



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 28 FEBRUARY 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, John Oldfield, Renée Hobson, Matthew Want, Norma Harris and Nikki Hamilton-Street
- 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	22/211	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and agreed for Cllrs. Marsh and Bicknell.	
2	22/210	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	22/211	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 7 February</b> were signed by the Chair.	
4	22/212	<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: -

- 1) A/257/22/RES – land junction with Heathfield/downs way, east Preston, BN16 1AB - Nikki will now be attending this meeting to give APC's views. Thank you, Nikki.
- 2) WSCC have now published their Environmental & Climate Change Newsletter with an item of interest to Angmering – Green Light for £17.4m boost for local bus travel.

**5 22/213 PUBLIC CONSULTATION**

No public were present and no questions has been sent in.

**6 22/214 REDROW – LAND AT ARUNDEL ROAD**

Redrow were unable to attend tonight's meeting but will attend at a later date which is still to be confirmed.

**7 22/215 PLANNING APPLICATIONS**

To consider Arun District Council File Lists **104, 105 and 106, 2023:**

**FILE LIST 104 – Observations to Arun District Council by 2 March 2023**

<p><b><u>A/1/23/PL</u></b> Variation of condition following grant of A/248/21/PL relating to Condition 13 - hours of operation for the proposed works. <b>DECISION: Objection</b> <b>COMMENT: Times to stay at 08:00</b></p>	<p><b><u>ADDRESS</u></b> <b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><b><u>A/14/23/RES</u></b> 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 (resubmission following A/218/22/RES). This application is in CIL Zone 4 and is CIL Liable as a new dwelling. <b>DECISION: Objection</b> <b>COMMENT: It will result in the significant reduction of the quality of the area for local residents</b></p>	<p><b><u>ADDRESS</u></b> Land South of Downs Way Angmering</p>
<p><b><u>A/15/23/DOC</u></b> Approval of details reserved by condition imposed under reference no APP/C3810/W/22/3295115 (A/168/21/PL), relating to condition no 11 - Fire Hydrants. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> Land South of Littlehampton Road and East of Worthing Road Angmering</p>

<p><u><a href="#">A/18/23/DOC</a></u> Approval of details reserved by condition imposed under reference A/102/22/PL, relating to condition no 4 - Arboriculture / Tree Report. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><u><a href="#">A/19/23/DOC</a></u> Approval of details reserved by condition imposed under reference A/242/22/PL, relating to condition no 3 - Schedule of finishes (Colour). <b>DECISION: No Objection</b> <b>COMMENT: Although APC has no objection to this application it does request that ADC gives a true colour document on its website as it is very difficult for consultees to visualise a black &amp; white document when commenting on the colour of something.</b></p>	<p><u><a href="#">ADDRESS</a></u> Land rear of Oakhurst House and Huntington House West Drive Angmering</p> <p><u><a href="#">ADDRESS</a></u> Woodland Park Sports Field Station Road Angmering</p>
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**FILE LIST 105– Observations to Arun District Council by 9 March 2023**

<p><u><a href="#">A/13/23/T</a></u> 1 No. Elder (G3) - Fell leaving stump at 1m. 1 No. Sycamore (T4) - Sever and remove Ivy to 1.5m above ground level. <b>DECISION: No Objection</b> <b>COMMENT: APC agrees with Tree Surgeon</b></p> <p><u><a href="#">A/20/23/PL</a></u> Erection of 9no. 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. <b>DECISION: Objection</b> <b>COMMENT: APC objects to this application in order to protect the amenity of the local residents in accordance with ADC Policy QESP1.</b></p> <p><u><a href="#">A/21/23/HH</a></u> Single storey rear extension. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><u><a href="#">A/16/23/DOC</a></u> Approval of details reserved by condition imposed under reference no A/131/16/OUT (wording of condition varied on A/154/19/PL), relating to condition no 6 - Foul / Surface Water Sewerage Disposal.</p>	<p><u><a href="#">ADDRESS</a></u> Angmering Medical Centre Station Road Angmering</p> <p><u><a href="#">ADDRESS</a></u> Land to Rear of 36-40 Meadowside Angmering</p> <p><u><a href="#">ADDRESS</a></u> 107 Downs Way East Preston</p> <p><u><a href="#">ADDRESS</a></u> New Place Nursery Land At Arundel Road Angmering</p>
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<p><b>DECISION: Objection</b>  <b>COMMENT: APC objects to this application as it is incomplete and there is no Drainage Engineers Report. APC agrees with the comments by Southern Water regarding Foul water sewage drainage and await the comments regarding surface water sewage drainage.</b></p>	
<p><u><a href="#">A/22/23/DOC</a></u>  Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 33 - Employment and skills plan.</p>	<p><u><b>ADDRESS</b></u>  Land at Arundel Road Angmering</p>
<p><b>DECISION: Objection</b>  <b>COMMENT: APC agrees with the Economic Development comments regarding this application.</b></p>	
<p><u><a href="#">A/23/23/DOC</a></u>  Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 31 – Proposed ground/floor levels.</p>	<p><u><b>ADDRESS</b></u>  Land at Arundel Road Angmering</p>
<p><b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	
<p><u><a href="#">A/24/23/DOC</a></u>  Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 32 – Arboriculture method statement.</p>	<p><u><b>ADDRESS</b></u>  Land off Arundel Road Angmering</p>
<p><b>DECISION: Objection</b>  <b>COMMENT: Approval report from the Tree Officer is needed</b></p>	
<p><u><a href="#">A/25/23/DOC</a></u>  Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 37 – Noise Assessment Report.</p>	<p><u><b>ADDRESS</b></u>  Land at Arundel Road Angmering</p>
<p><b>DECISION: No Objection</b>  <b>COMMENT: APC agrees with the Environmental Health comments.</b></p>	
<p><u><a href="#">A/26/23/DOC</a></u>  Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 40 – Phasing plan.</p> <p><b>DECISION: Objection</b>  <b>COMMENT: APC objects to this application as it is incomplete and does not comply with the condition as laid down by ADC in that this</b></p>	<p><u><b>ADDRESS</b></u>  Land at Arundel Road Angmering</p>

<p>application only covers the first 7 dwellings for construction.</p> <p><i>40 Prior to the commencement of development hereby approved, a phasing plan identifying all phases of development shall be submitted to and be approved in writing by the Local Planning Authority. The phasing plan shall set out how all <u>principal elements of the scheme will be phased</u>. The phasing plan will allow for the completion of the new commercial buildings prior to the demolition of the existing commercial buildings on site. All phases of the development shall be completed and carried out in accordance with the phasing plan Reason: To enable the development to be phased so that the new commercial units are completed before the existing units are removed, in accordance with Policy EMP DM1(6) of the Local Plan</i></p> <p><u>A/27/23/DOC</u></p> <p>Approval of details reserved by condition imposed under reference number A/248/21/PL (variation of A/40/18/OUT), relating to condition no 6 – External materials and finishes.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: This condition requested external materials and finishes for buildings, road and footpath surfaces, enclosure and parking of vehicles. APC objects as it feels that this application is incomplete and only shows materials for buildings.</b></p>	<p><b>ADDRESS</b></p> <p>Land North of Water Lane Angmering</p>
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**FILE LIST 106 – Observations to Arun District Council by 16 March 2023**

<p><u>A/30/23/DOC</u></p> <p>Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 20 - Fire hydrants scheme.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: APC feels that this application is premature and agrees with the comments from WSF&amp;R</b></p>	<p><b>ADDRESS</b></p> <p>Land off Arundel Road Angmering</p>
<p><u>A/31/23/DOC</u></p> <p>Approval of details reserved by condition imposed under reference no A/207/21/PL (variation of A122/19/OUT), relating to condition no 24 - Electric vehicle charging point.</p> <p><b>DECISION: Objection</b></p>	<p><b>ADDRESS</b></p> <p>Land off Arundel Road Angmering</p>



**COMMENT:** The plans submitted only cover 7 dwellings at the entrance to the main site APC feels that this condition relates to the entire site of 160 dwellings and is therefore incomplete

**A/32/23/DOC**

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 25 – Surface water drainage scheme.

**DECISION:** Objection

**COMMENT:** APC objects to this application as it feels that it is incomplete in accordance with the condition laid down by ADC. The condition states that *“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority”*. This application appears to only relate to the proposed initial 7 dwellings and not the whole site. There is no Drainage Engineers Report.

**A/33/23/DOC**

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 28 – Discharge flows to watercourses.

**DECISION:** Objection

**COMMENT:** Again this application only relates to the proposed 7 dwellings and therefore does not comply with the condition set by ADC. There is no Drainage Engineers Report

**A/34/23/DOC**

Approval of details reserved by condition imposed under reference A/207/21/PL, relating to condition no 29 – Foul drainage.

**DECISION:** Objection

**COMMENT:** Again, APC feels that this application is incomplete and relates to only the proposed 7 dwellings. There is no Drainage Engineers or Southern Water Report

**A/38/23/DOC**

Approval of details reserved by condition imposed under reference APP/C3810/W/22/3295115 (A/168/21/PL), relating to condition no 8  
- External Lighting.

**ADDRESS**

Land off Arundel Road Angmering

**ADDRESS**

Land off Arundel Road Angmering

**ADDRESS**

Land off Arundel Road Angmering

**ADDRESS**

Land South of Littlehampton Road and East of Worthing Road

<p><b>DECISION: No Objection</b>  <b>COMMENT: We ask that Redrow look at more sustainable, less light polluting solutions.</b></p>	
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8      22/216      **PLANNING APPLICATIONS NOT ON A WEEKLY  
FG/180/22/OUT**

Outline planning application for the construction of 112 dwellings, with all matters reserved except access. This application is a Departure from the Development Plan.

ADDRESS: Highdown Vineyard Littlehampton Road, Ferring, BN12 6PG  
Request received by a neighbouring Parish to be reviewed.

**DECISION: Objection**

**COMMENT: Angmering Parish Council OBJECTS to this application. It agrees with and supports the objections placed by Ferring Parish Council, Rustington Parish Council and the over 440 responses received so far.**

**APC would like to add that the placing of this site and the one next door, will cause severance and isolation from the main community of Ferring, something that in planning terms is not acceptable for the cohesion of communities, infrastructure, and their activities, unless means are in place to join these areas together. There are none proposed.**

**This site is situated on the northern side of the A259 dual carriage way between the A280 roundabout and the Titnore Lane roundabout. The only access to/from this site is via the A259 in an easterly direction as there is no means of access/exit in a westerly direction.**

**Although the developer and others have said that the increase in traffic would be minimal, added together with all the other developments along the A259/A27 corridor and within Arun and surrounding Districts will increase the traffic load immensely at a possible trip usage of almost 900 trips per day (based on the norm of two car families), thereby adding to the other problems of noise, pollution, poor air quality and loss of landscape, wildlife, agriculture land (food supply) irrespective of reports that it is poor land quality – this can be brought back to usable arable/agricultural land. With the threat of a climate emergency, land to grow food (allotments) will increase. Not to mention the increased pressure on Southern Water and the supply of water to all these dwellings and the disposal of foul waste.**

**Both WSCC and ADC are keen to encourage the “Active Travel” concept, but no thought has been made by the developer to incorporate this in the plans. Access to senior local schools/colleges (Northbrook College, Durrington, Angmering, Littlehampton) and both Goring and Angmering Stations would be dangerous unless this is by car even then due to the amount of traffic at peak times would be time consuming and add to the volume of traffic along the A259. The only safe foot or cycle access to Goring or Ferring is via the bridge across the A259 at Northbrook College (east of Titnore Roundabout), however there is no footpath or safe route for pedestrians or cyclists to get to this bridge from the proposed site.**

**At the Peugeot Garage to the west of the proposed site there is safe traffic light access across the A259 to enable a route into Ferring and the ASDA Superstore, however, there is still no safe footpath to that**



crossing. However, between the proposed site and the Titnore Roundabout there are two pedestrian crossings, within the central reservation, over the A259, but these only enable access to the road leading to Highdown Hill and the business further west. There is still not footpath from the proposed site to these dangerous crossings. This proposed development and the one next door will have a negative impact on Angmering and increase the current pressures Angmering and surrounding areas are facing. It will also have a negative impact on the SDNP its purposes and duty together with its dark night skies policy. APC thereby request that this application is refused.

- 9      **22/217 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 10     **22/218 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
The next Planning Meeting is being held on 9th March 2023. Awaiting agenda publication
- 11     **22/219 PLANNING DECISIONS – NOT APPROVED/REFUSED**  
The refusals were noted by the committee.
- 12     **22/220 LICENSING MATTERS**  
None.
- 13     **22/221 CONSERVATION AREA REPORTS**  
The survey to residents is expected to go out later this year. At the Planning Drop in on Monday 20th February there was much interest and agreement with the proposal to include Weavers Hill. These figures will be added to the survey response.
- 14     **22/222 SOUTH DOWNS NATIONAL PARK**  
None.
- 15     **22/223 COMPLIANCE**  
The Clerk and Cllr. Verrinder will be attending a training session on “Compliance Strategy & Enforcement”. Hopefully this will increase APCs knowledge on these two matters and also how APC can use these to Angmering’s best advantage.
- The issue regarding mud on Water Lane, Dappers Lane and A280 has been reported to ADC - they have visited the site and spoken to site managers.
- 16     **22/224 APPEALS**  
None.
- 17     **22/225 CORRESPONDANCE**  
A reply to McCarthy Stone regarding the proposed land for toilets has been sent.
- 18     **22/226 HIGHWAYS MATTERS**  
**A259** – No update received still expect completion in April 2023  
**A27** – Nothing further to report  
**High Street** – Noting further to report.



**Angmering Cycle Paths and Pathways** – Nothing further to report.

**Potholes** – A report has been received which was passed to members that approximately 31,500 potholes have been filled by West Sussex County Council highway teams between April 2022 and January 2023. However, the severe weather and temperature changes towards the end of 2022 and into January 2023 sparked a significant and an unprecedented influx of pothole reports and repairs undertaken on the network.

In January 2023, the highway teams received nearly 7500 pothole/carriageway related enquiries from the public. For context, the total for the whole of January 2022 was 1,400 enquiries.

WSCC will soon be deploying "find and fix crews" to proactively undertake repairs to existing areas where potholes are present but also to areas of road and pavements where we are likely to see further deterioration.

**WSCC - Highways Meeting**

Date of Next Meeting 9 June 2023 at 10.30 am at County Hall, Chichester.

Probable agenda items that could affect Angmering include:

- Active Travel Strategy (formerly Walking and Cycling Strategy)
- Road Safety Strategy
- Corporate Policy on Offsetting Emissions and Renewable Energy Guarantees of Origin (REGOs)

**19 22/227 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

- Planning Policy Committee  
No meeting advertised.
- ADC Planning Committee Meeting – Wednesday 8 March at 2pm  
Cllr. N Hamilton-Street will attend

**20 22/228 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 21 March 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20:17**.

  
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Chairman

Date 21 March 23,  
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