



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 26 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, John Oldfield, Norma Harris, Bill Hall, David Marsh and Nikki Hamilton-Street
- 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	23/265	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Paul Bicknell, Cllr. Renée Hobson and Cllr. Matthew Want.	
2	23/266	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Harris declared a non-pecuniary interest in A/22/24/TC.	
3	23/267	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 5 March 2024 were agreed by all and signed by the Chair.	
4	23/268	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:

WSSC - Streetlighting LED Conversion Project:

The Streetlighting Light Emitting Diode (LED) Conversion Project aims to convert all the County Council owned Street Lighting Asset Luminaires to LEDs and introduce a Central Monitoring System to allow the remote operation of lighting. Since first notification, delays have arisen because of lengthy negotiations about the Deed of Variation which is required to amend the Private Finance Initiative (PFI) contract to allow the installation of LEDs. In the meantime, cost increases have occurred due to inflationary pressures since the initial decision was made. In February 2023, following discussions with suppliers, the County Council re-evaluated the costs required to deliver this project and identified a shortfall.

We currently await more information and the date for start of the conversion project.

WSSC – Communities, Highways & Environment Scrutiny Committee.

The Minutes of the meeting on 4th March have now been published and the relevant item “Major Incidents Affecting the Highways” has been sent to you all.

Additional Meetings attended or to attend:

- **ADC – Arun Flood Forum – Inaugural Meeting - agenda item 9**

This meeting took place on 19th March 2024 as part of the Environment Committee Meeting. Discussion took place with questions asked which were answered by the Officers present. We currently await the publication of the minutes. At our last Full Council meeting we questioned why Angmering was not represented on this forum. District Cllrs Cooper and Bicknell will find out. Also at that meeting was a discussion relating to the combined cleaning service contract which discussed the replacement, colour, and size of waste bins – we also await these minutes.

- **NALC Reconnecting Communities through Community Transport**

This meeting is being held online tomorrow 27th March 2024, which I will be attending.

Arun Local Plan 2023-2041: Direction of Travel Document - Issues and Options Regulation 18 Consultation

You will by now have received the e-mail from ADC regarding the Local Plan Review Consultation. Please have a read and send any comments you have directly to ADC on their website, you have until the 6th May to complete this. Please also let Katie, Nikki and I have sight of any comments you make especially with regard to the P&I terms of reference responsibilities. You may also want to pass on your comments to the Chair of CLEW regarding any of the responsibilities in their ToRs.

5 23/269 PUBLIC CONSULTATION

No members of the public were present and no questions sent in.

Cllr. Marsh wanted to share concerns he had heard from the shops around the village square regarding the impact it could potentially have on their businesses when the road works re-start later this year.

Cllr. Oldfield commented on the installation of a roundabout on the A280. He had concerns on when this would be built and that he had asked the Clerk to investigate further.

6 23/270 PLANNING APPLICATIONS

To consider Arun District Council File Lists 160, 161 and 162 of 2024:

FILE LIST 160: Observations to Arun District Council by 28 March 2024

<p><u>A/22/24/TC</u> Various works to various trees within the Angmering Conservation Area. DECISION: Support COMMENT: No Comment</p>	<p><u>ADDRESS</u> St Margaret's Church Arundel Road Angmering</p>
<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: 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>A/28/24/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 19-works to improve Footpath 2149 for pedestrians and cycle use between Water Lane and Dappers Lane along with a phasing plan for delivery of the improvement works. DECISION: Objection COMMENT: Support the comments made by WSCC and the PRoW team</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
<p><u>A/32/24/DOC</u> Approval of details reserved by condition imposed under reference A/81/23/PL relating to condition 9 - Surface water drainage scheme. DECISION: No Objection COMMENT: APC reserves the right to add further comments once reports from the ADC Drainage Engineer have been published</p>	<p><u>ADDRESS</u> Land to the rear of Station Road Angmering</p>
<p><u>A/33/24/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 30-discahrge of watercourses. DECISION: No Objection</p>	<p><u>ADDRESS</u> Land North of Water Lane Phases 1A and 1B Angmering</p>

COMMENT: APC reserves the right to add further comments once reports from the ADC Drainage Engineer have been published	
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FILE LIST 161 – Observations to Arun District Council by 6 April 2024

<p><u>A/36/24/S73</u> Variation of condition 1 following the grant of A/282/22/RES relating to approved plans. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
<p><u>A/35/24/HH</u> Single storey side extension, following demolition of existing side garage. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> 51 Mill Road Avenue Angmering</p>
<p><u>A/34/24/DOC</u> Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 24 - noise mitigation and piling method. This application was already been approved on Monday 11 March 2024</p>	<p><u>ADDRESS</u> Rustington Golf Centre Angmering</p>

FILE LIST 162 – Observations to Arun District Council by 13 April 2024

<p><u>A/39/24/PL</u> Change of use of existing storage building (to include an extension) to a 1 No. bedroom holiday cottage. This application affects a Public Right of Way and is in CIL Zone 2 (Zero Rated) as other development. DECISION: Objection COMMENT: APC feels that this is overdevelopment of the area. As a C3 dwelling there is no indication of the services required such as surface and foul water drainage as well as water supply</p>	<p><u>ADDRESS</u> Land to the Rear of 1 The Heathers Arundel Road Angmering</p>
<p><u>A/37/24/HH</u> Hip to gable extension on West roof slope. Dormer to North roof slope. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> 47 Mill Road Avenue Angmering</p>

<p><u>A/38/24/DOC</u> Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 4-schedule of materials and finishes, 6-visibility splays, 13-Construction Management Plan, 14-foul drainage system, 15-surface water drainage, 16-discharge of flows to watercourses, 17-maintenance and management of surface water drainage system, 18-retention of existing trees/bushes/hedges and 24-fire hydrants. DECISION: Objection COMMENT: APC reserves the right to comment again once reports from the ADC Drainage Engineers, and the WSCC Fire Service have been published. APC also feels that no consideration has been paid during the continuing construction of this development to the safety and protection of Ayton Houses occupants, visitors, staff and ambulances of the care home which is due for completion Autumn 2024. This is mainly due to the single road access to the 20 houses, as well as the carehome.</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>
<p><u>A/41/24/TC</u> Fell 1 No. Box Elder within the Angmering conservation area. DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Old Well Cottage High Street Angmering</p>
<p><u>A/42/24/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 27-surface water drainage, 28-maintenance and management of surface water drainage scheme and 40-existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls. DECISION: Objection COMMENT: APC reserves the right to comment again once reports from the ADC Drainage Engineer has been published</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>

7 23/271 **PLANNING APPLICATIONS NOT ON A WEEKLY**
None.

8 23/272 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

- 9 **23/273 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/274 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
- 11 **23/275 LICENSING MATTERS**
None.
- 12 **23/276 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 (CO) for an update. The Chair said she would speak to the CO when she next sees him, however, it is understood that he is very involved with the review of ADC’s Local Plan.
- 13 **23/278 SOUTH DOWNS NATIONAL PARK**
The agenda for the meeting on Thursday 14 March included the Local Plan Review & Biodiversity Net Gain Technical Advice Note (BDNG TAN). At the meeting it was expressed that Supplementary Planning Documents (SPD) and TANs will no longer be issued once the Review is completed. All existing SPDs & TANs will be incorporated in the new plan.
- The Call for Sites has produced well over 100 possible development sites. Unfortunately, this information is not yet publishable as they must go through the process of deciding if they are deliverable sites. We may not know if there is any land in our portion of the SDNP declared and up for inclusion, the Chair has previously asked the question. AOC are awaiting publication of the minutes of this meeting.
- Next planned meeting is to be held on Thursday.11th April 2024, as yet no agenda has been published.
- 14 **23/279 COMPLIANCE**
Awaiting further information regarding the issues of:
- The Redrow Development South of A259 – site entrance/exit. ADC wrote to the developer last week informing it that the council intended to issue a notice/s unless the breach of planning control within 3 weeks unless it was satisfied the breach of planning control had been resolved or would be shortly. APC now await a reply and further information on this notice of intention.
 - The Felling of the Cherry Tree outside Pound House, on The High Street.
No updates, Clerk to continue chasing
 - 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)
No updates, Parish Clerk to continue chasing
- 15 **23/280 APPEALS**
[A/197/23/A](#) - Installation Of 1 No. Non-Illuminated Tri Board Sign.

Rustington Golf Centre Golfers Lane. Still awaiting information as to the date of the Inspectors Report.

[A/216/22/PL](#) - information has been shared via email regarding the appeal on The Beeches, Crete House, Dappers Lane. The appeal has been heard and subsequently dismissed.

16 23/281 CORRESPONDENCE

- **Review of the Planning Local Validation Requirements List** – email sent to councillors on 11 March 2024. Comments to be made to Arun District Council by 8 April 2024.

The Chair sought clarity of a Construction Management Plan by asking the following questions of ADC:

- a) Is this a National or Local Requirement?
- b) Has ADC omitted it from its document in error?
- c) Is this only an ADC requirement, if so how, why, what is the process for such information?
- d) Is the developer legally required to complete one?

***Response from ADC** – This is not a National Requirement, and it is not felt appropriate to have it at validation stage and is normally a condition if permission is granted and is applicable. From the planning point of view the developer is not legally required to have one, they only need to provide it if there is a planning condition requiring it. It is not known whether they are required to have one in relation to any other legislation.*

- **Crane Usage at McCarthy Stone Development.** - Comments to be noted on the email sent to all councillors on 18 March 2024 regarding the correspondence on the crane usage/over sail on site at the McCarthy Stone development at the old Chandlers site, Water Lane.

Communication has since been received, direct from a McCarthy Stone representative, that as objections had been received and the stated crane would no longer be used. An alternative crane would be used that would only operate within the confines of the site. Information would be sent to residents within the next few weeks confirming this.

- **Kingston Parish application K/46/23/PL**
Information has been received that this application was approved, subject to S106 agreement. Kingston Parish Council have asked for our continuing support by supporting a “Call-in” request to be made to the Secretary of State. Do we continue giving our support to Kingston Parish Council in this respect? After discussion it was unanimously agreed to continue our support.

17 23/282 HIGHWAYS MATTERS

A report from the Clerk was discussed and it was agreed that all completed items or items that will not be completed will be removed from the list.

The Committee Clerk commented on a newly erected fence around the Broadlees site at the corner of Dappers Lane and Water Lane. A large number of complaints have been received as sight lines are reported to be

severely impacted. APC have reported this to ADC. The Clerk received a phone call from the site manager and was made aware of a site meeting being held of Wednesday 27 March 2024. This issue will be addressed at this meeting. A small part of the fence has already been removed and the Clerk will be updated once the meeting has taken place.

18 23/283 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on: Wednesday 17 April at 2pm

Awaiting publication of the agenda

Planning Policy Committee

Next meeting to be held on: Thursday 18 April at 6pm

This meeting has been cancelled

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

19 23/284 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 16 April 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:26**

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Chairman

Date.....



Planning & Infrastructure Committee Chairs Report 16th April 2024

Future Dates of Authority Planning Applications and Matters that could affect Angmering.

Members are requested to view the following agendas, planning matters and websites then make comment where necessary.

ADC	Planning Committee	– 17 th April 2024
ADC	Planning Policy Committee	– 18 th April 2024 – CANCELLED next date unknown.
SDNP	Planning Committee	– 13 th June 2024
WSCC	Planning & Rights of Way Committee	– 24 th April 2024
WSCC	Community, Highways & Environment Scrutiny Committee	– 14 th June 2024

Application A/50/24/ESO Land west of Bewley Road

It must be understood that this application is not an outline or any subsequent application, but a request to ADC to confirm the need for an Environmental Impact Assessment (EIA) before a substantive Outline Application is presented. It is to be noted that there are over 300 objections to this application, but this is mainly objecting to any development on this site.

Applications withdrawn, part approved, or permission not required.

A/23/24/DOC – 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.

Land North of Water Lane Angmering.

Withdrawn by applicant at the request of ADC because of National Highways comments. Application may be re-submitted. Members are requested to view the comments by National Highways.

ADC Local Plan “Direction of Travel” Document

Consultation on this document is now due to close on the 13th May 2024 instead of the 6th May 2024. APC will be answering this consultation after a meeting with P&I Chair, APC Chair, and the Parish Clerk on 22nd April 2024. Each Councillor is requested to forward their comments to ADC via the website. I feel sure there are still valuable points to be made by all.

ADC Planning Committee Meeting 17th April 2023

Although there are no applications relating to Angmering there is an interesting item at agenda 10 – “An Accelerated Planning System Consultation”. This may have an impact on how APC view applications. Please have a look at this report and the Q&As attached to the report – Question 3 is interesting.

Cllr Sylvia Verrinder TD

Councillor Sylvia Verrinder TD
Chair: Planning & Infrastructure Committee
9th April 2024