



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

Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE BAPTIST CHURCH ON TUESDAY 7 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, David Marsh, John Oldfield, Renée Hobson and Norma Harris
- In attendance:** Tracy Lees (Committee Clerk) and 26 members of the public were in attendance
- 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	22/192	APOLOGIES FOR ABSENCE Apologies were received and agreed for Cllrs. Hamilton-Street, Want and Bicknell.	
2	22/193	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Oldfield declared a pecuniary interest in A/2/23/OUT Cllr. Verrinder declared a non-pecuniary interest in A/7/23/TC	
3	22/194	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 17 January were signed by the Chair.	
4	22/195	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: -

- A reply from Jim Stobart (Police) to communication with resident regarding **School Hill/Arundel Road** states: *"I can confirm that Arundel Road was discussed at the February Speed Management Plan meeting and was agreed that a Speed Detection Radar (SDR) will be deployed at the location for a period of two weeks to gather information about speeds and types of vehicle that are using that part of the road. I do not know the exact date that the SDR will be deployed as there are several other locations to also be monitored."*
- Information from McCarthy Stone has now been received regarding the latest proposals for the **Chandlers Site**, however, one of the buildings they wish to demolish has had an application for extension approved on the building (Phares Courtledge). It appears this is by the same developer. Also received is a reply to APC's letter of the 20th January 2023 with a proposed layout of a toilet block. This matter is controversial and will go to Full Council on 13th February 2023 for discussion.
- An update on the **A259 construction** states that construction was stalled due to weather so the latest date for completion is now April 2023.
- APC is now employing a **professional planner** who will use his expertise to help us with our comments on the major applications still to be applied for/approved/refused by ADC. Thanks, must be relayed to our previous planner for all her help.
- **APC Drop-In:** There is to be a drop-in session at the Village Hall on 20th February which will enable APC to speak to residents about planning, traffic, and infrastructure issues (as well as other issues affection Angmering) within the Parish.
- **Southern Water** have now formally by letter, informed residents of the intended sewer work on Water Lane (the Oval to the memorial) which will start mid-March for approximately six months.

5 22/196 PUBLIC CONSULTATION

Cllr. Verrinder commented that APC were very aware of the issues around doctors, schools, traffic etc. affecting the village now and in the future and requested that this was not brought up at tonight's meeting. She then invited questions from the audience.

Questions were asked predominantly about application A/2/23/OUT. Due to this it was agreed by the committee that this item and also A/11/23/PL would be brought up the agenda and discussed during this item.

One member of the public asked if Andrew Griffiths MP was aware of the situation as they had not seen any evidence of this and commented how active Peter Bottomley MP seemed to be regarding issues in this area. Cllr. Oldfield said yes Andrew Griffiths MP was aware and explained what he



had done so far, Cllr. Marsh also commented on the area that Andrew Griffith MP has to cover in comparison to Peter Bottomley MP in that Andrew Griffith's MP area is considerably larger.

Members of the public asked what they could do to stop this development and it was suggested that they should write to their MP and place an objection to the application. Cllr. Hobson gave an example of how placing a personal objection to an application had worked in the past.

The conversation then moved on to the 5 year land supply and the new bill currently going through Parliament and what this would mean. Comments were also raised about this being grade A farming land and also that the pilons would need to come down in this area.

At 19:53 point Cllr. Oldfield left the room as he had declared a pecuniary interest in A/2/23/OUT.

The councillors then talked through the information provided by APCs Planning Consultant which all agreed with. One member of the public suggested adding in the comment regarding pilons, which all agreed.

The conversation came to a conclusion with Cllr. Hobson explaining that this was only the start of a very long process.

Cllr. Oldfield then re-joined the meeting at 19.59.

The conversation then moved onto application A/11/23/PL. It was agreed that the land being offered to APC for toilets should be discussed at the next Full Parish meeting on Monday 13 February. A short discussion took place, no questions were asked.

Finally one member of the public asked about S106 money and where this was being spent. Cllr. Oldfield commented that the monies being held for Health services was held in a pot and if not spent would be returned to the developer after a set amount of years. Another question asked was regarding the bill going through Parliament and could this be retrospective, Cllr. Oldfield advised that the answer was no, it could not be retrospective.

Cllr. Verrinder thanked everyone for their input and for attending the meeting and all members of the public left at 20:07.

6 22/197 PLANNING APPLICATIONS

To consider Arun District Council File Lists **101, 102 and 103**, 2023:

FILE LIST 101 – Observations to Arun District Council by 9 February 2023

<u>A/279/22/HH</u> New roof (on timbers), and replacement doors and windows throughout the property. Convert existing double garage and stable building into an annex and build a new double garage with	<u>ADDRESS</u> Ecclesden Paddocks Ecclesden Lane Angmering
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storage area. This is a cross boundary application with South Downs National Park and affects a Public Right of Way.
DECISION: No Objection
COMMENT: APC questions the cladding material and requests that it complies with the suitability for the National Park

A/282/22/RES

Approval of reserved matters following A/122/19/OUT and varied by A/207/21/PL pertaining to the layout, scale, appearance and landscaping for 160 No dwellings with associated public open space, landscaping, parking, ecological mitigation and earthworks. This application is a Departure from the

Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

DECISION: No Objection

COMMENT: APC agrees with the Tree Officer regarding the pre-commencement condition regarding a tree plan has not been complied with.

A/283/22/PL

Variation of condition following A/114/18/PL relating to Conditions 2 - approved plans and 9 - landscaping scheme.

DECISION: No Objection

COMMENT: Ensure that some of the planting of trees are natural British species.

A/293/22/RES

Approval of reserved matters following A/227/21/OUT for the erection of 7 No residential dwellings. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

DECISION: Objection

COMMENT: APC agrees with and supports the Tree officer that he is unable to support the scheme proposed. On 18th January a Drainage Strategy Report was submitted for A/227/21/OUT which appears not to have been approved by ADC.

A/284/22/PL

Temporary Change of Use of Garage of Plot 353 to Sales Office for a duration of no more than 3 years.

ADDRESS

Land off Arundel Road
Angmering

ADDRESS

Broadlees
Dappers Lane
Angmering

ADDRESS

Wilmington
Arundel Road
Angmering

ADDRESS

Land North of
Water Lane
Angmering



<p>DECISION: No Objection COMMENT: Although APC does not object to this application it does request that in the interest of road safety and traffic volume through the village, that all vehicles should enter from and exit to the A280, and also requests that direction information and signs are in place.</p> <p><u>A/3/23/T</u> Removal of 1 No. southern lateral limb of 1 No. English Oak. DECISION: No Objection COMMENT: APC agree with the Tree Officer Report.</p> <p><u>A/291/22/DOC</u> Approval of details reserved by condition imposed under reference APP/C3810/W/22/3295115 (A/168/21/PL), relating to condition 6 - Landscaping. DECISION: No Objection COMMENT: None</p> <p><u>A/292/22/DOC</u> Approval of details reserved by condition imposed under ref: APP/C3819/W/22/5115 (A/168/21/PL), relating to condition number 7 - charging of electric vehicles. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Furze field Scout Campsite Dappers lane Angmering</p> <p><u>ADDRESS</u> Land South of Littlehampton Road and East of Worthing Road. Angmering</p> <p><u>ADDRESS</u> Land South of Littlehampton Road and East of Worthing Road. Angmering</p>
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FILE LIST 102– Observations to Arun District Council by 16 February 2023

<p><u>A/258/22/HH</u> Replacement of 9 internal doors, fireplace and removal of modern wall and black paving in garden. (This application may affect the character and appearance of the Angmering Conservation Area and a Listed Building). DECISION: No Objection COMMENT: APC commends the owner for removing the modern features as stated and replacing them with features that suite the age and listing of the property.</p>	<p><u>ADDRESS</u> Elm Grove Cottage The Square Angmering</p>
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<p><u>A/287/22/PL</u> Variation of condition following grant of A/256/21/RES relating to Condition 1 - approved plans. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/2/23/OUT</u> 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. DECISION: Objection COMMENT: See APC submission as attached Appendix 1.</p>	<p><u>ADDRESS</u> Land at Ham Manor Station Road Angmering</p>
<p><u>A/276/22/PL</u> Summerhouse and BBQ hut to rear. This site is in CIL Zone 2 (Zero Rated) as other development. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Angmering Grange Roundstone Lane Angmering</p>
<p><u>A/289/22/PL</u> Retrospective application for change of use from greenhouse to workshop/light industrial. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> St Denys Nursery Dappers Lane Angmering</p>
<p><u>A/288/22/PL</u> Retrospective application for replacement cladding, door, window and roof of existing office. This application is in CIL Zone 2 (zero rated) as other development. DECISION: No Objection COMMENT: APC feels that both applications A/288 and A/289 are an improvement on that site and within the area of Dappers Lane.</p>	<p><u>ADDRESS</u> St Denys Nursery Dappers Lane Angmering</p>
<p><u>A/5/23/DOC</u> Approval of details reserved by condition imposed under reference APP/C3810/W/22/3295115 (A/168/21/PL), relating to condition no 21 - egress of vehicles from the development onto the A259/A280. DECISION: Objection</p>	<p><u>ADDRESS</u> Land South of Littlehampton Road and East of Worthing Road Angmering</p>

<p>COMMENT: APC agree with the comments by WSCC Highways that the required condition has not been complied with and that more information is needed.</p> <p><u>A/6/23/DOC</u> Approval of details reserved by condition imposed under reference A/168/21/PL relating to condition no 20 - site access and pedestrian improvements. DECISION: Objection COMMENT: APC agree with the comments by WSCC Highways that the required condition has not been complied with and that more information is needed.</p> <p><u>A/7/23/TC</u> Various works to various trees in the Angmering Conservation Area. DECISION: No Objection COMMENT: Although this much needed work will improve the Conservation Area and the public footpath, the Applicant has stated in his application that some of the trees are protected by a TPO but not which ones.</p> <p>There is no report from a Tree Officer with regard to work needed, however, APC will support any report by an ADC Tree Officer especially with regard to any trees with a TPO.</p>	<p><u>ADDRESS</u> Land South of Littlehampton Road and East of Worthing Road.</p> <p><u>ADDRESS</u> Amber Station Road Angmering</p>
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FILE LIST 103 – Observations to Arun District Council by 23 February 2023

<p><u>A/11/23/PL</u> Demolition of all buildings and structures and erection of retirement apartments with onsite car parking including 2 No spaces for Eachways and associated highways works including footway widening (resubmission following A/110/21/PL) and erection of public toilets. This application affects the setting of listed buildings, affects the character and appearance of the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development. DECISION: No Objection COMMENT: In principle APC feels that there is now a general acceptance of this application. It feels that much effort has been made to comply</p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p>
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with requests to consider the layout, design and materials of the Conservation Area. However, there are still concerns relating to: -

- The increased number of apartments which could be seen as overdevelopment of the site and traffic impact on the village centre.
- Limited parking facilities, for visitors to the apartments and may be in conflict with the already poor parking facilities within the village where they could be seen as additional parking for shoppers and visitors to the village centre thereby causing a problem to residents of the apartments.
- APC requests that ADC review the height of the 2.5 storey buildings adjacent to Cumberland Crescent as APC feels that they are above the permissible height for such buildings.
- APC feels that the level of contribution to affordable housing does not meet the requirements for such large developments as laid down in the local plans etc. This should be reviewed.
- With regard to widening the footpath more information and construction is needed. APC would also like to point out that should any of the current kerb stones need to be removed for construction then they should be re-incorporated into the design and if necessary re-sourced – it must be pointed out that these kerbstones are an integral part of the Conservation Area design and material.
- It is feared that the sub-station is too close to the residents in Cumberland Crescent, the location of this should be re-considered.

A/9/23/DOC

Approval of details reserved by condition imposed under reference APP/C3810/W/22/3295115 (A/168/21/PL) relating to condition no 16 - noise impact.

DECISION: No Objection

COMMENT: Triple glazing would be aesthetically more pleasing

ADDRESS

Redrow Homes
East of Worthing
Road



- 8 22/199 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 22/200 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 22/201 **PLANNING DECISIONS – NOT APPROVED/REFUSED**
The refusal was noted by the committee.
- 11 22/202 **LICENSING MATTERS**
None.
- 12 22/203 **CONSERVATION AREA REPORTS**
Nothing further to report except that information is still required from the Conservation Officer to enable the survey to be sent to residents for their comments. The intended meeting on the 10th February is now cancelled.
- 13 22/204 **SOUTH DOWNS NATIONAL PARK**
The next Planning Meeting is being held on Thursday 9th February 2023. Although there are no applications relating to Angmering the following is being discussed which may eventually have an effect on Angmering.
- *Response to the Government’s Levelling-up and Regeneration Bill: reforms to national planning policy consultation on a revised NPPF and prospectus of proposed national planning policy reforms Purpose of Report*
 - *To brief Members on the above consultation and for Members to provide comments to inform the SDNPA’s response which will be approved and submitted by the Chief Executive.*
- 14 22/205 **COMPLIANCE**
None.
- 15 22/206 **APPEALS**
None.
- 16 22/207 **CORRESPONDANCE**
None.
- 17 22/208 **HIGHWAYS MATTERS**
A259 – Due to the adverse weather and its impact on materials completion is not expected until April 2023
- A27** –
- **Arundel** - All Consultations relating to design changes are now closed. The responses are now being reviewed and will be included in the Consultation Report to be submitted to the Planning Inspectorate as part of the application later this year.
 - **Worthing** – Information has been received that the Worthing & Lancing Scheme has been included in the Government’s Roads Investment Strategy (202-2025). During February 2023 consultation small-scale options is due to commence.
- High Street** – Still awaiting response from WSCC.

Angmering Cycle Paths and Pathways – A report has been received from the group regarding clearance of the foliage around Pound Way/Honey Lane and Weavers Hill/Water Lane. The proposed route through a new estate from Dappers Lane to Water Lane has been visited and other plans will be looked at as and when possible.

18 22/209 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Special Planning Policy Committee - Thursday 21 February 2023 at 6pm.
Agenda yet to be published.
- ADC Planning Committee Meeting - Wednesday 8 February at 2pm
Application A/46/22/RES phase 1 – land off Arundel Road, Angmering. This is the site adjacent to the recreation ground at Palmer Road.

19 22/210 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
Cllr. Hobson requested that a flyer/leaflet was produced to explain the current state around infrastructure i.e. Doctors, Schools etc.
2. Full Council:
Proposed toilets on the McCarthy Stone development.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 28 February 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20:52pm**.


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Chairman

Date 28/02/23