



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE BAPTIST CHURCH ON TUESDAY 25 APRIL 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, Nikki Hamilton-Street, John Oldfield, Paul Bicknell and Norma Harris
- In attendance:** Tracy Lees (Committee Clerk)
- 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	22/267	APOLOGIES FOR ABSENCE Apologies were received and agreed for Cllrs. Marsh, Hobson and Want.	
2	22/268	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Bicknell declared a non-pecuniary interest in A/73/23/CLE	
3	22/269	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 4 April were signed by the Chair.	
4	22/270	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. The report was also uploaded on to the APC website.	

Additional comments:

WSSC has approved the funding of £700,000 for the upgrading of the sports hall roof upgrade at The Angmering School.

- 5 22/271 **PUBLIC CONSULTATION**
No members of the public were present and no questions were sent in.
- 6 22/272 **PLANNING APPLICATIONS**
To consider Arun District Council File Lists 112, 113 and 114 of 2023:

FILE LIST 112 – Observations to Arun District Council by 29 April 2023

<p><u>A/20/23/PL</u> Erection of 8no. Garages for non-commercial, domestic use (Use Class B8) to the rear of 36-40 Meadowside. This application is in CIL Zone 2 (zero rated) as other development. RE-ADVERTISED: Amended description and substitute plans. DECISION: COMMENT: By the time this application came to committee the application had been permitted</p> <p><u>A/51/23/A</u> 2 No internally illuminated double sided post mounted signs. DECISION: Objection COMMENT: The proposed lighting affect will have an adverse effect on the surrounding properties</p> <p><u>A/63/23/DOC</u> Approval of details reserved by condition imposed under reference A/76/20/PL, relating to condition no 20 – Drainage scheme verification. DECISION: Objection COMMENT: There is no ADC Drainage Engineers Report. Residents still have concerns regarding the overflow from the SuD into the drainage ditch behind their property and its flow to the pipe which should take this overflow behind the properties of Pine Tree Close and Furzefield Close to the Arundel Road main drainage system. As previously stated, this pipe is in an unknown condition which may mean that the overflow through this pipe will be compromised and thereby end up overflowing into Garden Close and the surrounding area, thereby causing flooding elsewhere and against the flooding policies of the NPPF, ADLP and ANDP.</p>	<p><u>ADDRESS</u> Land to Rear of 36-40 Meadowside Angmering</p> <p><u>ADDRESS</u> Angmering Grange Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Land at Dappers Lane Angmering</p>
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<p>The condition and suitability of this pipe must be addressed before work is commenced to ensure that flooding is not caused elsewhere.</p>	
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FILE LIST 113 – Observations to Arun District Council by 5 May 2023

<p><u>A/61/23/PL</u> Proposed outhouse building to serve as an annexe for temporary sleeping accommodation for Airbnb short term letting. DECISION: Objection COMMENT: APC support the comments by Network Rail APC also finds that this development is overdevelopment/overbearing with no space for parking and it lacks the information required for a C3 dwelling regarding drainage and emergency services access to the property. It is not clear that no trees will be felled, should this be the case then in accordance with APC’s tree policy another mature tree must be placed either within the site or within the Angmering Parish South Ward area.</p>	<p><u>ADDRESS</u> 62 Ashurst Way East Preston</p>
<p><u>A/73/23/CLE</u> Lawful development certificate for existing use of land for mixed use (sui generis) of land and buildings. DECISION: No Objection COMMENT: None Cllr. Bicknell left the room when this application was being discussed.</p>	<p><u>ADDRESS</u> Farrowfield Roundstone Lane Angmering</p>
<p><u>A/62/23/HH</u> Electrical charging port, dropped kerb and hard standing. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 29 Arundel Road Angmering</p>
<p><u>A/72/23/DOC</u> Approval of details reserved by condition imposed under ref A/102/22/PL relating to conditions 6 - renewable and low carbon energy and 7 - EV charging. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Vacant site Land at rear of Oakhurst House and Huntington House Angmering</p>
<p><u>A/79/23/NMA</u> Non-material amendment following grant of A/102/22/PL relating to addition of 2 solar panels to front elevation, addition of air source</p>	<p><u>ADDRESS</u> Land rear of Oakhurst House</p>



<p>heat pump enclosure to comply with the Condition no 6, alterations to front external steps and surrounds to satisfy gradients and shallow step requirements of Building Control and increase in size of window at First floor to bedroom 2 from 2 No. panes to 3 No.</p> <p>DECISION: No Objection COMMENT: None</p>	<p>and Huntington House West Drive Angmering</p>
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FILE LIST 114– Observations to Arun District Council by 13 May 2023

<p><u>A/80/23/L</u> Listed building consent for replacement of 8 internal doors with cottage-style ledged and braced doors in softwood, replacement of existing modern fireplace in living room with one more in keeping with the style of the cottage including opening up the existing fireplace, exposing the brickwork and installing a recycled oak beam serving as a mantelpiece and removal of modern wall and block paving in garden prior to grassing over the area.</p> <p>DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Elm Grove Cottage The Square Angmering</p>
<p><u>A/71/23/PL</u> Erection of detached dwelling, together with access, car parking and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwelling</p> <p>DECISION: Objection COMMENT: APC objects to this application for the following reasons:</p> <p>The scale and size of the proposed development is inappropriate to the size of the plot. Conflicts with the Policies of the NPPF regarding “not building in gardens”.</p> <p>Will have a negative impact on the local natural environment, living conditions and safety of residents living in the Beaches and on Dappers Lane.</p> <p>Access to and from the property is tight with no means of turning the vehicle around to exit the site front wise and will have a negative almost dangerous impact on the users of Dappers Lane and the surround properties of The Beaches, especially as there is no safe footpath for pedestrians.</p> <p>The application is lacking in information regarding:</p>	<p><u>ADDRESS</u> Land adjacent to Crete House The Beeches Dappers Lane Angmering</p>



<p>A Tree Plan, A Drainage & foul water/waste scheme Drainage Engineers Report The proposed dwelling is situated within the permitted 20mtrs of a watercourse which is the culvert that runs along Dappers Lane and is constantly in danger of flooding along Dappers Lane to Water Lane Overbearing and Over-development The proposed Build form exceeds the height of the surrounding properties on Dappers Lane, and therefore, does not comply the ANDP HD5 – Built Form.</p> <p><u>A/74/23/T</u> Fell 1 No. Walnut Tree. DECISION: No Objection COMMENT: In accordance with the APC Tree Policy a replacement tree is required either within the site or elsewhere within the civil parish of Angmering.</p> <p><u>A/76/23/HH</u> Single storey front/side and side/rear extensions. DECISION: No Objection COMMENT: None</p> <p><u>A/82/23/A</u> Various illuminated and non illuminated advertisements on various elevations. DECISION: Objection COMMENT: We support the scheme however sign 1 at the entrance is over bearing at the location and could cause lack of public sight line</p> <p><u>A/81/23/PL</u> Rental vehicle premises (Sui Generis) including erection of modular rental vehicle office and rental vehicle wash bay, car parking (including rental vehicle storage) and associated works. This application is in CIL Zone 4 (Zero Rated) as other development. DECISION: No Objection COMMENT: APC feels that this is a good use of a derelict site that will encourage employment, increase the economy of the area, and being situated alongside the main east-west rail network at Angmering Station will enable tourism ease of access to the District and the National Park. However, there needs to be an Environmental impact Statement to mitigate the loss of</p>	<p><u>ADDRESS</u> 21A Lansdowne Road Angmering</p> <p><u>ADDRESS</u> 91 Lloyd Goring Close Angmering</p> <p><u>ADDRESS</u> Land to the rear of Station Road Angmering</p> <p><u>ADDRESS</u> Land to the rear of Station Road Angmering</p>
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<p>wildlife that will have lived on that site for many years and how. There is no plan as to how drainage from the silt trap to the main system will happen nor how they intend to dispose of the silt. As this site will generate more traffic there is no traffic plan as to how they intend to manage this out of the site and onto the main road network especially at times when the barrier is closed.</p> <p><u>A/75/23/DOC</u> Approval of details reserved by condition imposed under APP/C3810/W/22/3298192 (A/129/21/PL) relating to condition 25 - contamination. DECISION: No Objection COMMENT: None</p> <p><u>A/78/23/DOC</u> Approval of details reserved by condition imposed under ref APP/C3810/W/22/3298192 (A/129/21/PL) relating to Condition 3 - Construction Management Plan. DECISION: Objection COMMENT: Has not provided sufficient detail regarding:</p> <ul style="list-style-type: none"> • the anticipated number, frequency and types of vehicles used during construction • the loading and unloading of plant, materials and waste • no detail of managing deliveries so as not to obstruct the A259 	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p> <p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
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- 7 22/273 **PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 22/274 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 22/275 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

The next SDNP Planning Meetings are to be being held on:

- 8th June 2023 at 1000hrs
- 13th July 2023 at 1000hrs

We await publication of the agenda.

- 10 22/276 **PLANNING DECISIONS – NOT APPROVED/REFUSED**

A/2/23/OUT

Outline application with all matters reserved for development comprising up to 133 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, drainage, undergrounding of



overhead HV cables and other supporting infrastructure and utilities. This application is a Departure from the Development Plan.

ADDRESS Land at Ham Manor, Station Road, Angmering

Refused

A/22/23/DOC

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 33 – Employment and skills plan.

ADDRESS Land at Arundel Road, Angmering

Refused

A/26/23/DOC

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 40 - Phasing plan.

ADDRESS Land at Arundel Road, Angmering

Refused

11 22/277 LICENSING MATTERS

None.

12 22/278 CONSERVATION AREA REPORTS

Nothing to report.

13 22/279 SOUTH DOWNS NATIONAL PARK

Cllr Verrinder advised that all councillors should have received the paperwork from the Spring Town & Parish Workshops held at Midhurst and asked if anyone had any comments or observations on that workshop – none were asked.

14 22/280 COMPLIANCE

None.

15 22/281 APPEALS

None.

Cllr. Hamilton-Street advised that she had contacted the leader of ADC regarding her concerns about preparation for potential appeals.

16 22/282 CORRESPONDANCE


None.

17 22/283 HIGHWAYS MATTERS

Cllr Verrinder reported the following:

The initial scoping meeting of the Traffic in Angmering project has been held. County members have taken with them some ideas to review. Awaiting reply from County and the date of the next meeting to progress this project.

A Temporary Traffic Regulation has been received from WSCC regarding the closure of Water Lane from the A280 to the High Street for the installation of a new sewer system. Work is expected to begin 15th May to 10th July 2023. Information has also been received as to how this work is to be carried out with as little disruption to traffic as possible during that



time. APC is to be updated regarding the progress and management on a regular basis.

WSSC have advised that due to the weather there is a high level of issues on the road network, which is putting additional pressure on their workload and management.

18 22/284 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee – Thursday 8 June at 6pm
No agenda advertised.

- ADC Planning Committee Meeting – Wednesday 7 June at 2pm
Awaiting publication of the agenda.

19 22/285 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
None.

2. Full Council:
None.

Cllr. Verrinder commented that before she closed this meeting, she would like to thank all members of the P&I committee for the effort they have made in our comments to ADC regarding the enormous number of applications we have had to review and to thank you all for your support during the past year. She also wanted to thank Nikki for her attendance at ADC Planning meetings to put our view to the committee. Despite not always being successful in our objections, we have, as a strategic consultee, contributed towards preventing some of the unwelcomed applications and also ensured that in the interest of community safety and wellbeing, our comments have been noted and, in some cases, acted upon with regard to the high level of conditions for discharge. Finally thank you to Tracy for the sterling work she does in administering this committee. So, thank you all very much.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 16 May 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20:28**.


Chairman

Date 15 May 2022