



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 21 NOVEMBER 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, Norman Harris, Bill Hall, David Marsh and Renée Hobson
- In attendance:** 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	23/163	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Paul Bicknell, Hamilton-Street and Want and from Committee Clerk Tracy Lees. Apologies were not received from Cllr. Oldfield.	
2	23/164	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/165	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 31 October will be signed by the Chair at the APC office on 22 November 2023.	
4	23/166	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: -

At Full Council, Councillor Andy Cooper alluded to the formation of a Flooding Forum, Councillor Bicknell is tonight attending this Meeting. As Flooding is part of the P&I Terms of Reference. I would ask that Cllr Bicknell to report back to P&I on the outcome.

ADC Local Plan – I have been asked to attend a workshop called “Direction of Travel Document” at ADC on 5th December 2023. The Direction of Travel document has been produced by Arun District Council to seek views in preparing a new Local Plan for Arun District. This is an exciting opportunity for people to tell us what should be included in the Local Plan right at the start before the Plan has been put together. It will be an important plan because it will need to set out the council’s aspirations and community needs for the next 20 years at a time of significant change, including the serious challenges of tackling Climate Change. The document will be going to the Planning Policy Committee on 28 November 2023 and will be published along with the agenda on the ADC website. The document can be read at <https://www.arun.gov.uk/arun-local-plan-update-2023-2041>. This is an 80-page document which I hope you will spare some time to read and make comments. If you are able, please watch the webcast on the 28th November.

I am also attending two NALC workshops by Zoom: -
“Making the planning system work for Local Councils” 22nd December 2023 – I will report back at the next P&I meeting on 12th December 2023
“How Local Councils can benefit from the Levelling up Agenda” 31st January 2024. There is still time to register for this workshop, please speak to Katie.

It has been suggested that some sort of workshop should be held by ADC or another to include all Local Councils within ADC to explain the Levelling-Up process and what is expected of Local Councils. What are your feelings? Would Angmering benefit from this sort of workshop. Should APC instigate the first move. The Clerk is in discussion with our Planning Consultant on this.

Just come through, NALC are also holding a workshop on 27th March 2024 “Reconnecting Communities through Community Transport”. As Angmering does have a problem with public transport, please contact Katie if you are interested in attending this workshop.

As you know by now Application A/11/23/PL (Chandler Site) has been approved. Because of its location, this is one development, with the possible disruption it could cause to the Square, that we must keep an eye on throughout the whole construction period, therefore please familiarize yourselves with the Decisions made by ADC and report any infringements to ADC. We need to ensure that no demolition/construction work is begun before the Construction Management Plan has been received and Approved by ADC. When we do receive the CMP Application, we must ensure it has no adverse impact on movement within Angmering.

Three Applications have been withdrawn: -

Two applications A/185/23 and A/186/23 relating to Garden House has been withdrawn – this concerned the remodelling of the building next door to include kitchen and store with bi-folding doors.

A/158/23/DOC - Approval of details reserved by condition imposed under reference A/256/21/RES, relating to condition nos:

2 - Geotechnical arrangements, 4 - Drainage arrangements and 5 - Landscaping arrangements. These conditions all relate to the bund along the Northern boundary with the A27. Land North of Water Lane Angmering
Withdrawn

Planning Applications Not Required:

A/217/23/CLP Planning Permission not required for a Lawful development certificate for a proposed garage conversion into utility room, WC and den and proposed front porch at 63 Foxdale Drive.

A/194/23/CLP Lawful development certificate for a proposed single storey side extension. 27 East Drive Angmering Planning Permission not required.

5 **23/167 PUBLIC CONSULTATION**
No member of the public were present.

6 **23/168 PLANNING APPLICATIONS**
To consider Arun District Council File Lists 143, 144 and 145 of 2023:

FILE LIST 143: Observations to Arun District Council before 23 November 2023

<p><u>A/214/23/DOC</u> Approval of details reserved by condition imposed under reference A/283/22/PL, relating to condition nos: 7 – Electric vehicle charging points and 17 - Contamination. DECISION: Application already approved COMMENT: Application already approved</p>	<p><u>ADDRESS</u> Broadlees Dappers lane Angmering</p>
<p><u>A/216/23/DOC</u> Approval of details reserved by condition imposed under A/129/21/PL (APP/C3812/W/22/3298192) relating to condition 15-materials. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
<p><u>A/217/23/CLP</u> Lawful development certificate for a proposed garage conversion into utility room, WC and den and proposed front porch. DECISION: Application not required COMMENT: None</p>	<p><u>ADDRESS</u> 63 Foxdale Drive Angmering</p>

FILE LIST 144: Observations to Arun District Council by 30 November 2023

<p><u>A/223/23/DOC</u> Approval of details reserved by condition imposed under A/207/21/PL relating to conditions 25-surface water drainage, 26-maintenance and management of surface water and 28-dishcharge of flows to watercourses. DECISION: Objection COMMENT: Concur with the comments made in a resident's letter to ADC dated 8th November. No Drainage Engineers Report.</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
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FILE LIST 145: Observations to Arun District Council by 7 December 2023

<p><u>A/225/23/PL</u> Drainage ditch and surface water route to support drainage strategy for works at Wilmington, Arundel Road, Angmering. This application is in CIL Zone 3 (Zero Rated) as other development. DECISION: Objection COMMENT: No drainage engineers report.</p>	<p><u>ADDRESS</u> Wilmington Arundel Road Angmering</p>
<p><u>A/224/23/RES</u> Approval of reserved matters following outline consent A/227/21/OUT for appearance, landscaping, layout and scale for the erection of 7 No. residential dwellings (resubmission following A/293/22/RES). This application is in CIL Zone 3 and is CIL Liable as new dwellings. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Wilmington Arundel Road Angmering</p>
<p><u>A/222/23/CLP</u> Lawful development certificate to replace an existing conservatory with a single storey rear extension. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 150 Palmer Road Angmering</p>
<p><u>A/227/23/DOC</u> Approval of details reserved by condition approved under A/129/21/L (APP/C3810/W/22/3298192) relating to condition 14-details of fire hydrants.</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>

<p>DECISION: No Objection COMMENT: APC have no objection to this application, but concern has been raised that there is no fire service report on the portal and nothing to confirm it is within the set regulations for installations of this type.</p>	
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- 7 **23/169 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/170 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/172 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
1SDNP/23/04449/FUL
Erection of an extension to the north of the existing children’s wing and associated landscaping works.
Chestnut Tree House Childrens Hospice Dover Lane.
Decision: No Objection
Comment: None
- 10 **23/173 PLANNING DECISIONS – NOT APPROVED**
A/197/23/A - Refused.
Installation of 1 No. non illuminated tri board sign.
Rustington Golf Centre Golfers Lane
- 11 **23/174 LICENSING MATTERS**
None.
- 12 **23/175 CONSERVATION AREA REPORTS**
Awaiting reply from ADC regarding the submitted assessment. I spoke to Martyn White who has apologised but he has not yet had chance to look at the assessment, but he will get to it soon.
- 13 **23/176 SOUTH DOWNS NATIONAL PARK**
Planning Committee
Next planned meetings, to be held on Thursday 14th December.1000hrs
Awaiting publication of the agenda
- 14 **23/157 COMPLIANCE**
Cllr Marsh said that Developers on all the sites within Angmering are still not complying with their Construction Management Plans to ensure that mud etc is not laid down on the public highway or footpaths. This is especially a concern on the developments at Golfers Lane and High Street, Angmering.
- 15 **23/158 APPEALS**
Lansdowne Nursery Appeal Dismissed.
Crete House additional 2 x dwellings – A/216/22/PL, refused by ADC.
Going to appeal information or any further comments to be with the Inspectorate by 11th December 2023
Following the dismissal of the Appeal there is a possible Public Enquiry regarding the Chatsmore Farm Development at Goring/Ferring. (400+ dwellings – Goring Gap)

16 23/159 CORRESPONDENCE

- a) Correspondence has been received for the Stopping Up and Diversion Order 2023 regarding Footpath 2149 – North of Water Lane (Langmead Place). Councillors stated that they thought the diversion of this footpath made sense and therefore had no adverse comment to make.
- b) A copy of a letter from Persimmon has been forwarded to APC regarding the fencing to Garden Close and Woodlands Close in which Persimmon offer the residents three options – one to erect fencing abutting the existing fencing, two remove and replace fencing or three to leave the garden open to the development site. We await the residents’ decision and if another NMA application will be sent by Persimmon. The previous application was withdrawn because ADC advised Persimmon that they didn’t consider the application to be a NMA.
- c) Three Correspondence from a local Resident –
 - i commenting on the latest proposal from Persimmon regarding the fencing on Herons Park with Garden Close and Woodlands Close
 - ii raising concerns over the drainage and flooding issues with various applications
 - iii raising concerns over the walking and cycling connections within Angmering
- d) Correspondence has been received from Aldingbourne Parish Council raising grave concerns over ADC’s management and control of its Strategic Development programmes. They have sent a letter and a report to ADC. The report has been written by our own Planning Consultant.
- e) Kingston Parish Council has notified APC that the developer for the site in Kingston which was previously refused by ADC has re-applied (K/46/23/PL) and are asking for comments on the latest application. P&I are happy for APC to reply as it previously did. Councillors are asked to view this application and make any comments to Katie.

17 23/160 HIGHWAYS MATTERS

At the APC Full Council Meeting on 13th November, it was unanimously agreed to go with the road marking and signage proposed by WSCC for Dappers Lane and to note the West Sussex Speed Limit Policy.
 Still awaiting updates from WSCC on the matters discussed at the P&I Meeting. (10Oct23). The Clerk will continue to chase for answers and decisions.

At WSCC for Decision	Situation 21 November 2023
No entry/floor markings	Chasing WSCC as should have been end of October 2023
Extending Yellow Lines, B2140 and Heathfield Avenue	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
Downsway speed & crossing signage	Chasing for update.

18 23/161 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next planned meetings, to be held on **Wednesday 13th December at 2pm**
Awaiting publication of the agenda.

Planning Policy Committee

Next meeting to be held is on **Tuesday 28th November at 6pm**
Awaiting publication of the agenda.

19 23/162 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 12 December 2023 at 7.30pm** in the King Suite, Angmering Village Hall.

The meeting concluded at **20:01**

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



Planning & Infrastructure Committee Chairs Report 12th December 2023

a) WSCC has informed the Council that after many years, applications to divert Public Rights of Way that go through gardens, farmland, industrial or commercial premises, etc. are now being accepted. Landowners will now have to follow a pre-application consultation with users and local councils before applications are approved.

b) **Meetings attended since the last P&I Meeting: -**

- **22nd November 2023** NALC meeting “Making the planning system work for local Councils”. You will by now have received from Katie the recording of that meeting.
- **24th November 2023** meeting arranged by Middleton-on-Sea Parish Council entitled “Dependency of new Housing Development on Sewage Infrastructure”. Attended by both Katie and me. Awaiting script of that meeting.
- **1st December 2023** I was invited to attend an ADALC (Arun District Association of Local Councils) meeting at Arundel. In attendance at this meeting was our MP Andrew Griffiths, Michael Tu Chair of ADALC, Douglas Denholm St. Pinnock Chair of WSALC and Trevor Lego CEO of WSALC together with representatives from District Council, and Town/Parish Councils.

The purpose of the meeting was:

- * to receive an update from Andrew Griffiths on planning matters.
- * Discuss how to improve engagement with ADC, on
 - general infrastructure,
 - flooding and
 - planning enforcement.
- * The Future of ADALC

c) **Meetings/events still to attend: -**

- **5th December 2023** Direction of Travel Document Consultation. This is in relation to the updating of ADC’s Local Plan
- **20th December 2023** - There is to be a topping out ceremony at the Broadlees Care Home in Dappers Lane, this is to be known as “Ayton Care Home” which is due to open in September 2024. Both Nikki and I have been invited to the ceremony.

d) I was asked to have a look at our previous comments regarding the development at Kingston which was refused and has now been applied for under ref App K/46/23. I added a few more paras which I hope you made comment on. Thank you to those that did add their comments. This has now been processed and forwarded to ADC.

e) In response to Cllr Andy Coopers (Angmering’s District Councillor) communication with Enforcement (after the last APC Full Council meeting) regarding the state of the roads outside the various

developments, Silvie Steiningerova (Planning Officer – ADC) has informed him that she visited the Land North of Water Lane (Langmead Place) site on 22nd & 28th November and found no excessive mud etc on the roads (evidential photographs produced), however, she has spoken to the site staff of both Bellway and CALA who have ensured her that road clearance is carried out every day and that they will pay more attention to ensuring that the roads are kept clear of debris and wheel washing on site. Given this commitment by the developer, she found that enforcement action would not be warranted at this time. However, monitoring will continue, and public vigilance of any infringement must continue to be notified, with photographic evidence, if possible, to ADC.

Cllr Sylvia Verrinder TD

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

TRAFFIC REGULATION ORDER (TRO) CONSULTATION

ARN9007MM – Angmering: Water Lane

23/11/23 – 14/12/23

Contents

Notice	Page 2
Statement of Reasons	Page 3
Draft Order	Page 4
Plan "c_arn9007_speed_limits" - existing restrictions	Page 6
Plan "c_arn9007_speed_limits" - proposals	Page 7

West Sussex County Council
(Angmering: Water Lane)
(Restricted Road) Order 2023

NOTICE is hereby given that West Sussex County Council proposes to make a permanent Traffic regulation Order under the provisions of the Road Traffic Regulation Act 1984, the effect of which will be to designate as a restricted road the length of Water Lane in Angmering, from a point 155 metres east of its junction with Dappers Lane, eastwards to its junction with the A280. This will have the effect of reducing the speed limit on this length of road to 30 MPH.

Full details of the proposals in this notice can be viewed on the Traffic Regulation Order page of the [West Sussex County Council website](#). The website includes a response form for any comments or objections.

People without access to a computer who wish to view details of the scheme should telephone the West Sussex County Council Contact Centre on 01243 642105 to receive the documents by post.

Any comments or objections about the proposal must be received before 14 December 2023. These may be submitted via the response form on the website mentioned above, by e-mail to tro.consultation@westsussex.gov.uk or in writing to TRO Team, West Sussex County Council, The Grange, Tower Street, Chichester, PO19 1RH. For legal reasons, only correspondence including a full name and address will be considered. Please quote reference ARN9007-MM in all correspondence.

Dated this 23rd day of November 2023.
Director of Law & Assurance, County Hall, Chichester.

West Sussex County Council
(Angmering: Water Lane) (Restricted Road)
Order 2023

Statement of Reasons for Proposing to Make the Order

West Sussex County Council proposes to make a permanent Traffic Regulation Order that will designate as a restricted road the length of Water Lane in Angmering, from a point 155 metres east of its junction with Dappers Lane, eastwards to its junction with the A280. This will have the effect of reducing the speed limit on this whole length of road to 30 MPH.

The eastern end of Water Lane in Angmering is presently subject to the national 60 MPH speed limit, with a short length of 30 MPH speed limit on the approach to the 20 MPH speed limit through the village.

Residential property developments are being constructed on both sides of this length of Water Lane. These developments change the character of this part of the road from being rural to residential. The new developments have junctions onto Water Lane and it is expected that the use of this end of Water Lane by pedestrians and cyclists will increase. Assessing these factors under the West Sussex County Council speed limit policy it is considered that extending the 30 MPH speed limit to the A280 will maintain safety on Water Lane while providing an appropriate speed limit for traffic joining from the A280.

The new order is therefore proposed to avoid danger to persons or other traffic using the affected length of road.

The attached drawing, numbered ***** shows the length of road affected by the proposed order.

Director of Law & Assurance
7 September 2023
ARN9007-MM

WEST SUSSEX COUNTY COUNCIL
(ANGMERING: WATER LANE) (RESTRICTED ROAD)
ORDER 2023

West Sussex County Council in exercise of their powers under Sections 82(2), 83(2) and 84 (1) a of the Road Traffic Regulation Act 1984 ("the Act"), and after consultation with the chief officer of police in accordance with Part III and Part IV of Schedule 9 to the Act hereby make the following Order:-

1. This Order shall come into operation on the ***** day of 2023 and may be cited as "West Sussex County Council (Angmering: Water Lane) (Restricted Road) Order 2023".
2. The parts of Order specified in the First Schedule to this Order are hereby revoked.
3. The length of road specified in the Second Schedule to this Order shall be a Restricted Road for the purpose of Section 82 of the Act.
6. Nothing in Paragraph 3 shall apply to a vehicle being used by naval, military or air force purposes while being driven by a person for the timebeing subject to the orders of a member of the armed forces of the Crown on an occasion when –
 - (a) the person driving the vehicle is a member of the special forces as defined by the Road Traffic Exemptions (Special Forces) (Variation and Amendment) Regulations 2011; and
 - (b) the vehicle is being driven-
 - (i) in response, or for practice in responding, to a national security emergency by a person who has been trained in driving vehicles at high speeds; or
 - (ii) for the purpose of training a person in driving vehicles at high speeds.

FIRST SCHEDULE
Parts of Order to be Revoked

<u>Order</u>	<u>Part to be Revoked</u>
West Sussex County Council (Angmering: Various Roads) – (20mph Speed Limit) (And Speed Limit Consolidation) Order 2018	The whole Fourth Schedule

SECOND SCHEDULE
Restricted Road

<u>Length of Road in Angmering</u>	<u>Length of Restricted Road</u>
<u>Water Lane</u>	From a point 155 metres east of its junction with Dappers Lane, eastwards to its junction with the A280

For and on behalf of WEST SUSSEX COUNTY COUNCIL

Authorised Signatory:

NAME: Martin Moore

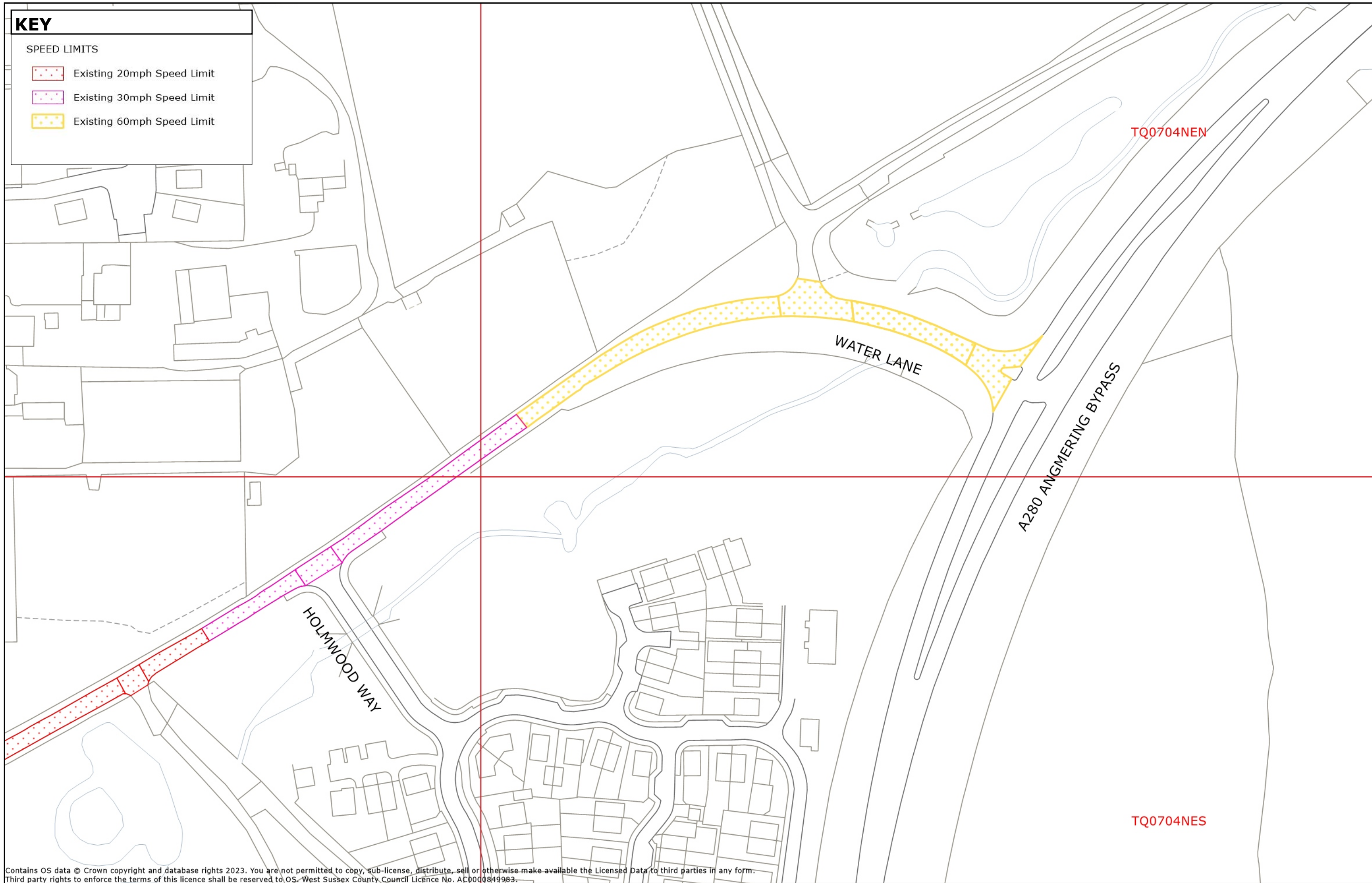
DATE MADE:

File No: ARN9007-MM

KEY

SPEED LIMITS

- Existing 20mph Speed Limit
- Existing 30mph Speed Limit
- Existing 60mph Speed Limit



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ARUN DISTRICT: ANGMERING - WATER LANE
EXISTING SPEED LIMIT

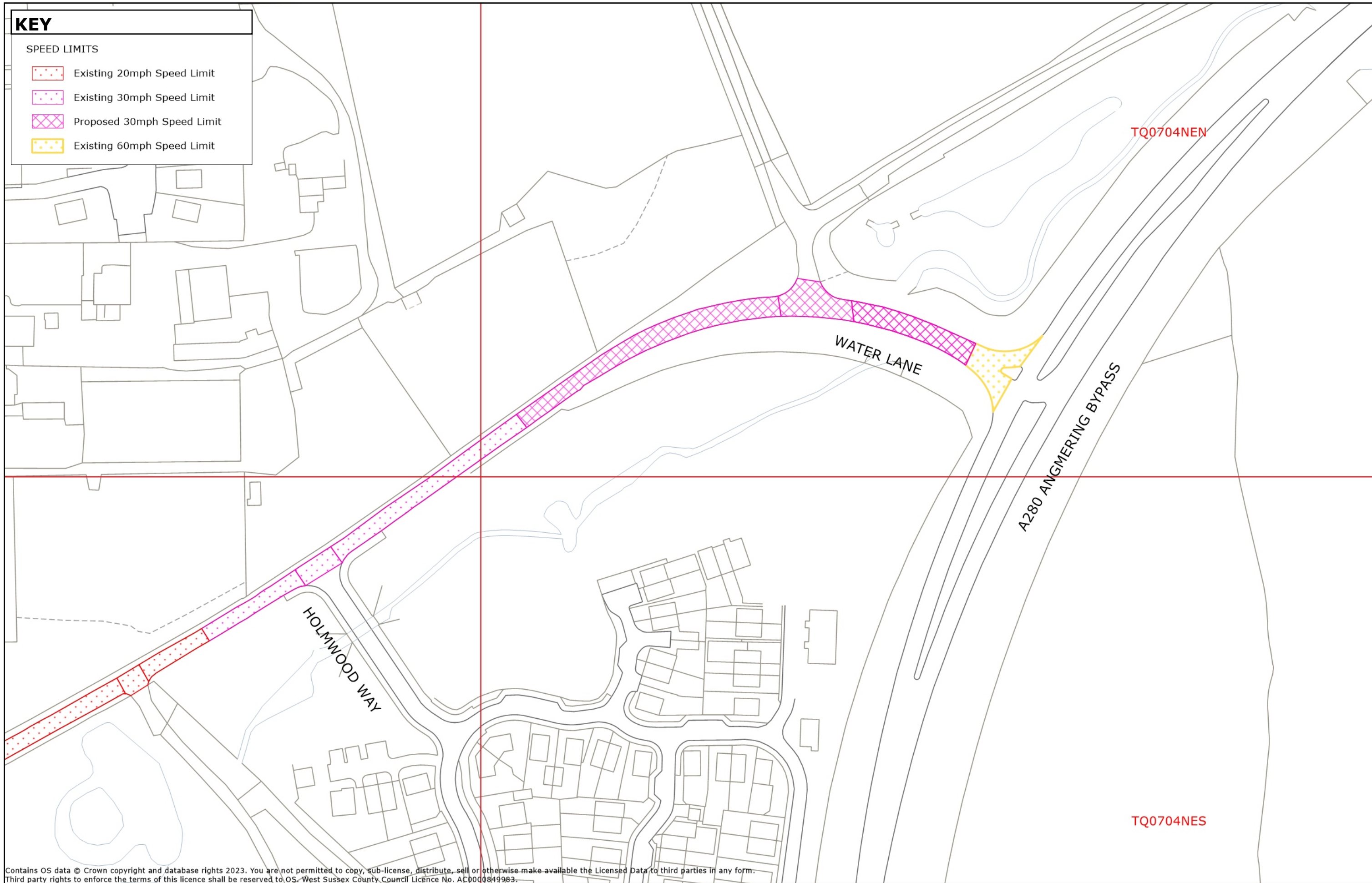
ARN9007



KEY

SPEED LIMITS

- Existing 20mph Speed Limit
- Existing 30mph Speed Limit
- Proposed 30mph Speed Limit
- Existing 60mph Speed Limit



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ARUN DISTRICT: ANGMERING - WATER LANE
PROPOSED 30MPH SPEED LIMITS (11.09.2023)

ARN9007

