



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 13 FEBRUARY 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, Norma Harris, Paul Bicknell, Bill Hall and Nikki Hamilton-Street.
- In attendance:** Tracy Lees (Committee Clerk) and one member of the public.
- 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.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/227	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr Renée Hobson (Vice Chair) Cllr John Oldfield, Cllr David Marsh and Cllr Matthew Want.	
2	23/228	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/229	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 23 January 2024 were agreed by all and signed by the Chair.	
4	23/230	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, again no questions were asked:

The latest Rampion 2 News has been sent to you, please notice the area of Angmering that this pipe will pass through. We have also received information regarding the Application by Rampion Extension Development Limited for an Order Granting Development Consent for the Rampion 2 Offshore Wind Farm Project. Please have a look at this application and make any comments at the next P&I meeting on 5th March or to the Parish Clerk beforehand.

West Sussex Water Summit Thursday 8 February 2024, Agenda:

Opportunities for collaboration in the following areas

- Transforming management of the whole water system multi-sector needs
- Delivering a clean water environment for nature and people
- Securing a plentiful supply of water
- Cross-cutting – for example: -
 - * climate change resilience and adaptation
 - * economy and skills

A/262/23/PDH 9 Hornbeam Avenue Approval Not Required

Notification under extended permitted development rights for a single storey rear extension measuring 4 metres from beyond the rear wall of the original dwelling house, with maximum height of 3.2 metres and an eaves height of 2.6 metres.

Above Ground Telecommunications Cabinets – Information has been received that 14 of these cabinets will be placed at various sites throughout Angmering, further details can be obtained from the ADC weekly file list for 15th February 2024 on the ADC website.

5 23/231 PUBLIC CONSULTATION

The member of the public wanted to speak about the redevelopment of the old Chandlers site. He said that while welcoming the redevelopment of the Chandlers site he has concerns about the Construction Management Plan (A/12/24/DOC) on the agenda.

He is worried about the impact of the construction upon local people including the danger of reversing large vehicles from the site onto Water Lane, the temporary loss of well used parking spaces on Water Lane for safety reasons, along with likely additional on street parking pressure from construction workers.

A discussion took place including the concerns over the contamination of the site.

At this point the application relating to this development was brought up the agenda and was discussed at length. APCs comment will be available to view on the ADCs planning portal.

The member of the public left the meeting at 20:22.

To consider Arun District Council File Lists 154, 155 and 156 of 2024:

FILE LIST 154: Observations to Arun District Council by 15 February 2024

<p><u>A/261/23/RES</u> Approval of reserved matters following outline consent A/153/22/OUT for up to 20 dwellings. This application is in CIL Zone 2 and is CIL Liable as new dwellings. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>
<p><u>A/258/23/A</u> Installation of 1 No. entrance sign, 1 No. plaque sign, 7 No. free standing signs and 3 No. panel signs. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Ayton House 2 Shepherds View Dappers Lane</p>
<p><u>A/5/24/DOC</u> Approval of details reserved by condition imposed under A/11/23/PL relating to condition 14-Biodiversity Method Statement. Already Approved ADC</p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p>
<p><u>A/1/24/DOC</u> Approval of details reserved by condition imposed under reference A/99/17/OUT, relating to condition 33 - External lighting. APC have already submitted their comments on this application</p>	<p><u>ADDRESS</u> Land South of Water Lane Angmering</p>
<p><u>A/264/23/DOC</u> Approval of details reserved by condition imposed under A/248/23/PL relating to condition 21 - location and installation of fire hydrants. APC have already submitted their comments on this application</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>A/4/24/DOC</u> Approval of details reserved by condition imposed under reference A/144/15/PL, relating to condition 15 - Ecological enhancements. APC have already submitted their comments on this application</p>	<p><u>ADDRESS</u> Land at West End Nursery Roundstone Lane Angmering</p>

FILE LIST 155 – Observations to Arun District Council by 22 February 2024

None.	<u>ADDRESS</u>
-------	----------------

FILE LIST 156 – Observations to Arun District Council by 29 February 2024

<p><u>A/9/24/HH</u> Conversion of garage to habitable use. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> 4 Sage Place 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: Objection COMMENT: A letter outlining APCs objection will be submitted via the ADC planning portal</p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water 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: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Pound Place Roundstone Lane Angmering</p>

- 7 **23/233 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/234 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/235 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/236 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
- 11 **23/237 LICENSING MATTERS**
None.
- 12 **23/238 CONSERVATION AREA REPORTS**
The Chair advised that ADC were still awaiting a 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 23/239 SOUTH DOWNS NATIONAL PARK

The next meeting of the P&I Committee is on 15th February 2023, the agenda has been published and there are no applications or other matters relating to Angmering.

14 23/240 COMPLIANCE

Awaiting further information on the breach of conditions relating to the Redrow development south of the A259.

Information has been received of a Cherry Tree being cut down outside Pound House which is in the Conservation Area. This is now with Enforcement (ENF/52/24). It is understood that this may have something to do with the Manor Nursery development. We now await information regarding the outcome and consequences.

15 23/241 APPEALS

It was reported that APC are still awaiting further information on the Crete House, Dappers Lane appeal.

Application A/216/23/PL The Beeches, Crete House, Dappers Lane. On the ADC Agenda for 17th January 2024, it was mentioned that there is an appeal awaiting action and decision. Decision Level – Delegated. PINS APP/C3810/W/23/3322262. APC will make comment when appeal hearing date is known.

16 23/242 CORRESPONDENCE

An email has been received from a resident requesting clarification on the ANPR situation for the bus/emergency link road from Dappers Lane to Langmead Place (LNofWL) as the CALA Engineers may have stated that they will **not** now install one but will monitor the need for one.

The Clerk has been in touch with the Planning Officer who states quite clearly that *“The bus/emergency access route is a condition imposed on the planning permission. The construction of the bus scheme needs to be provided prior to 200 occupations and the details can be found under reference A/184/23/DOC (Condition 16).*

Additional correspondence has been received which states that an e-mail from the CALA Engineer says with reference to the ANPR that it is a wait and see situation.

17 23/243 HIGHWAYS MATTERS

A supporting paper had been produced by the Clerk showing all the highways activity throughout Angmering. This is an on-going situation awaiting comments and actions by WSCC Highways Department. No comments or questions were raised. The Clerk will continue to pursue these matters with WSCC Highways.

Cllrs Hall raised concerns regarding all the traffic and highways issues of Arundel Road and felt that this should be investigated in its entirety with a resultant report to P&I. It is to be noted that the Clerk is fully aware of the situation and is constantly in discussion with WSCC Highways, as mentioned in the above paper. The Chair had no objection to Cllr. Hall together with Cllr. Want producing an investigative report for discussion at

future P&I meetings. He was also advised to remain in contact with the Clerk for any updates.

WSSC – Communities, Highways & Environment Scrutiny Committee – minute information from meeting held on 22nd January 2024.

Agenda Item 6 - Lessons Learned from Major Projects – discussion was on the construction of the A259 and A2300 (Burgess Hill). The paperwork was sent to all councillors for comments. Comments were received from both Cllr. Hamilton Street and Cllr. Verrinder. The Clerk passed these onto Cllr Urquhart for possible inclusion in the discussion. The Clerk will also contact the Project Manager at WSSC to discuss these comments and concerns.

The Report and Minutes have been published and can be seen on the WSSC Communities, Highways & Environment Scrutiny Committee for 24th January 2024 website, with video of the proceedings. The comments made by APC Councillors, although not named, were included, and discussed at this meeting. WSSC has stated that as the number of complaints received had reduced considerably, their view is that there is now no negative impact to the traffic flow on the surrounding roads off the A259.

Agenda Item 5 – New Process for TROs and Community Highways Schemes – The paperwork including the report and minutes of the meeting were sent to you all. There were no questions or comments.

Cllr. Bicknell had some questions regarding the above but all were answered by the committee.

18 23/244 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held is on Wednesday 14 February at 2pm.

The agenda has been published and there are no applications or other matters that affect Angmering.

Special Planning Policy Committee

Next planned meeting to be held on Wednesday 6 March 2024 at 6pm.

Awaiting publication of the agendas.

19 23/245 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:

Cllr. Bicknell asked about speed cameras being installed within the village. Cllr. Hamilton-Street explained the work and the findings that had already been undertaken on this subject and also suggested that he spoke with the Clerk which he will do.

2. Full Council:

None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 5 March 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:50**

.....
Chairman

Date.....

DRAFT



Planning & Infrastructure Committee Chairs Report 5th March 2024

Three Applications Part Approved

A/237/22/DOC –

Land North of Water Lane and South of A27 inclusive of Angmering Oval Raceway. Approval of details reserved by condition imposed under A/248/21/PL relating to conditions.

27-surface water drainage, **REFUSE** insufficient information

28- surface water drainage maintenance manual, **REFUSE** insufficient information relating to the Surface Water Drainage Design

30-discharge of water flows **REFUSE** insufficient information

31- foul drainage system. **APPROVE** in so far as it relates to phases 1A and 1B (plots 1 - 155) of the CALA owned portion of the site.

A/50/23/DOC –

Land North of Water Lane. Approval of details reserved by condition imposed under ref A/248/21/PL relating to condition.

27 - surface water drainage, **REFUSE** insufficient information

28 - surface water drainage maintenance manual, **REFUSE** insufficient information

30 - watercourses and Decision **REFUSE** insufficient information

31 - foul drainage. **APPROVE** only in so far as they specify the foul water details for Plots 353-525 (i.e. the Bellway owned portion of the site):

A/257/23/DOC –

Rustington Golf Centre Golfers Lane. Approval of details reserved by condition following A/129/21/PL (APP/C3810/W/22/3298192) relating to conditions.

5-ecological enhancements, **Approved** on 16th January 2024

11-external lighting. Previously **Approved** 16th January 24

6- landscape scheme, **Approved** on 12th February 2024

7-details of public open space and plan areas and **refused** insufficient information. Requested information still not forthcoming.

Additional Above Ground Telecommunications Cabinets – Further Information has been received that another 20 of these cabinets will be placed at various sites throughout the south of Angmering, further details can be obtained from the ADC weekly file list for 22nd February 2024 on the ADC website.

Tree Assessment along Station Road

Information received from the WSCC Highways Team, that there will be an assessment by the WSCC Arboriculturists on the full health and safety of all the trees lining Station Road. Any work required will be passed to the WSCC Tree Contractor.

Arun District Design Guide Update Supplementary Planning Document

Information has been received that the following documents were adopted by Arun District Council on 20 February 2024.

- Adoption Statement Arun District Design Guide Update Supplementary Planning Document
- SPD update – Section F (February 2024)
- Arun District Design Guide Update Supplementary Planning Document (February 2024)
- Arun District Design Non-Technical Summary (February 2024)

Other Authority Planned Meetings that may influence or be relevant to Angmering.

- WSCC Planning & Rights of Way Committee Tuesday 19th March 2024 and Wednesday 24th April 2024
- WSCC Community, Highways & Environment Scrutiny Committee nothing planned until the new council year in May 2024 – On the agenda for 4th March meeting are: -
 - * Agenda Item 6 – Major Incidents affecting the Highways – Lessons Learnt and
 - * Agenda Item 7 – Additional Highways Revenue Expenditure 2024/2025.

“Ditch the Problem”

This is a document produced by WSCC regarding riparian ownership. This document answers some of the long-standing questions regarding what a watercourse is, and who riparian owners are, together with the responsibilities of such owners towards the repair and maintenance of watercourses that are either within their boundary or just outside. This document was sent to all APC Councillors.

ADC Direction of Travel Document

DIRECTION OF TRAVEL CONSULTATION DOCUMENT (Pages 15 – 20 on Agenda) To seek Committee’s approval that the draft Direction of Travel Document be published for public consultation 25 March 2024 for six weeks closing 6 May 2024 in order to progress the update to the Arun Local Plan.

ADC will at its Special Planning Policy Meeting on 6th March 2024 discuss the outcome of the workshop held on 5th December 2023 at which I attended on behalf of APC. Background Papers to be discussed are: -

- 1 Direction of Travel Document – Arun Local Plan March 2024
- 2 Schedule of Workshop comments by theme and proposed response
- 3 Draft news article summary of Direction of Travel Document.

All documents have been e-mailed to you for your comments. Please watch the webcast on the 6th.

Cllr Sylvia Verrinder TD

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

March 2024

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of the proposal to make an Order under section 247 of the above Act to authorise the stopping up of a northern part width of Downs Way at its junction with Heathfield Avenue at East Preston in the District of Arun.

If made, the Order would authorise the stopping up only to enable development as permitted by Arun District Council, under reference A/257/22/RES.

Copies of the draft Order and relevant plan will be available for inspection during normal opening hours at Angmering Parish Council, Corner House, The Square, Angmering, BN16 4EA in the 28 days commencing on 22 February 2024, and may be obtained, free of charge, from the addresses stated below quoting NATTRAN/SE/S247/5375.

Any person may object to the making of the proposed order by stating their reasons in writing to the Secretary of State at nationalcasework@dft.gov.uk or National Transport Casework Team, Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR, quoting the above reference. Objections should be received by midnight on **21 March 2024**. You are advised that your personal data and correspondence will be passed to the applicant/agent to enable your objection to be considered. If you do not wish your personal data to be forwarded, please state your reasons when submitting your objection.



S Zamenzadeh, Casework Manager

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAY (SOUTH EAST) (NO.) ORDER 20..

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan numbered NATTRAN/SE/S247/5375, to enable development to be carried out in accordance with the planning permission granted by Arun District Council, under reference A/257/22/RES.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on

Signed by authority of
the Secretary of State

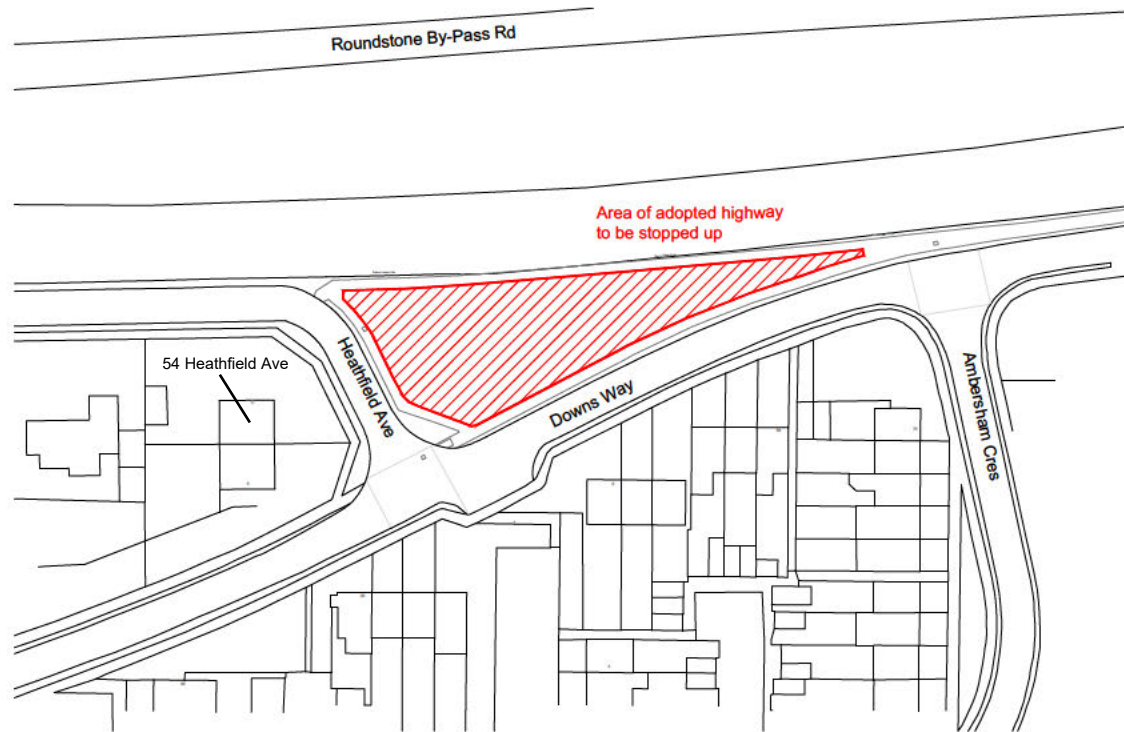
TIM BRIMELOW
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE


Description of highway to be stopped up

The highway to be stopped up is at East Preston in the District of Arun, shown on the plan as an irregular shaped northern part width of Downs Way at its junction with Heathfield Avenue. It commences 21 metres northeast of the north eastern boundary of no.54 Heathfield Avenue extending in an easterly direction for a distance of 86 metres and having a maximum width of 24 metres.

HIGHWAY AT EAST PRESTON IN THE DISTRICT OF ARUN



1:1250

Key	Scale	1:1250 @ A4
Highway to be stopped up		
National Transport Casework Team		
Department for Transport		
Plan No: NATTRAN/SE/S247/5375		
Signed by Authority of the Secretary of State		
on.....		
Signature.....		
TIM BRIMELOW An Official in the National Transport Casework Team Department for Transport		

