



## Planning & Infrastructure Committee Chairs Report 17<sup>th</sup> January 2023

- 1) First of All, I wish you all a Very Happy New Year
- 2) Over the festive season I received two e-mails regarding Dappers Lane and the Developments north of the Parish. One was regarding the strip of land between the rear of Merryfield and Dappers Lane – this was resolved as being WSCC land earmarked for a public footpath. The enquirer was happy with our response the other was regarding the flooding associated with the developments in the north. Again, the enquirer was made aware of the situation, and nothing further has been heard from either of them.
- 3) Information has been received regarding the Hangleton Barn on the A259 at the Highdown Garden Centre. This will be taken up by the P&I Conservation Group and an agenda item at the next meeting early February. There is much concern regarding this barn from the various conservation groups and historical societies in ADC and Worthing.
- 4) By now you will be aware that the developers have moved into the old Oval Site. There is much concern and comment regarding the mud being placed on Water Lane. Any sightings of uncleared mud is to be sent to ADC for them to deal with.
- 5) Through the various media networks, concern appears to be increasing regarding footpaths or lack of footpaths within Angmering.
- 6) McCarthy Stone, the proposed developers of the old Chandlers site held a visual meeting of their latest proposals for the site. McCarthy Stone laid out their plans for the site together with the “gift” of a small parcel of land that APC could use for the development of a toilet block. Many questions were raised regarding, flooding, footpaths, access, dwelling height, design, and materials. We now await the application for this proposal, but it does raise the question regarding the other application on the site which is currently approved – Phares Courtledge, A/245/22/HH.

Cllr Sylvia Verrinder TD  
Chair – Planning & Infrastructure Committee

10<sup>th</sup> January 2023



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 06 DECEMBER 2022 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)  
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renée Hobson  
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, David Marsh, Norma Harris, Nikki Hamilton-Street, John Oldfield and Renée Hobson
- In attendance:** 3 members of the public were in attendance
- 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	22/134	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Want and Cllr. Bicknell.	
2	22/135	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> Cllr. N Hamilton-Street declared a non-pecuniary interest in application A/238/22/HH and A/244/22/PL as she lives in the same road, although not adjacent.	
3	22/136	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 15 November 2022</b> were agreed and were signed by the Chair.	
4	22/137	<b>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.</b> A copy of the Chairs report had been sent to all members and was accepted with no questions being asked. 7 items were added to the report and are listed below.	

- 1) With all the developments in the Southeast of England and the increase in population pressure is being put on the water companies to provide sufficient water for all our needs, therefore Water Resources South-East are holding a meeting via Meeting Teams tomorrow (1350-1500) to discuss its **Water Resources Management Plan** which is now out for consultation until 20<sup>th</sup> February 2023. As the possible lack of water has been floated pass us in the past, I shall be watching this meeting and report back with a view to completing this consultation on behalf of Angmering.
- 2) **At Angmering @ Christmas, a resident**
  - a. asked if there was any way in which we could have the foliage on the flint wall opposite the cottages on Weavers Hill cut back to improve the line of site for motorists and pedestrians. – **Landowner to be contacted**
  - b. commented on the condition of the flint wall and gap opposite Cumberland Crescent and do we know if this will be replaced as was. **When construction is completed, the wall will be replaced but will still have an access opening for emergency vehicles only**
- 3) With the need for more parking spaces in the village centre, a suggestion has been made that **re-ordering the area outside Big Fry etc** could increase the number of parking spaces by two or three. This idea was suggested many years ago but never acted upon, so I will write a report to WSCC for their reaction.  
- Discussed
- 4) **Angmering Advisory Committee**  
Meeting was held on Thursday 1<sup>st</sup> December 2022 – Nikki reported on the content of the meeting
- 5) Hearing of A/153/22/OUT **Broadlees Development** for 20 dwellings. Approved
- 6) **Herons Farm, Dappers Lane** – Complaints have been made regarding the mud and parking on Dappers Lane at this construction site. ADC have been in contact with the site manager who has assured her that mud will be cleared, and more parking spaces have been found on site.
- 7) Latest news from Government that the PM intends to scrap **housebuilding targets**. We await to see what affect this will have on Angmering.

KH

## 5 22/138 PUBLIC CONSULTATION

One member of the public explained the dangerous situation for pedestrians outside School House on Church Hill opposite Fletchers Field. It was explained that this is a situation that has been discussed in the past at Council with efforts to get WSCC to do something about it. It was agreed that the location could not be re-ordered as the cost would be prohibitive and effect the setting of the Conservation Area, a Flint Wall and the Grade II listed buildings on that part of the road. Although there are plenty of signs which tell vehicle drivers that the speed limit in that area is 20mph this is often ignored – County have explained on many occasion that until the impact of the upgrade of the A259 is known with regard to “rat

running” within the village and Arundel Road in particular no action could be taken, however, it was noted that the flashing 20mph sign which was affective has not worked for many years despite repeated calls to WSCC to do something about repairing that sign – today it has been confirmed that a maintenance team will be visiting the site to investigate the problem and repair. It was also noted that traffic in the opposite direction do not have such a sign and a suggestion was made to have one installed.

The other member of the public mentioned about speeding in Downs Way and the fact that he was there to observe the meeting with the potential to become a Councillor.

2 members of the public left at 8:00pm

6 22/139 **PLANNING APPLICATIONS**

To consider Arun District Council File Lists **93, 94 and 95**, 2022:

**FILE LIST 93 – Observations to Arun District Council by 8 December 2022**

<p><b><u>A/232/22/PL</u></b> Change of use from agricultural land to recreational and leisure use. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> William Older Play Group Arundel Road Angmering</p>
<p><b><u>A/238/22/HH</u></b> Erection of a single storey side / rear extension, replacement of the existing roof with new roof with an increase in the ridge height by 300m, rear dormer window and roof lights, and addition of pitched roof to existing front elevation. Including fenestration changes. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> 38 Mill Road Avenue Angmering</p>
<p><b><u>A/244/22/PL</u></b> Erection of 1 No detached two bedroom bungalow with parking, new access, amenity space and landscaping. This site is in CIL Zone 2 and is CIL Liable as new dwelling. <b>DECISION: No Objection</b> <b>COMMENT: The proposed property would benefit from being realigned to reflect 48a and there is a need to provide better parking to the rear.</b></p>	<p><b><u>ADDRESS</u></b> Land adjacent to 38 Mill Road Avenue Angmering</p>
<p><b><u>A/252/22/DOC</u></b> Approval of details reserved by condition imposed under A/114/18/PL relating to condition 18, item 1-remediation strategy. <b>DECISION: No Objection</b></p>	<p><b><u>ADDRESS</u></b> Broadlees Dappers lane Angmering</p>

<b>COMMENT: Subject to final agreement by Environmental Health.</b>	
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**FILE LIST 94– Observations to Arun District Council by 15 December 2022**

<p><b><u>A/256/22/PL</u></b>  Sub-division of existing residential curtilage and erection of 1no. 4-bedroom chalet bungalow and detached single garage, retention of existing access, provision of landscaping. This application is in  CIL Zone 3 (CIL liable) as new dwelling.  <b>DECISION: Objection</b>  <b>COMMENT: The negative impact on the surrounding area.</b>  <b>Adverse harmful effect on the South Downs National Park.</b>  <b>Design and materials not in keeping with surrounding area.</b>  <b>The committee also concur with the comments from Ferring Conservation Group.</b></p>	<p><b><u>ADDRESS</u></b>  Downsview  Littlehampton  Road  Angmering</p>
<p><b><u>A/253/22/HH</u></b>  Single storey side extension.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  Madingley  The Thatchway  Angmering</p>
<p><b><u>A/254/22/DOC</u></b>  Approval of details reserved by condition imposed under ref  APP/C3810/W/22/3295115  (A/268/21/PL) relating to Condition No 19 - maintenance and management of surface water drainage.  <b>DECISION: Objection</b>  <b>COMMENT: Insufficient information to where the SUD drains.</b>  <b>No expert opinion on suitability of the scheme.</b></p>	<p><b><u>ADDRESS</u></b>  Land South of  Littlehampton  Road and East of  Worthing Road  Angmering</p>
<p><b><u>A/259/22/NMA</u></b>  Non material amendment following  A/166/19/RES for changes to internal layouts for plots 1 and 2.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b>  The Laurels  Dappers Lane  Angmering</p>

**FILE LIST 95 – Observations to Arun District Council by 22 December 2022**

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<p><a href="#">A/262/22/TC</a>  Various works to various trees in the Angmering Conservation Area.  <b>DECISION: No Objection</b>  <b>COMMENT: None</b></p>	<p>Amber  Station Road  Angmering</p>
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**7 22/140 PLANNING APPLICATIONS NOT ON A WEEKLY**

[A/242/22/PL](#)

Erection of changing rooms on site of former changing rooms. This site is in CIL Zone 3 (Zero Rated) as other development.

**ADDRESS**

Woodland Park Sports Field Station Road  
Angmering BN16 4HH

A discussion took place regarding the additional information provided by the planning officer and it was agreed that the objection lodged to the above application, was to be withdrawn.

**8 22/141 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**

None.

**9 22/142 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**

[SDNP/22/05007/FUL](#)

Erection of detached secure storage building

**ADDRESS**

Furze Field  
Swillage Lane  
Angmering  
BN13 3TX

**DECISION: No Objection**

**COMMENT: None**

**10 22/143 PLANNING DECISIONS – NOT APPROVED**

All refusals were noted by the committee.

**11 22/144 LICENSING MATTERS**

None.

**12 22/145 CONSERVATION AREA REPORTS**

Detailed survey, waiting to be sent out.

At Angmering@Christmas I was asked if the Lansdowne’s were being considered for inclusion in the Conservation Area – it was explained that as that area is not yet 100 years old an assessment by the Parish Council and Arun District Conservation Area Advisory Pan could be made in about 5 - 10 years’ time.

**13 22/146 SOUTH DOWNS NATIONAL PARK**

**1) Lansdowne Nursery, Long Furlong, Clapham**

SDNP/22/03525/FUL - The relocation of Lansdowne Nursery from Ferring including the erection of glasshouses and agricultural workers dwelling This application is being heard at the Planning Meeting on 8<sup>th</sup> December. We did previously make comment to object due to the increase in traffic that this relocation will make and the effect such an increase could have on Angmering

2)Next Planning Meeting is on the 8<sup>th</sup> December 22 from 1000hrs this can be viewed by webcast.

**14 22/147 COMPLIANCE**

New compliance policy to go to ADC Planning Committee on 7 December 2022.

**15 22/148 APPEALS**

None.

**16 22/149 CORRESPONDENCE**

**Traffic in the Village** – letter received from a resident with a solution to the problem of traffic on Weavers Hill and The High Street. The issues were discussed further and agreed that after the impact of the A259 upgrade is known the whole traffic situation within the Parish should be re-visited in the new year with a meeting including the various Authorities and the Parish Council working group. Paying attention to the various issues in the parish on Angmering, A259, A280 and the addition of the roundabout and issues with cycle paths.

**Action** – Reply to the residents letter with the proposal.

KH

**17 22/150 HIGHWAYS MATTERS**

**A259** – Update received completion is now expected for the Angmering Section in January 2023 and for the Wick Section in February 2023

**A27** – Nothing further to add

**WSCC Speed Limit Policy Review** - County is now reviewing its 2010 policy and from what I can see there are some significant changes especially in the Average speed criteria. A copy of the review to be sent to Councillors.

**Angmering Cycle Paths and Pathways** – As previously stated at the last meeting hedges etc needed to be worked on. This has now been done by the Groundsman. The issue along Water Lane has been reported to WSCC and we are awaiting the work to be completed.

**18 22/151 NATIONAL BUS STRATEGY (BUS BACK BETTER)**

A discussion took place and it was agreed that APC as a council would not be able to answer the questions posed.

**19 22/152 TRANSPORT SURVEY – RESPONSE TO BUS ENHANCEMENT PARTNERSHIP**

A long discussion took place on the results of the transport survey, with regards to the questions asked about buses. It was agreed that the results showed that residents wanted buses to run later into the evening and at weekends.

The bus extension proposed by EP would only run until 2/3pm and would not be at weekends. The proposal would cost APC £12,000 for the trial year period.

The money spent would not allow for the needs of the residents to be met, according to survey results. The committees recommendation is that this expansion is not entered into.

The issues with buses was discussed further and it was suggested that a meeting is asked for in the new year with WSCC and the bus companies to enable an open and honest conversations about the results of our survey and the needs/demands of Angmering residents.

Cllr. Hobson stated that the answers from the survey did not include enough details information for bus companies to be able to extend their services and more work would be needed to ensure any changes were financially viable. It would be beneficial to know usage numbers for the services already provided.

**20      22/153      ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

Venue: Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

**1) Planning Policy Committee**

There is to be a Special Planning Policy Committee Meeting on 7<sup>th</sup> December. The next meeting is scheduled for Wednesday 26<sup>th</sup> January 2023 at 6pm

On the Agenda are two items that need discussion:

- a) a response to the national highways a27 Arundel further consultation
- b) Littlehampton economic growth area (LEGA)

**2) ADC Planning Committee Meeting**

Wednesday 11<sup>th</sup> January 2023 at 2pm

No agenda published yet

**21      22/154      MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:  
None
2. Full Council:  
None.

**DATE OF NEXT MEETING**

The date of the next meeting is Tuesday 20th December 2022 at 7:30pm in the King Suite, Angmering Village Hall. It was agreed that dependent upon the quantity of subjects to be discussed then this meeting will be cancelled, and the next meeting will be on Tuesday 17th January 2023. However, should there be any applications needing P&I's attention then these will be dealt with by e-mail and comments forwarded to ADC.

The meeting concluded at **20:39pm**.

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Chairman

Date.....





Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING & INFRASTRUCTURE COMMITTEE ON TUESDAY 20 DECEMBER 2022 TO BE COMPLETED VIA EMAIL, WITH COMMENTS THEN BEING LOGGED ON THE ADC PORTAL

**Committee:** Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)  
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renée Hobson  
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, David Marsh, Norma Harris, Nikki Hamilton-Street, John Oldfield and Renée Hobson

**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	22/155	<b>APOLOGIES FOR ABSENCE</b> None – emailed responses	
2	22/156	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None	
3	22/157	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting held on Tuesday 6 December 2022 will now be approved at the meeting scheduled for 17 January 2023.	
4	22/158	<b>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.</b> None	
5	22/159	<b>PUBLIC CONSULTATION</b> None	
6	22/160	<b>PLANNING APPLICATIONS</b> To consider Arun District Council File Lists <b>96 and 97</b> 2022:	

**FILE LIST 96 – Observations to Arun District Council by 8 December 2022**

None	
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**FILE LIST 97 – Observations to Arun District Council by 08 January 2023**

<p><b><u>A/266/22/A</u></b> 1 No non-illuminated stack sign.</p> <p><b>DECISION: Objection</b> <b>COMMENT: In the interest of road safety, these three signs are overbearing and will cause a distraction to motorist on both sides of a very busy and dangerous A27 dual carriageway.</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><b><u>A/267/22/T</u></b> Crown reduction to 1 No. Horse Chestnut to leave height 6m and spread 6m.</p> <p><b>DECISION: No Objection</b> <b>COMMENT: None</b></p>	<p>1 West Drive Angmering</p>
<p><b><u>A/265/22/DOC</u></b> Approval of details reserved by condition imposed under A/268/21/PL relating to condition 5-Construction Management Plan.</p> <p><b>DECISION: Objection</b> <b>COMMENT: The timings stated in this document are too early and do not give consideration to noise and commuter, bus, and school traffic using this lane at these times. The site shouldn't start until 08:00 due to proximity to housing. Deliveries should where possible be between 09:00-15:00 to avoid school and community traffic.</b></p> <p><b>The document says constructors will be advised as to the route to take, however access to and from the site must be, to and off of the A259 ONLY, from the Roundstone Roundabout and NO construction traffic is to access/exit north of the construction site.</b></p> <p><b>There is no indication in this document that shows the type and quantity of construction vehicles to this site.</b></p>	<p>Land East of Roundstone Lane Angmering</p>

7      22/161    **PLANNING APPLICATIONS NOT ON A WEEKLY**  
None

- 8      **22/162 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **22/163 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None
- 10     **22/164 PLANNING DECISIONS – NOT APPROVED**  
All refusals were noted by the committee.
- 11     **22/165 LICENSING MATTERS**  
None.
- 12     **22/166 CONSERVATION AREA REPORTS**  
None
- 13     **22/167 SOUTH DOWNS NATIONAL PARK**  
None
- 14     **22/168 COMPLIANCE**  
None
- 15     **22/169 APPEALS**  
None.
- 16     **22/170 CORRESPONDENCE**  
None
- 17     **22/171 HIGHWAYS MATTERS**  
None
- 20     **22/172 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
None
- 21     **22/173 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 17 January 2023 at 7.30pm in the King Suite, Angmering Village Hall.

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Chairman

Date.....