



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 31 MAY 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)
David Marsh, Paul Bicknell, Norma Harris, Matthew Want 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 (Vice Chair), Nikki Hamilton-Street, David Marsh, Paul Bicknell and Matthew Want
- In attendance:** Tracy Lees (Committee Clerk), two members of the public and two representatives from Gillings Planning
- 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.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/001	ELECTION OF THE CHAIRMAN Cllr. Marsh nominated Cllr. Verrinder to be Chairman. This was seconded by Cllr. Bicknell and unanimously agreed.	
2	22/002	ELECTION OF THE VICE CHAIRMAN Cllr. N Hamilton-Street nominated Cllr. Marsh to be Vice Chairman. This was seconded by Cllr. Want and unanimously agreed.	
3	22/003	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Oldfield and Harris.	
4	22/004	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. N Hamilton-Street declared a non-pecuniary interest in Item 11, as she is acting Chair of Governors at the school.	
5	22/005	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 10 May 2022 were agreed and were signed by the Chair.	

6 22/006 THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA

There was nothing new to report.
Cllrs. Bicknell's outstanding action was referred to.

7 22/007 PUBLIC CONSULTATION

A local resident mentioned several matters:-

He said he felt A/88/22/DOC, which is on the agenda, was strange and that although it is described as a Discharge of Conditions (DOC) the condition has already been discharged. He thought more information was needed on what was going on, what had possibly gone wrong and whether what was now proposed was appropriate especially in view of public comments on Arun's website.

He then said A/90/22/DOC, which is the bus access to the North of Water Lane development, is a very significant change from a physical bus gate barrier approved at outline stage to a proposed enforcement camera now. He said he felt it was better to physically stop prohibited vehicles from using the link rather than allowing them to do so and then fine the drivers. He then reminded the committee that for A/256/21/ RES, which is also the North of Water Lane development, 266 further documents had been posted on the Arun website long after the closing date for public comments.

Finally he said that, following consideration of A/88/22/DOC above he had looked again at A/255/21/DOC for which a couple of discharge of conditions on surface water drainage were refused earlier this year, one of which should have been discharged prior to occupation and hasn't, but occupation has commenced.

He said he felt Arun's engineer had made sensible observations and asked why occupation had been permitted prior to the condition being discharged. He felt conditions should be taken seriously and enforced.

Finally, he said he believed the first and last matters he referred to, raised questions about the process of onsite checking to confirm features, especially those hidden from view, and that they are built to the approved design.

Cllr. Bicknell commented that he had seen the correspondence the member of the public had referred to and agreed with all that was said.

With regard to the bus gate on North of Water Lane - Cllr. N Hamilton-Street commented that WSCC Highways were only permitted to install ANPR (an Automatic Number Plate Recognition camera), this is a new policy and that it was WSCC that changed the requirement from a gate.

8 22/008 BROADLEES DAPPERS LANE PRESENTATION

The two representatives from Gillings Planning gave a presentation which was an update to what ideas were being explored for the site. The foot print was not changing - just what was being built.

The main reason for attending the meeting tonight was to keep APC updated on what was coming up i.e. the ideas they were exploring and timelines. The current idea, although this may change, was to still have the care home but to now build houses that had nothing to do with the dementia care home.

A discussion then took place covering items such as access, vehicle movement, parking, flooding etc, and that it was originally a closed site. Concerns were raised by councillors if it was no longer going to be a closed site.

Re the parking the concerns were around there being zero parking around the site so this could lead to problems i.e. where would the care home staff park. The representatives confirmed they will be submitting a transport statement.

Re potential flooding issues Cllr. Verrinder commented that the site was very close to the black ditch the developers needed to be very mindful of this. The representative explained they were aware and had put plans in place.

The presenters wanted to make it clear that the plan they were showing was only one option and this idea was likely to change. There is also provision for a play area and 30% of the new houses will be affordable housing. They also confirmed that all comments raised would be taken back and reviewed.

Both Cllrs. Bicknell and N Hamilton-Street commented on the lack of footpaths and suggested it would be advantageous to work with other developers in the village to all work together and come up with a plan to put in as many footpaths as possible to join the village up safely.

Cllr. Marsh commented that it was good to see something happening regarding this site after so long.

Before leaving the representatives confirmed they would be writing to all neighbours of the site with an update of their new proposals.

Cllr. Verrinder thanked them for the presentation and the left the meeting at 20:01.

9 22/009 PLANNING APPLICATIONS

To consider Arun District Council File Lists **66, 67** and **68** of 2022:

FILE LIST 66 – Observations to Arun District Council by 4 June 2022

Nothing this week.	<u>ADDRESS</u>
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<p><u>A/85/22/HH</u> Hip to gable loft conversion with dormer to rear and conversion of garage to habitable use. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Cranford Ham Manor Way Angmering</p>
<p><u>A/88/22/DOC</u> Approval of details reserved by condition imposed under A/144/15/PL relating to condition 3-surface water drainage scheme DECISION: Objection COMMENT: Condition 3 – Surface Water Drainage Scheme – Cresswell Park.</p>	<p><u>ADDRESS</u> Land at West End Nursery Roundstone Lane Angmering</p>
<p>This was discussed at length and felt that the new proposal for swales to be constructed instead of a SuD as originally proposed in the outline application, would not resolve the flooding that is still being experienced by the new residents on that estate. It was also felt that such a construction would be a constant health and safety issue especially to the young children that play in that area. There also appears to be no indication as to where this water would drain to without causing an unnecessary problem elsewhere in Angmering or the surrounding Parishes especially at high water table level after torrential rain.</p>	
<p>Swales are fine when located alongside a roadway or pedestrian precinct where they do contain the flow of water and drain it into the main drainage system.</p>	
<p>The construction of SuDs and attenuation ponds has proven very successful in many development sites, such as the SuD that was built on Mayflower Park for the Bramley Green Estate. There has been no reports of major problems or other issues when the SuD is full.</p>	
<p>It has to be remembered that nature has resolved its own drainage problems, by naturally developing areas such as attenuation and dew ponds for water to collect before joining its own waterways such as ditches, streams, and rivers.</p>	
<p>Whilst a SuD, in itself, will be a major sign of danger, it is therefore naturally avoided in the</p>	

<p>same way as care is taken beside lakes and rivers, a swale will only encourage play with the possible consequences of injury or worse.</p> <p>It is for this reason that Angmering Parish Council objects to the construction of swales on this site as it feels that the proposal will not satisfactorily drain the area in accordance with policies GEN7 and GEN9 of the Arun District Council Plan</p> <p><u>A/90/22/DOC</u> Approval of details reserved by condition imposed under A/40/18/OUT relating to conditions 23-Broadband provision, 33 - risk associated with contamination and 39-bus access route. DECISION: Objection COMMENT: Condition 23 we have no objection and no comment. Re condition 33 our comment is no building on the site until decontamination as been confirmed in full. Re condition 39 our comment is that more information needs to be provided on how shared usage of the bus lane will accommodate cyclists and pedestrians safely.</p> <p><u>A/91/22/DOC</u> Approval of details reserved by condition imposed under A/40/18/OUT relating to condition 41-access works to Water Lane. DECISION: Objection COMMENT: We have concerns about the flooding issues in this area and therefore need to see that the local flood authority has approved the highway design.</p> <p><u>A/97/22/DOC</u> Approval of details reserved by condition imposed under ref A/76/20/PL relating to Condition No 7 - footway surfacing works at the two accesses into Public Right of Way No. 2151. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane and South of A27 Angmering</p> <p><u>ADDRESS</u> Land North of Water Lane and South of A27 Angmering</p> <p><u>ADDRESS</u> Land at Dappers Lane Angmering</p>
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FILE LIST 68 – Observations to Arun District Council by 18 June 2022

<p><u>A/96/22/HH</u> Single storey rear extension with steps. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 20 Pine Trees Close Angmering</p>
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- 10 **22/010 PLANNING DECISIONS**
No comments made.
- 11 **22/011 PLANNING APPLICATION NOT ON THE AGENDA**
WSCC/012/22
Angmering School Station Road Littlehampton BN16 4HH
Installation of a new passenger lift to the west facing elevation to the new science and art building.
DECISION: No Objection
COMMENT: None
- 12 **22/012 LICENSING MATTERS**
None.
- 13 **22/013 CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that the next meeting of the Working Group will be held on Thursday 16th June at 1030. Venue to be confirmed. Work is progressing towards the completion of the Assessment and Notification of the Extension and this will be sent out in various forms for comments from the residents and traders of Angmering.
- 14 **22/014 WORKING GROUPS UPDATE**
None.
- 15 **22/015 SOUTH DOWNS NATIONAL PARK**
Councillor Verrinder advised that the next planning meeting is on 9th June. The agenda has been published with no applications of significance relating to Angmering, however, they will be discussing the Local Plan review and the Local Development Scheme and way forward.
- 16 **22/016 ADC PLANNING COMMITTEE MEETINGS**
Wednesday 22 June at 2pm
At the time of this meeting no agenda had been set.
- 17 **22/017 COMPLIANCE**
None.
- 18 **22/018 APPEALS**
Councillor Verrinder said that there were now 4 appeals in the pipeline
- A/110/21/PL – The old Chandlers Site. The inquiry is being held from 7th to 10th June at the ADC Council Offices. Councillor Nikki Hamilton-Street will be attending on the 7th to give APC's comments and Councillor Verrinder will attend on the 10th for the final day. Other Councillors will attend on either the 8th or 9th if available.

The following three appeals will be brought to Committee at the June meeting when more information is to hand:

- A/129/21/PL – The Golf Centre, Golfers Lane
- A/169/21/PL – Land South of A259 (Redrow Homes)
- A/112/21/PL – Angmering Grange (Pound Place) Pedestrian Footpath.

Cllr. Verrinder asked that the Clerk put together a spreadsheet to enable the committee to keep upto date with all the various appeals progress.

Action: Appeal spreadsheet to be pulled together.

KH



19 **22/019 CORRESPONDENCE**

None.

20 **22/020 HIGHWAYS MATTERS**

A259 Latest update from WSCC received and still on track for November 2022 completion

A27 – No updates.

The footpath/cycleway which runs adjacent to the Angmering Community Centre and Russett Play Area has now been repaired. Councillor Verrinder wished to thank all those who fought to have this repaired, updated and made safe.

Dappers Lane/Arundel Road Junction – The WSCC highway maintenance contractor has been instructed to make the necessary amendments to the signs and road markings at the Dappers Lane/Arundel Road/Swillage Lane Junction. This work is due to be completed by the end of August.

21 **22/021 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

Planning Policy Committee

Councillor Verrinder said that she will watch the meeting and feedback back if there was anything to report.


22 **22/022 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

- This Committee:
None.
- Full Council:
None.

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 21 June 2022** at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at 20:55.


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Chairman

Date 21 June 22