors all agreed that they would consider these points when responding to this application.

All members of the public left the meeting at 20:08.

6 **22/234** **PLANNING APPLICATIONS**

To consider Arun District Council File Lists **107, 108 and 109, 2023:**

**FILE LIST 107 – Observations to Arun District Council by 23 March 2023**

<u>A/39/23/PL</u>	<u>ADDRESS</u>
<p>Demolition of existing structures on site and the erection of an employment park for Use Class E(g)(ii) and B8 floorspace with ancillary offices and structures, delivering the enabling works phase, public right of way diversion, associated access, reptile relocation, drainage and landscaping scheme, followed by the delivery of each development parcel via severable phases. This application is in CIL Zone 4 (zero rated) as other development.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT: APC feels that this proposal is better than previous applications and will fulfil the much-needed employment sites and opportunities within the District. However, it feels that there is a much-needed highways link within the entire employment site from the BMW dealership to this proposed site for HGV and other motor vehicle activity.</b></p> <p><b>In the interest of safety, a through link for cyclists and pedestrians from Sainsbury to this site must also be considered, there is no footpath along the A259. This site can also be accessed by pedestrians as there is a public transport link to Sainsbury.</b></p> <p><b>These links will ease the pressure on a very busy A259 but the design of the entrance into this site must be reconsidered so that there is no queuing off or onto the A259 and that vehicles can leave the site in safety without impeding the flow of A259 traffic. Access to this site across the main Angmering to Littlehampton rail line must be considered for cyclists and pedestrians coming from the parishes south of the site.</b></p>	<p>Land west of Brook Lane and South of A259 Angmering</p>



<p>Consideration of this link and the crossing of the rail line will have a good impact on the economy of that area, the Parish and District and enable a safer access for those residents south of the rail line.</p> <p>As this site is within the Parish of Angmering, APC feels that all CIL and S106 moneys accrued must benefit the Parish of Angmering and be not diverted elsewhere.</p> <p>Consideration must be paid to the nature of this site and that design must incorporate an area to encourage nature and wildlife together with a SuD or pond to capture any flooding that may from time to time occur.</p> <p><b><u>A/28/23/T</u></b> Crown reduction of 1 No. Sycamore to leave height 18m and spread 7m. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><b><u>A/35/23/PL</u></b> Erection of 6m high flag pole. This application is in CIL Zone 2 (zero rated) as other development. <b>DECISION: No Objection</b> <b>COMMENT: No comment as this is our application</b></p> <p><b><u>A/40/23/PL</u></b> Retention of change of use from garage with store over to two offices and flat over. This site is in CIL Zone 2 and is CIL Liable as new flat. <b>DECISION: Objection</b> <b>COMMENT: More information is needed as this is a part change of use to include a C3 dwelling.</b></p> <p><b><u>A/41/23/DOC</u></b> Approval of details reserved by condition imposed under reference A/74/18/OUT, relating to condition no 9 – Contamination; verification or remediation strategy. <b>DECISION: No Objection</b> <b>COMMENT: Although APC does not object to this application it has to be noted that the discharge of this condition should have been made prior to first occupation of the site as required by Condition 9 in the APC outline Approval decision List, but never was. However, APC and the residents want assurances by ADC professionals of the site is safe for residents to remain on the site.</b></p>	<p><b><u>ADDRESS</u></b> 6 West Drive Angmering</p> <p><b><u>ADDRESS</u></b> Angmering Community Centre Foxwood Avenue Angmering</p> <p><b><u>ADDRESS</u></b> Woolven House Dappers Lane Angmering</p> <p><b><u>ADDRESS</u></b> The Laurels Dappers Lane Angmering</p>
--	--

<p><b><u>A/42/23/OUT</u></b></p> <p>Outline planning permission with all matters reserved for 1 No dwelling. This application is a Departure from the Development Plan.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: APC feels that it must object to this application for the following reasons: -</b></p> <p><b>In the application submitted by the applicant on 23<sup>rd</sup> February 2023 under “Description of the Proposal”, the applicant is asked “Has the work already been started without planning permission?”, the applicant has clearly stated NO. APC feels that this is not the case as trees covered by a TPO (TPO/A/1/85) have been felled without permission by ADC nor is there any report from an ADC Tree Officer as to the condition of the felled trees, which from photographic evidence to ADC show them to be healthy trees. APC feels that the applicant is wrongly presuming that approval for the dwelling house would be permitted and has therefore felled these trees in preparation for the construction of a C3 dwelling house on the proposed site. It is understood that this matter has been taken to Enforcement (ENF/48/23) and that possible prosecution proceedings could follow.</b></p> <p><b>From photographic evidence, supplied to ADC, the location of the felled trees appears to be in the middle of the plot where it is presumed the dwelling house would be constructed.</b></p> <p><b>The felling of these trees is contrary to the APC Tree Policy which clearly states that the felling of any trees within Angmering Parish must be replaced (double) either within the site of the felled trees or elsewhere within the Parish.</b></p> <p><b>There is no statement from the applicant that they intend to do this.</b></p> <p><b>Neither the Block Plan nor the Location Plan show the actual position of this dwelling within the grounds.</b></p> <p><b>The DAS submitted is incomplete as it does not give design, size, scale of the building nor the materials to be used and therefore does not comply with the approved ADC Design Code</b></p> <p><b>Contrary to the applicant’s comments, access/egress to the proposed dwelling would be too narrow for personal vehicles, emergency and service vehicles and construction vehicles</b></p>	<p><b><u>ADDRESS</u></b></p> <p>The Oaks Ham Manor Close Angmering</p>
---	--

and would encourage parking in what is a Close that does not enable parking on the highway. The siting of this dwelling is overbearing/overdevelopment and will have a detrimental impact on the wellbeing of the neighbours, the buildings, the street scene and the natural surroundings of the Ham Manor Golf Course which encourages nature and wildlife to flourish.

Whilst Ham Manor is not within the built-up area or conservation area of Angmering, this development will have an impact on the listed buildings within Ham Manor.

Contrary to applicants comments this proposal does not add to or reduce the much-needed housing within Arun District

This application conflicts with the NPPF para 71 & 117 which relates to “not building in gardens”. ADC Approved Local Plan and Policy SP1 and Angmering’s Neighbourhood Plan Policies HD1 – Built up Area Boundary, HD5 – Built Form and HD6 – Housing Layout and Design.

[A/43/23/DOC](#)

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 26: Surface water drainage scheme maintenance and management.

**DECISION: Objection**

**COMMENT:** Whilst it is understood from the correspondence from Redrow that this relates to Phase 1 of Construction which APC believes is for the 7 dwellings only that abut Arundel Road that it does not in any way relate to the remaining 152 dwellings and industrial site. Clarification is sought from ADC as there is no indication in the title of the application that it is for phase 1 only. APC also feels that the discharge of conditions for this site cannot be made in isolation, as the application for the 7 dwellings known as phase 1 does not show any links to the proposed main site and business site.

APC and residents feel that there is much confusion with the way in which the discharge of the 41 conditions is being handled and sought and that in the fullness of time some of these will be missed and construction etc will be carried out without approval.

**ADDRESS**

Land off Arundel Road Angmering



APC also requests that ADC have in place a monitoring process of these Conditions that will keep better control to ensure all are dealt with in an orderly and timely manner.

A/44/23/DOC

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 23 - Schedule of works for ecological mitigation and enhancement strategy.

**DECISION: Objection**

**COMMENT: Whilst it is understood from the correspondence from Redrow that this relates to Phase 1 of Construction which APC believes is for the 7 dwellings only that abut Arundel Road that it does not in any way relate to the remaining 152 dwellings and industrial site. Clarification is sought from ADC as there is no indication in the title of the application that it is for phase 1 only. APC also feels that the discharge of conditions for this site cannot be made in isolation as the application for the 7 dwellings known as phase 1 does not show any links to the proposed main site and business site.**

APC and residents feel that there is much confusion with the way in which the discharge of the 41 conditions is being sought and that in the fullness of time some of these will be missed and construction etc will be carried out without approval.

APC also requests that ADC have in place a monitoring process of these Conditions that will keep better control to ensure all are dealt with in an orderly and timely manner.

A/45/23/DOC

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 30 – External Lighting.

**DECISION: Objection**

**COMMENT: Whilst it is understood from the correspondence from Redrow that this relates to Phase 1 of Construction which APC believes is for the 7 dwellings only that abut Arundel Road that it does not in any way relate to the remaining 152 dwellings and industrial site. Clarification is sought from ADC as there is no indication in the title of the application that it is for phase 1 only. APC also feels that the discharge of conditions for this site cannot be made in isolation as the application for the 7**

ADDRESS

Land off Arundel  
Road Angmering

ADDRESS

Land off Arundel  
Road Angmering

dwelling known as phase 1 does not show any links to the proposed main site and business site.

APC and residents feel that there is much confusion with the way in which the discharge of the 41 conditions is being sought and that in the fullness of time some of these will be missed and construction etc will be carried out without approval.

APC also requests that ADC have in place a monitoring process of these Conditions that will keep better control to ensure all are dealt with in an orderly and timely manner.

[A/46/23/DOC](#)

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 38 - Contamination risk assessment, site investigation, appraisal and remediation strategy and verification report.

**DECISION: Objection**

**COMMENT:** Whilst it is understood from the correspondence from Redrow that this relates to Phase 1 of Construction which APC believes is for the 7 dwellings only that abut Arundel Road that it does not in any way relate to the remaining 152 dwellings and industrial site. Clarification is sought from ADC as there is no indication in the title of the application that it is for phase 1 only. APC also feels that the discharge of conditions for this site cannot be made in isolation as the application for the 7 dwellings known as phase 1 does not show any links to the proposed main site and business site.

APC and residents feel that there is much confusion with the way in which the discharge of the 41 conditions is being sought and that in the fullness of time some of these will be missed and construction etc will be carried out without approval.

APC also requests that ADC have in place a monitoring process of these Conditions that will keep better control to ensure all are dealt with in an orderly and timely manner.

[A/48/23/DOC](#)

Approval of details reserved by condition imposed under ref A/207/21/PL relating to condition no. 8 – Construction Management Plan.

**DECISION: Objection**

**ADDRESS**

Land off Arundel Road Angmering

**ADDRESS**

Land off Arundel Road Angmering



<p><b>COMMENT:</b> APC feels that this application is premature.  On page 3 of 18 in the preamble it states “This Construction Management Plan has been developed to discharge Condition 8 of the outline planning conditions specified by Basingstoke &amp; Dean Borough Council on application A.122.19.OUT. Clarification is sought as to what this Borough Council has to do with this application and is it valid.  APC also requests that ADC have in place a monitoring process of these Conditions that will keep better control to ensure all are dealt with in an orderly and timely manner.</p> <p><u><a href="#">A/49/23/DOC</a></u>  Approval of details reserved by condition imposed under ref APP/C3810/W/22/3295115 (A/168/21/PL) relating to Condition no. 18 - surface water drainage.  <b>DECISION: Objection</b>  <b>COMMENT: No ADC Drainage Engineers Report</b></p>	<p><b>ADDRESS</b>  Land south of Littlehampton Road and east of Worthing Road Angmering</p>
---	---

**FILE LIST 109 – Observations to Arun District Council by 6 April 2023**

<p><u><a href="#">A/50/23/DOC</a></u>  Approval of details reserved by condition imposed under ref A/248/21/PL relating to condition 27 - surface water drainage, 28 - surface water drainage maintenance manual, 30 – watercourses  31 - foul drainage. Condition 28 Condition 30 Condition 31  <b>DECISION: Objection</b>  <b>COMMENT: APC feels that as this application relates to the Bellway Phase of Construction it is lacking in information as there are no reports from the ADC Drainage Engineers nor from Southern Water or the Environment Agency therefore this application needs a Drainage Engineers assessment on it.</b></p>	<p><b>ADDRESS</b>  Land North of Water Lane Angmering</p>
---	---

- 7      22/235    **PLANNING APPLICATIONS NOT ON A WEEKLY**  
None.
- 8      22/236    **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      22/237    **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
[SDNP/22/02456/FUL](#)  
Erection of 2no. dwellings

Comments needed by 30 April 2023

Address: The Woodmans Arms, Arundel Road, Angmering, West Sussex  
BN16 4EU

**DECISION: No Objection**

**COMMENT: Whilst APC can see no objection to this application it has concerns regarding the access off/on to the A27 and the flooding that does occur in that area, notably the flooding of 2002, 2012 & 2014 in which dwellings close to the proposed site experienced 3ft of flooding and it supports the comments of the Design Officer South Downs National Park Authority**

The next Planning Meeting is being held on 13<sup>th</sup> April 2023. We await publication of the agenda.

**10 22/238 PLANNING DECISIONS – NOT APPROVED/REFUSED**

The refusals were noted by the committee.

**11 22/239 LICENSING MATTERS**

None.

**12 22/240 CONSERVATION AREA REPORTS**

Cllr. Verrinder updated the committee in that there was nothing further to report as still awaiting result of survey.

**13 22/241 SOUTH DOWNS NATIONAL PARK**

The next Town & Parish Workshop is to be held in the Summer this could be by Webinar. Awaiting further information.

There is much emphasis on renaturing the National Park. This is something to be considered by the residential one third of Angmering Parish that is not in the National Park. Further information can be sought on the SDNP Website.

Correspondence has just been received regarding the Local Plan Review – more information at the next P&I meeting.

**14 22/242 COMPLIANCE**

None.

**15 22/243 APPEALS**

None.

**16 22/244 CORRESPONDANCE**

None.

**17 22/245 HIGHWAYS MATTERS**

**A259** – Angmering Section is now open but still has some minor work for completion.

**A27** – Information has been verbally received today (22 Mar 23) that this upgrade has been deferred due to financial constraints and environmental considerations.

**WSSC Speed Limit Policy** – This Policy has now been received.



High Street – Still awaiting reply from WSCC.

**18      22/246      ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

- Planning Policy Committee  
No meeting advertised.
  
- ADC Planning Committee Meeting – Wednesday 19 April at 2pm  
Awaiting publication of the agenda.

**19      22/247      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 4 April 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **21:03**.

  
.....  
Chairman

Date..... 4 April 2023 .....