



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 IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 12 DECEMBER 2023 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, Norma Harris, John Oldfield and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk), no members of the public were present.
- 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	23/182	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Paul Bicknell, Renée Hobson, Matthew Want, David Marsh and Bill Hall.	
2	23/183	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/184	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 21 November will be signed by the Chair at the APC office on 22 November 2023.	
4	23/185	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 onto the APC website.	

Additional items: -

Attendance at the ADALC AGM – Our MP gave a long speech about the planning situation in the UK and Arun District, there was a lot he disagreed with, but he did support development in urban towns and cities which would include development upwards, leaving green field and rural areas to remain as they are. Some members present were very impressed and wished he was also their MP. Shame Angmering is leaving his constituency next year. There were many questions about engagement with District by both Councillors and Residents relating to Infrastructure and Planning Enforcement. The subject of Flooding was discussed, and many asked why there was no ADC Emergency & Resilience Plan. This prompted me to relay Angmering’s experience after the 2012 flooding and the production of an Emergency & Resilience Plan which, thanks to Trevor Lego (CEO WSALC) was rolled out to many of the Parishes and Towns in the WSALC area. This document was adopted by both ADC and County at the time. Some present showed an interest in doing their own plan but didn’t know how to start and would need help. I told them to contact APC Office as I would gladly help them. We now await the minutes of that meeting. It was highlighted at the meeting that Horsham District Council had a good rapport and working relationship with its Parish and Town Councils. How do they do this? To be investigated with the intention of discussing with Arun District Council to improve the relationship between ADC and its Parishes and Town Councils.

Hérons Park Culverted Pipe – After asking for an update from WSCC the reply came back – that a conversation with Sue Furlong about funding any work through Operation Watershed, it appears that this work could be funded on a ‘find and fix’ basis. More information to follow, after further discussions at WSCC.

ADC Design Guide Update – Information has been received notifying APC that Section F (Cycleways & Footpaths) had been updated and now includes Sections F2 – F4 in the form of a Supplementary Planning Document (SPD) and is now at the consultation stage from 4th December to 12th January 2024. All other sections of the Guide will remain as is. Residents can view this consultation at Arun Civic Centre and Libraries. Councillors are asked to view this document and make comments. (Arun District and on the Council’s website [Supplementary planning information | Arun District Council.](#))

Attendance at the ADC Local Plan Update meeting entitled “Direction of Travel Document” - This was held in the form of a Workshop at ADC Civic Centre on 5th December 2023. Each group discussed each topic on how it currently affects their community and to give guidance to the ADC Planners as to what to include in the Local Plan 2023-2041. In attendance at the workshop included - Representatives from Local Councils, ADC Planning Officers including, Kevin Owen, Donna Moles, Richard Sherman. Martyn White (Conservation Officer) and John Best (Ecologist at ADC), to name a few.

The topics under discussion were: - Chapter 4 – Climate Change, Chapter 5 – Our Environmental Life Support Network, Chapter 6 – Homes in the Right Places, Chapter 7 – Economy, Health & Wellbeing and Telecommunications & Digital Infrastructure, Chapter 8 – Placemaking, Heritage & Culture, and Chapter 9 – Infrastructure to Support Our Needs. All these topics, as they currently are, cause much questioning and comment from our Residents as well as Councillors. Councillors are asked to view these chapters and make comment to ADC Planning

Until the Local Plan goes to Examination in 2026 (up to 3 years), there will be consultations held, for both Councillors and Residents to make comment on the proposed Local Plan.

Application A/208/23/CLP Lawful development certificate for the proposed removal of asbestos cement corrugated roof sheeting and replacement with galvanised steel corrugated roof sheeting, removal of redundant chimney stack and reinstatement of gutters and rainwater pipes, to external outbuilding. Littlefield Manor Golfers Lane Angmering.

ADC has refused to certify this application as it deemed it, under the Town & Country Planning Act to be Lawful and therefore requires another application for planning permission, we now await publication of the application.

Application A/222/23/CLP Lawful development certificate to replace an existing conservatory with a single storey rear extension at 150 Palmer Road Planning Permission for this application is not required.

Reminder of the upcoming event being held virtually by NALC 31 January 2024 — 12.00 – 13.15 entitled “**How local councils can benefit from the levelling up agenda**” If you are interested in seeing this, please contact Katie as soon as possible.

Farnborough Airport – Rushmoor Borough Council. Although this airport is outside our boundaries and county, we have been notified by Rushmoor Borough Council that they have received an application from Farnborough Airport Limited requesting variation of conditions 2 relating to aircraft movements, condition 6 relating to aircraft weight, conditions 7 & 8 relating to risk contour. They want to increase the annual maximum movements from 50,000 to 70,000 including an increase from 8,900 to 18,900 of non-weekday movements. They want to increase the aircraft weight category of 50,000 to 80,000kg to 55,000 – 80,000kg, it seems that the maximum weight will remain the same which equates to an Airbus A320.

Farnborough Aerodrome is mainly a Business Jet Centre that has been licensed by the Civil Aviation Authority (CAA) for public transport flights and flying instruction flights. This aerodrome operates on a yearly basis the “Farnborough Air Show/Tattoo”, which has enabled the largest known cargo aircraft to land, circuit and take-off from the runway, this aircraft is the Antonov An124 and An225 24 wheel.

The reason why Rushmoor Borough Council has informed APC is “to ensure that as many residents are aware of the proposals. We may have included parishes outside of the flightpath to ensure that we have not missed any affected person”. APC has noted this proposal and has no comment to make.

Cllr. Hamilton-Street asked about the holding pattern for aircraft and expelling fuel as she had concerns if this could reach as far as the air space above Angmering.

5 23/186 PUBLIC CONSULTATION

No members of the public were present, no questions had been sent in.

6 23/187 PLANNING APPLICATIONS

To consider Arun District Council File Lists 146, 147 and 148 of 2023:

FILE LIST 146: Observations to Arun District Council before 14 December 2023

<p><u>A/228/23/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 26-EV charging. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
---	---

FILE LIST 147: Observations to Arun District Council by 21 December 2023

<p><u>A/235/23/HH</u> Hip to gable loft conversion including front dormer. First floor extension over existing ground floor extension. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 18 Lansdowne Way Angmering</p>
<p><u>A/233/23/CLP</u> Lawful development certificate for a proposed hip-to-gable extension including roof lights and a window on West elevation and rear dormer with a Juliette balcony. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 18 Lansdowne Way Angmering</p>
<p><u>A/237/23/NMA</u> Non-material amendment following the grant of A/68/22/PL relating to profiled steel timber framed toilet block instead of the purpose built ISO containers. DECISION: Support COMMENT: None</p>	<p><u>ADDRESS</u> Furzefield Scout Campsite Dappers Lane Angmering</p>

FILE LIST 148: Observations to Arun District Council by 30 December 2023

<p><u>A/238/23/A</u> Erection of 4 No. 6m flagpoles, 5 No. box signs and the replacement of 1 No. stack sign with V board. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/239/23/NMA</u> Non-material amendment following the grant of A/81/23/PL relating to condition 3 - EV charging spaces. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land to the rear of Station Road Angmering</p>
<p><u>A/240/23/NMA</u> Non-material amendment following the grant of A/11//23/NMA relating to condition 2 - approved plans. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> BMW House Water Lane Water Lane Angmering</p>

- 7 **23/188 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/189 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/190 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/191 PLANNING DECISIONS – NOT APPROVED**
The refusal were noted by the committee.

Refusals noted but there are concerns that developers are continuing to build houses contrary to the conditions set. The Clerk will write to ADC expressing APCs concerns that conditions are being abused and constant requests for plans are being ignored in an effort to complete as quickly as possible and move on. Assurance is required that ADC will put all effort into making sure that developers comply with the conditions laid down by themselves and the Inspectorate.
- 11 **23/192 LICENSING MATTERS**
None.
- 12 **23/193 CONSERVATION AREA REPORTS**
APC are still awaiting reply from ADC regarding the submitted assessment.
- 13 **23/194 SOUTH DOWNS NATIONAL PARK**
The next Planning Committee meeting will be held on Thursday 14 December at 10am. The agenda has been published.

There are no applications that affect Angmering, but under discussion is the SDNP Infrastructure Business Plan, including the Annual Infrastructure Funding Statement.

- 14 **23/195 COMPLIANCE**
None.
- 15 **23/196 APPEALS**
None.
- 16 **23/197 CORRESPONDENCE**
None.
- 17 **23/198 HIGHWAYS MATTERS**

Water Lane TRO - To discuss and feedback comments regarding the TRO for the implementation of 30mph along Water Lane from 155m east of its junction with Dappers Lane. Documents included in supporting papers.

APC believe that the 20mph should be extended to the junction with the North of Water Lane site, and the 30mph from there to the A280. This would clearly indicate to drivers that they need to be considerate when driving through Angmering.

Potholes & Road Repair - WSCC at their Community, Highways & Environmental Scrutiny Committee on 17th November 2023 – Welcomed the recent Government announcement of additional funding to repair roads in the county and hoped that it would be available for the 2024/25 budget.

Still awaiting updates from WSCC on the following matters: -

At WSCC for Decision	Situation 12 th December 2023
No entry/floor markings	Complete – no entry markings on road outside the office. White lining in Arundel Road complete. Chasing re Water Lane.
Extending Yellow Lines	TRO has been applied for.
Speed issues North Drive	No correspondence has been received on this. Clerk to chase.
Unsuitable/HGV signs	Progress is being made with WSCC for the installation of these signs. However, there will be no sign at the Roundstone Roundabout.
Village centre parking spaces	Repaint request is in. APC needs a TRO; this will go to Resident Consultation in January.
Downsway speed & crossing signage	Chasing for an update.

18 23/199 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Policy Committee – Tuesday 30 January 2024 at 6pm
Awaiting publication of the agenda.

The Chair reported that at the Planning Policy Committee meeting on Tuesday 28 November 2023 the following was also discussed:

- Regulation 19 Publication Arun Gypsy & Traveller & Traveller Show people Development Plan Document – There will be no increase in the Angmering site North off of the A259, this will remain as is.
- The Arun Secondary School Study update 2023 – Angmering was not mentioned in this Study, but it is understood that there are proposals for a secondary school to the west of the river Arun.

Next meeting to be held is on Tuesday 30 January 2024 at 6pm. Awaiting publication of the agenda.

Planning Committee Meeting - Wednesday 13 December 2023 at 2pm
The agenda has been published and there is one application affecting Angmering - A/39/23/PL – Land west of Brook Lane and South of A259 Angmering.

This application previously had a no objection from APC whose comments included: -

- a) the need for better public/cycle rights of way from Sainsburys (public transport terminal) through the other sites to this site.
- b) better/improved access from Rustington over the rail line,
- c) preservation of the current wildlife and the need to encourage more,
- d) consideration of flood drainage through a landscaped SuD system and finally
- e) the need for employment facilities amid all the housing developments which this application could fulfil.

19 23/200 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 2 January 2024 at 7.30pm
Angmering Baptist Church Hall.

The meeting concluded at **20:10**

.....
Chairman

Date.....



Licensing Act 2003 – Notice

Reference Number: 119108

**Ms Sarah Leigh Goodall of
Fox Wood
The Nord Barn
Fox Rough
Selden Lane
Patching
Worthing
West Sussex
BN13 3UL**

has made an application for a Premises Licence under
the Licensing Act 2003

Proposed licensable activities are as follows:

Exhibition of films indoors and outdoors on Friday and Saturday from
0900 to 2300

Supply of alcohol for consumption on and off the premises Sunday to
Thursday from 1100 to 2300 and Friday and Saturday from 0900 to
2330

Performance of Live and Recorded Music indoors and outdoors
Monday to Thursday from 0900 to 2100 and Friday to Sunday from
0900 to 2300

Entertainment of a similar description outdoors Monday to Thursday
0900 to 2100 and Friday to Sunday 0900 to 2300

The application is open to representation from interested parties and
responsible authorities between 11-12-2023 and 08-01-2024

All representations should be made in writing and sent to:
Licensing Team, Environmental Health,
Arun District Council, Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex BN17 5LF

or emailed to licensing@arun.gov.uk

Relevant representations will be shared in full with the applicant for consideration as well as being provided for consideration at a public hearing where necessary

It is an offence to knowingly or recklessly make a false statement in connection with an application and the maximum fine for this offence is £5,000

Date of letter: **11 December 2023**

LICENSING ACT 2003

Licence: **Premises Licence**

Application Type: **New**

Application No: **119108**

Dear Sir/Madam,

Applicant: **Ms Sarah Leigh Goodall**

Date Received: **08 December 2023**

An application was made to Arun District Council under the Licensing Act 2003 by the above-named applicant. If you would like to make a representation please use the link below.

[Click here to complete the form](#)

In order that consideration of the application may not be delayed, it will be appreciated if a reply can be sent to us by: **08 January 2024**.

Please see below for the details relating to this licence.

Yours faithfully

Deena Harrington
Technical Support Assistant

Applicant: **Ms Sarah Leigh Goodall**

Applicant Address: **The Nord Barn, Fox Rough, Selden Lane, Patching, Worthing, West Sussex, BN13 3UL**

Applicant Telephone: **07787566991**

Applicant Email: **foxwoodwild@gmail.com**

Additional Applicant: **Mr Ian Peter Tooth**

Fox Earth

The Nord Barn, Fox Rough, Selden Lane, Patching, Worthing, West Sussex, BN13 3UL

foxwoodcamping@gmail.com

Location: **The Nord Barn, Fox Rough, Selden Lane, Patching, Worthing, BN13 3UL**

Premises Capacity:

Details of proposed variation:

DPS:

The opening hours of the premises:

Day	Start Time	End Time
Monday	00:00	24:00
Tuesday	00:00	24:00
Wednesday	00:00	24:00
Thursday	00:00	24:00
Friday	00:00	24:00
Saturday	00:00	24:00
Sunday	00:00	24:00

Seasonal Variations: **Open to the public 00:00-24:00 during the camping season 1st April- 31st October. Out of this period the public access is by prior arrangement and pre-booking for a maximum 100 days per year.**

Non-standard Times: n/a

Licensable Activities authorised by the licence:

Section Recorded Music:Indoors and Outdoors

Section Live Music:Indoors and Outdoors

Section Anything of a similar description to Live Music, Recorded Music or the Performance of Dance:Outdoors

Section Exhibition of a Film:Indoors and Outdoors

Section Recorded Music:Indoors and Outdoors

Section Live Music:Indoors and Outdoors

Section Anything of a similar description to Live Music, Recorded Music or the Performance of Dance:Outdoors

Section Exhibition of a Film:Indoors and Outdoors

Sale or Supply of Alcohol: For consumption on and off the premises

Late Night Refreshment Times :

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Seasonal Variations:

Non-standard Times:

Supply of Alcohol

Day	Start Time	End Time
Monday	11:00	23:00
Tuesday	11:00	23:00
Wednesday	11:00	23:00
Thursday	11:00	23:00
Friday	09:00	23:30
Saturday	09:00	23:30
Sunday	11:00	23:00

Seasonal Variations: n/a

Non-standard Times: n/a

Plays:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Seasonal Variations: Non-standard times:

Films:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations: Non-standard times:		

Indoor Sporting Events:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations: Non-standard times:		

Boxing or Wrestling entertainment:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations: Non-standard times:		

Live Music:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations: Non-standard times:		

Recorded Music:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations: Non-standard times:		

Performance of Dance:

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Seasonal Variations: Non-standard Times:

Anything of a similar description to that falling within (E), (F) or (G):

Day	Start Time	End Time
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

Conditions consistent with the Operating Schedule

General Objectives:

The venue is located within the grounds of an existing campsite which used by recreational visitors and family focused campers. There is a venue room which is used as a dry space and an adjoining sheltered outside u00bd acre garden bounded by a densely treed perimeter. Camping is almost exclusively pre-booked online and details of all camp visitors are kept as standard. Additional to these dates the venue is available for pre-booked functions/events with a maximum of 100 functions/events per year. The events are often based on (but not exclusive to) forest skill workshops and interactive sessions for wildlife, arts or history learning family focussed events. Details of guests/visitors are kept as standard and can be provided to the police or local authority officers upon request.

Prevention of Crime and Disorder:

All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the licensing act, specifically, in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs. During the camping season the venue is always patrolled after dark and at venue closing time to ensure all guests are safely back at their camping residence. There is a zero policy on anti-social behaviour and any campers/visitors will be asked to leave without refund if breaching this policy. During events the supply of alcohol will be stopped at a minimum of 30 minutes for the event end and to ensure that guests do not feel pressured to consume drinks quickly. Proof of age verification to be used. Zero policy on the supply or use of drugs. Staff will report all instances of crime and disorder to Sussex Police in a timely manner.

Public Safety:

Staff will conduct regular inspections of the main premises, premises exterior and woodland (camping) area, to ensure that there is no activity taking place that could potentially cause harm or antisocial behaviour. Fire exits kept clear. The licence holder will conduct training sessions with all staff to ensure that the safety of campers or event attendees and others attending the premises is not compromised. If the premises is to be used for an event of more than 500 people, not less than 5 working days written notice will be provided to police when events days are planned.

Prevention of Public Nuisance:

Any off-premises sales will remain onsite and are for campers to take back to their tent pitch. Regular noise checks during performances or regulated entertainment and appropriate action taken. Signage will be displayed at all premises exists, requesting guests to leave quietly and respect neighbours. Outside areas kept clean and tidy. Bins emptied regularly. Regulated entertainment activities held outside to cease at 22:30 hours Friday, Saturday and Sunday. Noise Management

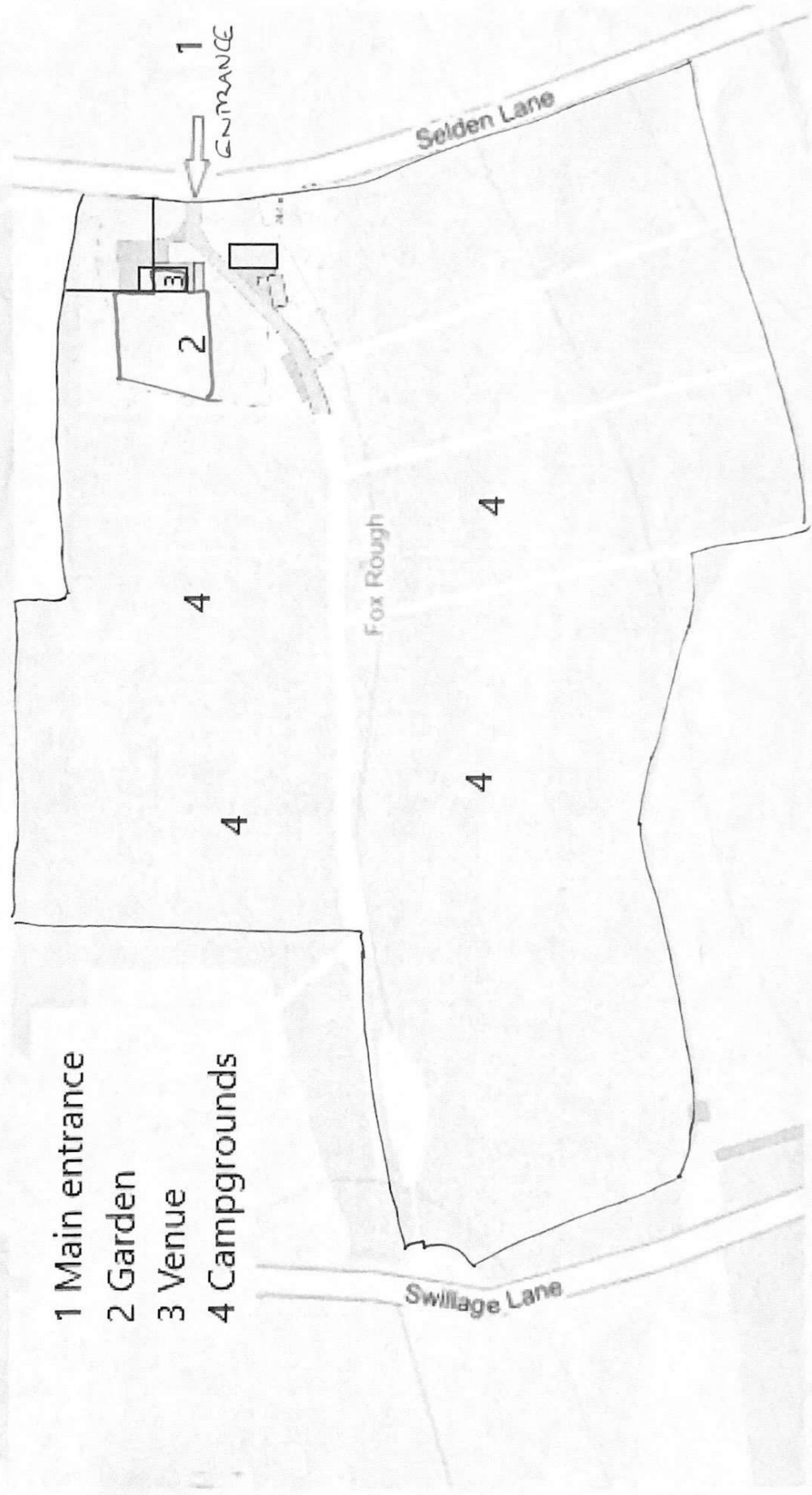
plan in place for the occasional pre booked events and functions.

Protection of Children from Harm:

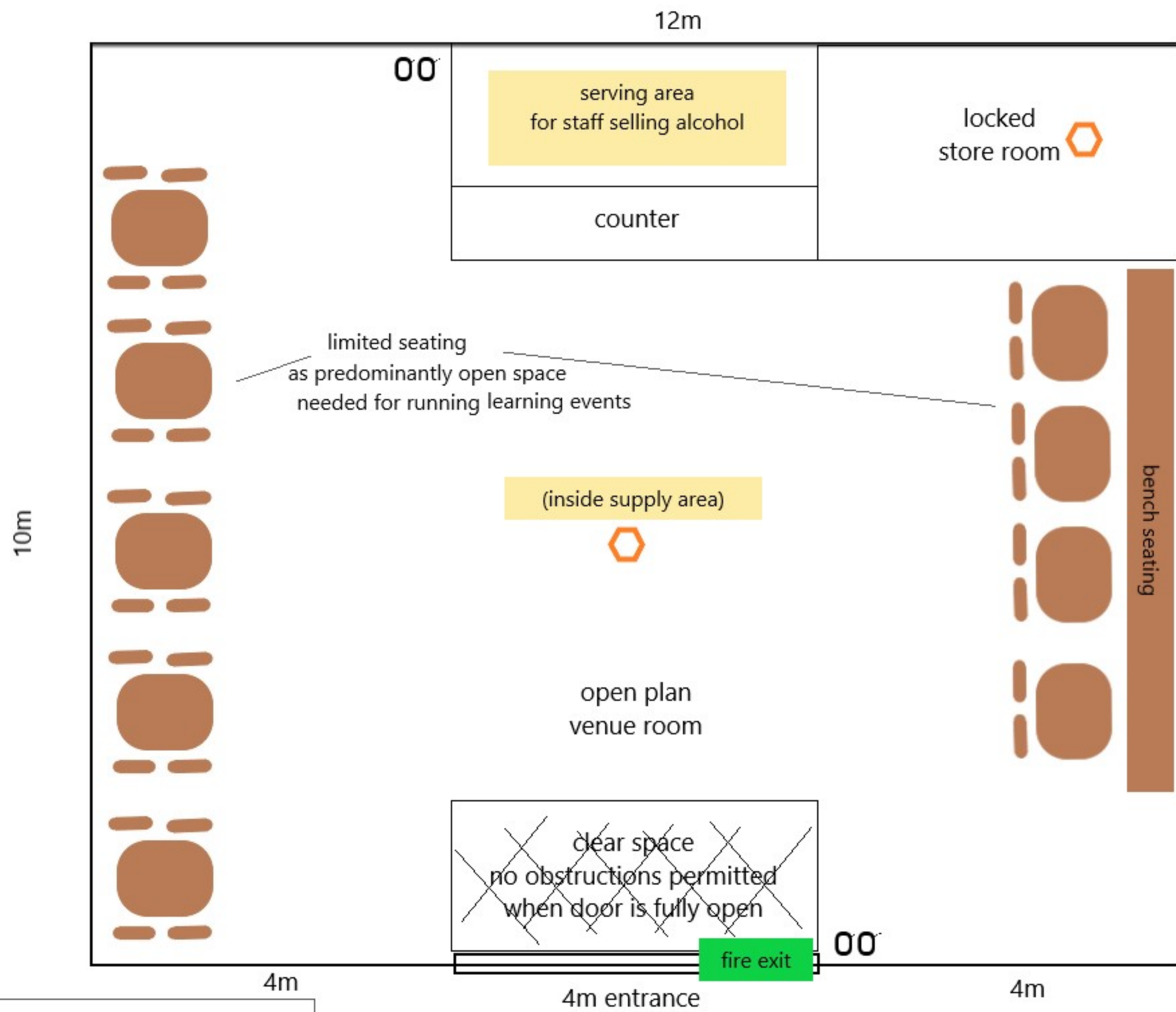
The premises will operate an age verification policy set at a minimum of 25 years, whereby any person attempting to buy alcohol, who appears to be under the specified age, will be asked for photographic I.D. to prove their age. Signage advertising the challenge policy will be displayed in prominent locations in the premises and shall include the point of sale, and the area where the alcohol is displayed, as a minimum. The recommended forms of I.D. that will be accepted are passports, driving licences with a photograph, or Citizen Card, or validated proof of age cards bearing the PASS mark hologram. Children under the age of 18 years will not be permitted on the premises after 22:30 hours unless coming with their family or attending a pre booked private function and accompanied by an adult..

Scale: 1:2500 Paper Size: A3 Map Centre: 507630,106090

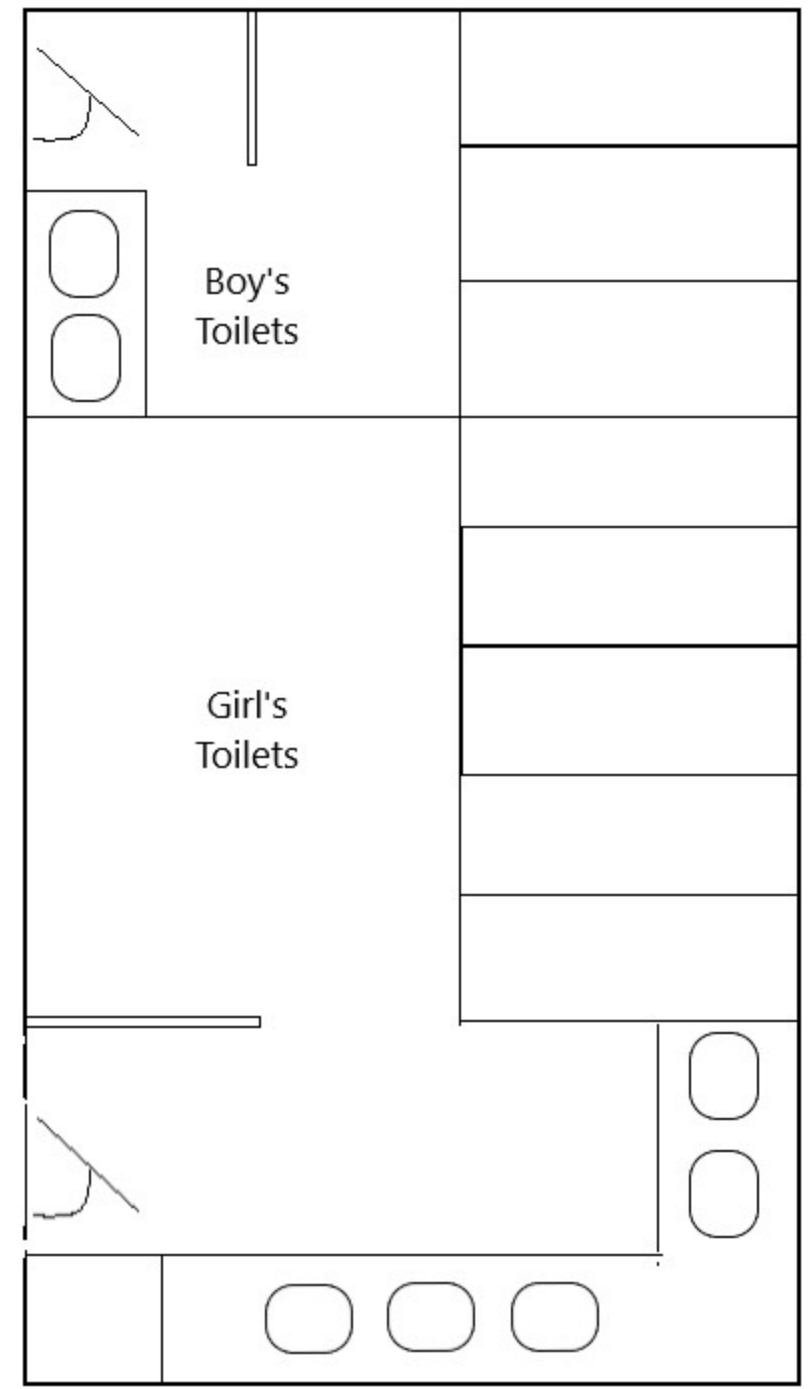
- 1 Main entrance
- 2 Garden
- 3 Venue
- 4 Campgrounds



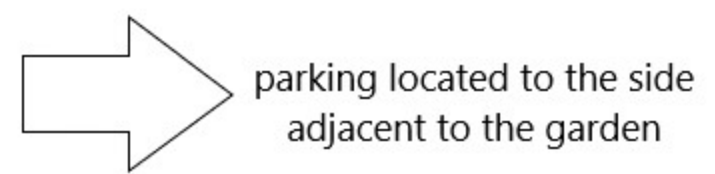
FOX WOODS 8.12.23



3 meter wide outside corridor

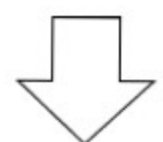


toilets are outside and accessible 24/7 (even when venue is closed)



- LEGEND
- OO Fire extinguishers (standard pair water & CO2)
 - ⬡ location of smoke alarms
 - fire exit sign

4m entrance with ample access for disabled



opening onto tree bounded 1/2 acre garden with scattered picnic tables

garden area with tables for consuming drinks