



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 25 OCTOBER 2022 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renee 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, Matthew Want, John Oldfield, Paul Bicknell, Norma Harris and Renée Hobson
- 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 |
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| 1 | 22/095 | APOLOGIES FOR ABSENCE All councillors were present however Cllr. Bicknell arrived after the meeting had started at 19.33. | |
| 2 | 22/096 | DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None. | |
| 3 | 22/097 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 4 October 2022 were agreed and were signed by the Chair. Approval of the minutes of the meeting of the committee from Tuesday 13 September 2022 were agreed and were signed by the Chair. | |
| 4 | 22/098 | 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 Chairs report can be found on the APC website within the Supporting Papers.

In addition to her report Cllr. Verrinder added the following:

SDNP - Alex Pringle. This information has now been passed to the cycle group.

At the workshop the authority members were asked as to why they are embarking on reviewing the local plan with the uncertainty of the Governmental changes that are now going through Parliament – we were told that to review the plan would take some time, any changes made by the Government could be incorporated as we go along. It is anticipated that the review could be completed by 2025

AFAS - A copy of Geoff Gibbs thoughts and suggestions has now been received by APC which was sent to all committee members. There were no comments or questions.

St Margaret's School - The proposed extension for 12 place Special Support Centre at St Margaret's School as we know funding (+1.6 million) has been approved by WSCC – Construction is likely to begin in September 2023.

Cllr. Verrinder then referred to the Action List and Cllr. Bicknell's action. She reported that this had now been passed, via the Clerk, to WSCC to try and find a solution. Cllr. Oldfield asked about the possibility of putting out no parking cones at the top of area where the road is at its narrowest. A short discussion took place, and it was suggested that this be brought up at the next Full Parish meeting which is taking place on Monday 14 November as Police Inspector Neil Durkan will be in attendance. Cllr. Verrinder finished by asking Cllr. Bicknell to keep this committee updated on this matter, which he agreed to do.

5 22/099 PUBLIC CONSULTATION

No members of the public were present, no questions were asked.

6 22/100 PLANNING APPLICATIONS

To consider Arun District Council File Lists **87, 88 and 89**, 2022:

FILE LIST 87 – Observations to Arun District Council by 27 October 2022

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| <p><u>A/202/22/HH</u> Single storey rear extension following demolition of existing rear conservatory. (This application may affect the setting of a listed building). DECISION: No Objection COMMENT: Design & Materials must be in keeping with the surrounding dwelling.</p> | <p><u>ADDRESS</u> The Old Mill House Station Road Angmering</p> |
| <p><u>A/217/22/T</u></p> | <p><u>ADDRESS</u> The Malt House</p> |

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| <p>1 No. Ilex Oak tree (T1) - 2m radial reduction from 7m to 5m and 2m height reduction from 15m to 13m.</p> <p>DECISION: No Objection COMMENT: None</p> <p><u>A/216/22/PL</u> Extension of existing dwelling (Crete House) and erection of two detached dwellings on vacant plot to the south, together with new shared access, car parking and landscaping. (Resubmission of A/266/21/PL). This application is in CIL Zone 2 and is CIL liable as new dwellings.</p> <p>DECISION: Objection COMMENT: APC Concurrs with previous refusal and stands by its objection. It also feels that nothing has changed for the better. There appears to be nothing regarding:</p> <ul style="list-style-type: none"> • Connection to existing drainage system and Foul Sewage system, nor any drainage engineer’s report/assessment/statement • Height of two new dwellings is unknown but is at least a storey higher than the existing dwelling and could therefore be deemed to be three storey dwellings which is not in keeping with the ADC Local Plan nor the Angmering Neighbourhood Plan. • This proposed dwelling is overdevelopment and overbearing. • Public Footpath along Dappers Lane should be considered/incorporated. • On site is a large Oak tree, there is no mention as to how this is to be protected. <p>Contrary to what is claimed, this area is a known area that floods and is part of the system that enables severe flooding in the village centre.</p> <p>Cllr. Bicknell left the meeting while this planning application was being discussed as he knew the resident – he returned once the decision had been made.</p> <p><u>A/221/22/DOC</u> Approval of details reserved by condition imposed under ref A/142/16/OUT relating to Condition No 5 - SuDs as built drawings and 8 - updated copy of the management manual.</p> <p>DECISION: Objection</p> | <p>Weavers Hill Angmering</p> <p><u>ADDRESS</u> The Beeches, Crete House Dappers Lane Angmering</p> <p><u>ADDRESS</u> Merry England Nursery Dappers Lane Angmering</p> |
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| <p>COMMENT: SuDs Maintenance & Management Plan is dated 4th December 2019 and Verification Report dated August 2021. There is NO evidence that these documents have been approved by ADC LPA. They have appeared on this Application for Consultation contrary to both conditions stating that <u>approval must be given before occupation of the dwellings</u>. Needless to say all dwellings are now occupied. APC feels that this is another example where the ADC Planning Department is <u>failing in its duty to monitor</u> the conditions that it sets by permitting occupation of dwellings before any conditions are approved.</p> | |
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FILE LIST 88 – Observations to Arun District Council by 3 November 2022

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| <p><u>A/206/22/PL</u> Installation of timber car barn. As this application will be appearing on File List 90 APC P&I will make its comments then</p> | <p><u>ADDRESS</u> 19 Swallows Gate Angmering</p> |
| <p><u>A/218/22/RES</u> Approval of reserved matters (access, appearance, landscaping, layout and scale) following APP/C3810/W/21/3268934 (A/151/20/OUT) for the erection of 1 No. dwelling and associated works. This application is in CIL Zone 4 and is CIL liable as new dwelling. DECISION: Objection COMMENT: Loss of Green space, overbearing and contributing to the ever-increasing traffic in the area. It is also felt that access to the garage area will narrow the pavement and be of danger to pedestrians that use that footpath.</p> | <p><u>ADDRESS</u> Land South of Downs Way East Preston</p> |
| <p><u>A/223/22/HH</u> Replacement detached garage and new boundary wall. DECISION: No Objection COMMENT: There is no problem with the proposed new garage and shed. There is also no problem with the new boundary wall proposal, however, materials and construction must be in keeping with the surrounding area. It is felt that more information and design could have been provided regarding the proposed boundary wall and its proximity to the hedge.</p> | <p><u>ADDRESS</u> 30 Arundel Road Angmering</p> |

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| <p><u>A/225/22/TC</u> Fell 1 No. Olive Tree (T284) within Angmering Conservation Area DECISION: No Objection COMMENT: Tree to be placed elsewhere</p> | <p><u>ADDRESS</u> Angmering Library Arundel Road Angmering</p> |
| <p><u>A/226/22/DOC</u> Approval of details reserved by condition imposed under ref A/105/22/HH relating to Condition No 3 - materials and finishes. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 14 Merryfield Crescent Angmering</p> |
| <p><u>A/227/22/CLP</u> Lawful development certificate for a proposed loft conversion. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 4 Hillside Crescent Angmering</p> |
| <p><u>A/228/22/NMA</u> Non-material amendment following grant of A/105/22/HH for a reduction in width of the proposed extension. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 14 Merryfield Crescent Angmering</p> |
| <p><u>A/229/22/DOC</u> Approval of details reserved by condition imposed under ref A/268/21/PL relating to Condition No 6 - contamination. DECISION: Objection COMMENT: APC concurs with the comments made by Environmental Health.</p> | <p><u>ADDRESS</u> Land East of Roundstone Lane Angmering</p> |

FILE LIST 89 – Observations to Arun District Council by 10 November 2022

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| <p><u>A/224/22/HH</u> Removal of existing bay and construction of single-storey rear extension. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 1 The Chantrelles Angmering</p> |
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7 22/101 **PLANNING APPLICATIONS NOT ON A WEEKLY**
None.

8 22/102 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

9 22/103 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS

None.

10 22/104 PLANNING DECISIONS – NOT APPROVED

Cllr. Verrinder wanted to comment on part approved applications as follows:

The following **Land North of Water Lane (Langmead Place)** applications were part approved but only that part of the development which refers to the CALA construction the other part of the development is not approved.

A/180/22/DOC – Condition 21 - fire hydrants

A/181/22/DOC – Condition 22 - decentralised & renewable or low carbon energy

A/182/22/DOC – Condition 23 - broadband provision

A/183/22/DOC – Condition 25 – archaeology

A/158/22/DOC Part Approved

Approval of details reserved by condition imposed under A/46/19/PL

All Conditions were approved except for Condition 17 - verification report which was refused.

Land North of Mayflower Way

A/190/22 Caffyns Refusal of installation of signage

11 22/105 LICENSING MATTERS

None.

12 22/106 CONSERVATION AREA REPORTS

Cllr. Verrinder reported the following:

Survey questions for the extension of Weavers Hill into the Conservation Area have been drafted and are with the Conservation Officer for his comments. A decision will be made as to this survey being sent to the Residents as a stand alone or with the annual survey later this year.

The ADC Conservation Area Advisory Panel met on Wednesday 19th October to physically assess Angmering's Conservation Area and the proposed extension. A report by the members is now being written. There were no areas that stood out as being a major problem except for those dwellings in need of a bit of TLC and of course the old Chandlers site. This site was discussed, and Cllr Verrinder will speak to the group for suggestions. It was felt that the rural vistas of the CA were well protected and maintained and that improvements should/could be made where new developments about the CA.

After the report was read out no comments were made.

13 22/107 SOUTH DOWNS NATIONAL PARK

Cllr. Verrinder advised that an update could be found on the Chairs Report regarding her attendance at the SDNP Town & Parish Workshop on Tuesday 18th October 2022.

14 22/108 COMPLIANCE

APC have concerns that there only seems to be very limited staff working in the Compliance/Enforcement Department of ADC.

15 22/109 APPEALS

The following updates were given:

- The appeal relating to the Golf Course has now been decided and outcome is not good for Angmering or the surrounding area. The appeal was upheld and the application given approval.
- We are still awaiting a decision on the development on the old Chandlers BMW site, Water Lane.

Cllr. Oldfield had grave concerns re decisions being made by Highways and that APC need to challenge the consultees. A discussion took place on how ADC is failing APC.

16 22/110 CORRESPONDENCE

Cllr. Verrinder advised that APC had received two series of e-mails regarding the developments at Arundel Road and Broadlees, these were sent to the committee. She asked if the emails had been received and if there were any comments or questions.

- Arundel Road Development: After discussion it was agreed that the application for this development should be considered as a whole application and not in two parts.
- Broadlees Development: After discussion it was agreed that more information was required regarding the outsourcing of applications by ADC Planning Department to an independence Planner. This situation will be addressed by APC at its next Full Council.

17 22/111 HIGHWAYS MATTERS

A259 – No update had been received so far for this month. This whole construction is due for completion in December 2022 and it is believed this is still on track.

A27 – Nothing to update.

Angmering Cycle Paths – The members of this Group are now assessing the cycle paths within Angmering. A report is awaited.

Concerns were raised over cyclists using the pathways and forcing walkers into the road. Cllr. Hamilton-Street commented that if they were school children and the uniform was recognised this should be reported to the relevant school for them to take appropriate action.

Lyminster By-Pass: Construction has now begun. We await to see if its completion will have any positive impact on traffic within Angmering.

18 22/112 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee - Thursday 24 November 2022 at 6pm. Agenda yet to be published.
- ADC Planning Committee Meeting - Wednesday 26 October at 2pm



19 22/113 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 15 November 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20.27**.


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Chairman

Date 15/11/22