



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex, BN16 4EA

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E-mail: admin@angmering-pc.gov.uk

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 5 MARCH 2024 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Renée Hobson (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, David Marsh, Bill Hall 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, Renée Hobson, Norma Harris, Bill Hall and David Marsh.
- 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; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme. Construction Management Plan: CMP;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/246	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Nikki Hamilton-Street, Cllr Paul Bicknell, Cllr John Oldfield and Cllr Matthew Want.	
2	23/247	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/248	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 13 February 2024 were agreed by all and signed by the Chair.	
4	23/249	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 previously been sent to all committee members and was accepted with no questions being asked. The report was also uploaded onto the APC website.	

The Chair also reported on the following additional items, no questions were asked:

a) Communities, Highways & Environment Scrutiny Committee – 4th March 2024

Last night I watched this WSCC meeting as it was discussing the “Major incidents affecting the Highways” – This was an interesting meeting which focused on the recent A29, Midhurst & Duncton incidents together with the flooding issues being experienced and any future problems due to current on-going weather conditions. It was highlighted that there have been 7 major incidents in the County over the last three years, more than in previous years. As a result of this a call was made for a contingency plan and finance. Councillors were all sent a copy of the document “Ditch the Problem”, this was discussed at length and will be sent to all. We now await publication of the minutes. Angmering Parish must be reminded that it is bordered by three major roads all of which have a potential for a major incident that could influence Angmering Parish life.

b) Angmering Sports Hub Project

You will have been sent information relating to this project which will be discussed at the ADC Policy & Finance Committee on Thursday 7th March. I will attend this meeting online.

c) Housebuilding Market Study

In the latest edition (29th February 2024) of the NALC Chief Executives Bulletin, notification has been published regarding the Final Report of the Housebuilding Market Study dated 26th February 2024. www.nalc.gov.uk/newsletter

d) Update – ANPR Camera - Emergency Entrance/Exit - Dappers Lane/Langmead Place

This item was included under Agenda item 16 – Correspondence at the last P&I meeting.

Information from WSCC states that no decision on this has been made yet, Highways are still waiting for enforcement processes to be agreed.

Correspondence has since been received between the resident and ADC Planning Officer who states that he has contacted WSCC to get further clarity on the process and received the following advice: -

The ANPR Camera has been agreed in principle via a planning condition reference A/188/22/DOC, however it cannot be installed until a process has been followed which includes the following:

- a) Justification for the camera (the bus link is to be monitored for breaches)*
- b) A Traffic Regulation Order application which includes the consultation to the public.*
- c) A design for the camera location, mounting, system and cabling / equipment specification.*
- d) External review to ensure the proposed system follows Department for Transport regulations.*

Therefore, before any camera is installed a vigorous process must be followed based on government legislation. The system would not be run privately but would be run by WSCC.

5 **23/250 PUBLIC CONSULTATION**
 No members of the public were present and no questions had been sent in.

6 **23/251 PLANNING APPLICATIONS**
 To consider Arun District Council File Lists 157, 158 and 159 of 2024:

FILE LIST 157: Observations to Arun District Council by 7 March 2024

<p><u>A/10/24/HH</u> Single storey side/rear extension, following demolition of existing Garage and shed. Replacement of UPVC cladding with tile hanging. Replacement of existing white UPVC casement windows with French grey casement windows. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> 35 Merryfield Crescent Angmering</p>
<p><u>A/15/24/HH</u> Proposed front entrance porch. DECISION: No Objection COMMENT: Providing design and materials match existing building.</p>	<p><u>ADDRESS</u> 63 Foxdale Drive Angmering</p>
<p><u>A/12/24/DOC</u> Approval of details reserved by condition imposed under A/11/23/PL relating to condition 7-Construction Management Plan. DECISION: N/A COMMENT: N/A <i>This application was already heard at the APC meeting on 13th February, we are awaiting ADCs Decision. APC has no further comment to make. A document has been presented to ADC - 26 February 2024.</i> <i>This relates to the concerns raised by APC about the potential conflict between resident traffic, Southern Water and McCarthy Stone during the construction/demolition phases this summer. McCarthy Stone are in discussions with Southern Water.</i></p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p>
<p><u>A/13/24/DOC</u> Approval of details reserved by condition imposed under reference A/244/22/PL relating to condition number 5 - Biodiversity Enhancement Strategy. DECISION: N/A COMMENT: N/A Approved by ADC on 12 February 2024</p>	<p><u>ADDRESS</u> 38B Mill Road Avenue Angmering</p>

<p><u>A/16/24/CLP</u> Lawful development certificate for a proposed loft conversion including hip to gable rear extension and side facing dormers. DECISION: N/A COMMENT: N/A Planning Permission not required, informed received from ADC on 29th Feb</p>	<p><u>ADDRESS</u> 7 Ashdown Close Angmering</p>
<p><u>A/249/23/DOC</u> Approval of details reserved by condition imposed under reference A/64/21/PL relating to condition number 20 - scheme to deal with contamination risks. DECISION: Objection COMMENT: APC Supports EH comments of 16 Feb.</p>	<p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>
<p><u>A/8/24/DOC</u> Approval of details reserved by condition imposed under reference A/50/20/PL relating to condition 3 - Acoustic Report DECISION: N/A COMMENT: N/A This application was discussed by this committee on Tuesday 13 February 2024 with a decision of No Objection. Now awaiting the ADC decision.</p>	<p><u>ADDRESS</u> Pound Place Roundstone Lane Angmering</p>

FILE LIST 158 – Observations to Arun District Council by 14 March 2024

<p><u>A/18/24/S73</u> Variation of condition 1 imposed under A/38/18/RES relating to approved plans. DECISION: Objection COMMENT: APC objects to this application as it feels that there will be significant changes of quality to the external building that would affect the previously accepted street scene, and that such external/internal changes will reduce the quality of the build that may affect the security and safety of the occupant.</p>	<p><u>ADDRESS</u> Manor Nursery High Street Angmering</p>
<p><u>A/19/24/RES</u> Approval of reserved matters following outline consent A153/22/OUT for landscaping. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>

<p><u>A/11/24/HH</u> Single storey side extension. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> 24 Lansdowne Way Angmering</p>
<p><u>A/14/24/HH</u> Double storey side extension and the demolition of the existing detached garage. DECISION: No Objection COMMENT: APC supports the comments by EH</p>	<p><u>ADDRESS</u> 110 Downs Way East Preston</p>
<p><u>A/20/24/DOC</u> Approval of details reserved by condition imposed under A/283/22/PL relating to conditions 6-extension of footway along Dappers Lane and 17- contamination. DECISION: Objection COMMENT: APC has no objection to the discharging of Condition 6 but objects to the discharging of Condition 7 and supports the comments by EH.</p>	<p><u>ADDRESS</u> Broadlees Dappers lane Angmering</p>
<p><u>A/21/24/NMA</u> Non material amendment following the grant of A/235/23/HH to increase in size to the front dormer to increase bedroom sizes. DECISION: N/A COMMENT: N/A <i>This application was refused by ADC on 29th February 2024. Not accepted as a non material amendment.</i></p>	<p><u>ADDRESS</u> 18 Lansdowne Way Angmering</p>
<p><u>A/23/24/DOC</u> Approval of details reserved by condition imposed under A/256/21/RES relating to conditions 2-geotechnical details, 4- drainage arrangements for bund along northern boundary with A27 and 5-height and width and landscape details of bund along northern boundary with A27. DECISION: Objection COMMENT: APC supports the report by National Highways in relation to Conditions 2 & 4 and therefore objects to the discharging of conditions 2 & 4. APC has no objection to the discharging of condition 5</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/13/24/DOC</u> Approval of details reserved by condition imposed under reference A/244/22/PL relating</p>	<p><u>ADDRESS</u> 38B Mill Road Avenue Angmering</p>

<p>to condition number 5 - Biodiversity Enhancement Strategy. DECISION: N/A COMMENT: N/A This application is a repetition of those under File List 157</p> <p><u>A/16/24/CLP</u> Lawful development certificate for a proposed loft conversion including hip to gable rear extension and side facing dormers. DECISION: N/A COMMENT: N/A This application is a repetition of those under File List 157</p> <p><u>A/249/23/DOC</u> Approval of details reserved by condition imposed under reference A/64/21/PL relating to condition number 20 – scheme to deal with contamination risks. DECISION: N/A COMMENT: N/A This application is a repetition of those under File List 157</p>	<p><u>ADDRESS</u> 7 Ashdown Close Angmering</p> <p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>
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FILE LIST 159 – Observations to Arun District Council by 21 March 2024

<p><u>A/24/24/HH</u> Erection of detached garage. DECISION: No Objection COMMENT: No Comment</p> <p><u>A/25/24/NMA</u> Non-material amendment following the grant of A/76/20/PL relating to the southern boundary treatment. DECISION: No Objection COMMENT: APC notes that the majority of residents have now accepted the proposed fencing by the developer.</p> <p><u>A/26/24/DOC</u> Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 15 - Schedule of materials and finishes. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Ashurst, Ham Manor Way Angmering</p> <p><u>ADDRESS</u> Land at Dappers Lane Angmering</p> <p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
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<p><u>A/27/24/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 22-decentralised and renewable or low carbon energy sources. DECISION: N/A COMMENT: N/A Due to the technical nature of this application APC will hold its decision and commenting until the Officers Report is known.</p> <p><u>A/29/24/NMA</u> Non-material amendment following the grant of A/132/23/PL relating to minor changes to the roof and roof lights, the omission of timber cladding, minor changes to fenestration design, PV panel extent and a minor change of heights to eaves and gutters. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway Bellway Only Parcel</p> <p><u>ADDRESS</u> Highdown Nursery Littlehampton Road Ferring</p>
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- 7 **23/252 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/253 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/254 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/255 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
- 11 **23/256 LICENSING MATTERS**
None.
- 12 **23/257 CONSERVATION AREA REPORTS**
Still awaiting report from ADC on the presented extension assessment regarding Weavers Hill.
The Clerk will continue periodically to contact the Conservation Officer for an update.
- 13 **23/258 SOUTH DOWNS NATIONAL PARK**
The next planned meeting is to be held on Tuesday 14 March 2024.
The agenda has been published and there are two items that would/could affect Angmering: -
- Agenda Item 8 – Local Plan Review
 - Agenda Item 10 – Biodiversity Net Gain (BNG) Technical Advice Note (TAN)
- 14 **23/259 COMPLIANCE**
Awaiting further information regarding the issues of:
- The Redrow Development South of A259 – site entrance/exit.

- The Felling of the Cherry Tree outside Pound House, on The High Street.
- Manor Nursery – non compliance with the approved CMP regarding direction of travel of construction traffic (this has been reported many times to ADC by residents and APC)

APC Planning & Infrastructure Committee would like to express its dismay at the continuing breaches of conditions displayed by developers in relation to matters relating to contamination and surface water, drainage and foul water issues, where the developer has gone ahead and constructed the dwellings and, in some cases, allowed occupation of the dwellings prior to approval of these documents. It feels that the wellbeing and safety of the residents could be put at risk. The Chair of APC will be writing to ADC to arrange a meeting to discuss further.

15 23/260 APPEALS

There has been no further information regarding proposed appeals.

16 23/261 CORRESPONDENCE

Correspondence has been received regarding the proposed footpath between Dappers Lane, through the new development, across Water Lane to Holmwood Way (Ecclesden Park Estate) and the lack of consideration for wheelchair and pram users that will have to negotiate a set of steps, together with the lack of foresight for a footpath along Water Lane. This is in relation to an up-and-coming application A/28/24/DOC to be heard at this committee, date yet unknown.

17 23/262 HIGHWAYS MATTERS

1) Stopping Up of Highway

Heathfield Avenue/Downs Way – see Supporting Papers.

This item was discussed at length and councillors were advised they can submit comments.

2) Angmering Highways Matters

Several issues were reported at this meeting on Tuesday 13 February.

The Clerk is still awaiting an update on these issues which will be brought to the next P&I meeting on the Tuesday 26 March.

18 23/263 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

- Next meetings will be held on Wednesday 20 March 2024
Awaiting publication of the agenda

Planning Policy Committee

Next meetings to be held are on:

- Wednesday 6 March 2024 at 6pm, this will be a Special Meeting relating to the “Local Plan Direction of Travel Document”.
The Chair advised that the meeting will also be webcast and requested that the committee watch it if possible as it will help when APC start the review of their Neighbourhood Plan which all councillors will be involved in.
- Tuesday 18th April 2024 at 6pm.
Awaiting publication of the agenda.

Meetings are held at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

19 23/264 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 26 March 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:30**

..... Date.....
Chairman

DRAFT



Planning & Infrastructure Committee Chairs Report 26th March 2024

1) Applications – Withdrawn, Planning Permission Not Required (PPNR) or Part Approved

Withdrawn:

[A/195/22/DOC](#) Land North of Water Lane.

Approval of details reserved by condition imposed under ref A/248/21/PL relating to Condition No 40 - levels.

[A/274/22/DOC](#) Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway (Bellway only parcel).

Approval of details reserved by condition imposed under A/248/21/PL relating to condition 40-existing and proposed ground levels, proposed finished floor levels, levels of paths, drives, garages, and parking areas, and proposed complete height of development and any retaining walls.

PPNR:

[A/16/24/CLP](#) 7 Ashdown Close

Lawful development certificate for a proposed loft conversion including hip to gable rear extension and side facing dormers.

Part Approved:

[A/264/23/DOC](#) Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway

Approval of details reserved by condition imposed under A/248/23/PL relating to condition 21 - location and installation of fire hydrants. This relates to the Bellway Development only.

2) Authority Meetings & Workshops attended.

ADC Planning Policy – Direction of Travel Document 6th March 2024

ADC Policy & Finance - Angmering Sports Hub Project 7th March 2024

SDNP Parishes Meeting/Workshop – 13th March 2024

SDNP Planning Committee – 14th March 2024 – Local Plan Review & Biodiversity Net Gain

3) Angmering Flood Alleviation Scheme – Phase 1

Information has been received that a site visit on Monday 11th March was made to the land at Ecclesden Park and the adjacent Ecclesden Farm by the Consultant Ecology and Landscape Architects to gather necessary information to support the phase 1 scheme. We now await the outcome of that visit.

4) Biodiversity Net Gain (BDNG)

We will be hearing more and more of BNG over the coming months and years and already seen reference to this in applications. At the Appendix, please see information from NALC. As this is a new requirement to which we are on a learning curve, will a Councillor please step forward to take the lead on this and report findings etc to each P&I Meeting

BDNG since 12th February 2024 is now mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#) for all major and minor applications (see ADC's Planning Application Validation Requirements 2024 for National and Local Requirements – these have been sent to you).

What is BDNG? – *“it is an approach to development which aims to leave the natural environment, and habitats for wildlife left in a measurably **better state** than they were before the development. It is calculated using the statutory biodiversity metric (ADC will know this). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development”*. www.gov.uk/guidance/biodiversity-net-gain. For example: major landscaping and wild habitat projects to a single bird box or tree.

As a Parish Council Planning Committee, we now must be aware of this when viewing current and future applications irrespective of the size of the development. It also appears to support Angmering Parish Councils Tree Policy.

Cllr Sylvia Verrinder TD

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

March 2024

BIODIVERSITY NET GAIN APPENDIX

BIODIVERSITY NET GAIN Draft parish council response to planning applications March 2024

BACKGROUND

From 12th February 2024 developers of major sites in England are obliged to consider whether the biodiversity of their proposed site can be increased by 10% as part of their development.

This also applies to most small sites from April 2nd, and nationally significant infrastructure projects from late November 2025.

POINTS TO CHECK

Further to Government guidance for planning authorities (which can be found at www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do) the following points in a developer's application may be looked for:

- confirmation that biodiversity net gain is applicable (if not, why not?)
- calculation of the biodiversity value of the site (have they missed anything?)
- description of any irreplaceable habitat (is there really no alternative?)
- a habitat plan of the whole site (is it accurate?)
- to what extent the net gains are to be provided on-site and off-site
- a draft habitat management plan for on-site biodiversity
- plan for any off-site biodiversity gain.

It will be important for local councils to take a view on these points, as developers may be asking to buy "statutory biodiversity credits" rather than enhance local biodiversity.

There will also be a biodiversity net gain plan (*the Government template for this is not mandatory!*), but this is only agreed AFTER planning permission has been given.

CONSIDERATIONS

Local councils may like to consider:

- contacting local wildlife or conservation groups for their advice
- identifying local experts in either habitats or locations
- noting areas outside development sites that might benefit from enhancement.
- building up over time a biodiversity map of the council area, adding in the details discovered for each development proposal.

See also biodiversity guidance at www.slcc.co.uk/climate-action/ .

Angmering Parish Council
The Corner House
The Square
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West Sussex
BN16 4EA

Please ask for: Harry Chalk
Email: harry.chalk@arun.gov.uk
Your Ref:

12th March 2024

PiNS Reference: APP/C3810/Z/23/3335950
Original Reference: A/197/23/A

Dear Sir / Madam,

Description: Installation Of 1 No. Non Illuminated Tri Board Sign.
Location: Rustington Golf Centre Golfers Lane Angmering BN16 4NB

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Arun District Council to **refuse advertisement consent**.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in **Part 1 of the Town and Country Planning (Appeals) (Written Representation Procedure) (England) Regulations 2009 as amended by the Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013**.

As this appeal is proceeding under the Commercial Appeals service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application you must make this request to the Planning Inspectorate by **3rd April 2024**. You can do this online at <https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can write (**quoting the appeal reference**) to:

The Planning Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

The appeal documents may be inspected on the Council's website

<https://www.arun.gov.uk/planning-appeals>

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at

<https://acp.planninginspectorate.gov.uk>.

Please do not hesitate to contact the case officer on the above details if you have any questions or queries.

Yours sincerely



Neil Crowther
Group Head of Planning