



Planning & Infrastructure Committee Chairs Report 19th September 2023

- 1) The following information has been received regarding the continuing work and closure of Water Lane.

Upgrading the sewer network in Angmering

We're constructing a new pipeline in connection with the new local housing development. To do this we need to do some overnight surveys along Water Lane.

We'll start work near the junction of Weavers Hill on 18 September 2023 moving towards the junction of Arundel Road for a period of about 2 weeks. The survey work is in manholes and underground.

Road closure

- We'll need to close Water Lane overnight between the junction of Weavers Hill and the pedestrian crossing at the junction of Arundel Road.
- On **18 September** we'll have to close Weavers Hill junction with Water Lane for a period of 2 nights between 8pm and 6am. You'll still be able to access Cumberland Road.
- **Monday 18 September 2023, during the day**, no parking cones will be put in place along the road between Weavers Hill and Cumberland Road. These will be put near the manholes we will be working on in that section of road. They will be in place for 2 days.
- **Monday 25 September 2023** Weavers Hill junction with Water Lane will be closed overnight 8pm to 6am for 2 nights.
- **Monday 25 September 2023, during the day**, no parking cones will be put in place along the road between Weavers Hill and Cumberland Road. These will be put near the manholes we will be working on in that section of road. They will be in place for 2 days.
- A diversion route will be in place. You'll find a copy of the diversion route at the bottom of the letter.
- Depending where on the road we are working there may be times when you are not able to park directly outside your property. No parking cones will be used to indicate the area we will be working in as we move along the road.
- You'll always be able to access your properties, but you may need to follow the diversion route depending where on the road we are working.
- Late night businesses will be accessible.
- The surveys will be done overnight from 8pm to 6am to minimise impact to the Village. The road will be open as usual outside of these hours.
- The survey work is in manholes and underground. You may see vehicles moving from manhole to manhole. There will be fencing and beacons around the manhole we are working in.
- There will be minimal noise from our works.

- 2) On Wednesday 6th September 2023 I read out a dissertation at the ADC Planning Committee meeting in regards to application A/29/23, in which Roffey the developer of the Manor Nursery development applied to have the affordable homes portion of the agreement removed. It was made clear to the planning committee that the latest dictate from the Government is now giving developers wiggle room out of this agreement. Whilst it is understandable that small developers are experiencing financial difficulties due to Covid and the increase in materials, it must be understood, and was highlighted by ADC, that this may give the major developers the green light to also go down that road. Therefore, in agreeing to approve this application ADC will add a condition that the matter will be reviewed as development progresses. Once again those in need of affordable housing could lose out.
- 3) A working group meeting is being held with County to discuss the drainage problem on Heron's Park on 29th September. The application regarding the fencing on the boundary of Heron's Park and the dwellings on Garden Close and Woodlands Close has been withdrawn.
- 4) On Wednesday 4th October 2023, I am attending an online SDNP Parish Workshop to meet the new parish nominated members, the new National Park Chair Vanessa Rowlands and to be updated on Landscape and Planning matters within the National Park and how it could affect Angmering. Anyone wishing to attend this meeting please contact our Parish Clerk.

Councillor Sylvia Verrinder TD
Chair: Planning & Infrastructure Committee
12th September 2023



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 29 AUGUST 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, Renée Hobson, Norman Harris, David Marsh, Bill Hall, John Oldfield and Matthew Want
- In attendance:** Tracy Lees (Committee Clerk) plus 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; Development Control Committee: DCC, Conservation Area: CA: Environment Agency; EA. AFAS, Angmering Flood Alleviation Scheme.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	23/101	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Nikki Hamilton-Street and Paul Bicknell. Cllr. Norma Harris arrived late at 20:04.	
2	23/102	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Verrinder (Chair) declared a non-pecuniary interest in A/185/23/HH as she is as a member of the Arun Conservation Advisory Panel.	
3	23/103	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 8 August were signed by the Chair.	
4	23/104	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.	

The Chair also added the following additional items:

AFAS – WSCC has notified APC that there is a problem with the start date of the AFAS Phase 1 which was due to begin in September this year. The project has now been put back to the Spring 2024.

In the latest edition of “All About Angmering” (page 12) there is an interesting article regarding the Persimmon lost appeal on the proposed Chatsmore Farm, near Worthing. The whole proceedings can be found at caselaw.nationalarchives.gov.uk/ewca/cw/2023/762

5 23/105 PUBLIC CONSULTATION

The member of the public requested a copy of the list mentioned in the minutes from the 18th July regarding agenda item 23/066 – the Clerk will provide a copy.

Clearance of the gullies at Dappers Lane was mentioned by the member of the public and it was advised that WSCC Cllr. Deborah Urquhart said this work would be completed by the end of July, but it was reported that work had not yet started.

The member of the public also commented on the fencing issues at Heron’s Park and voiced their concerns. The Chair advised that a decision was still outstanding.

The member of the public will be sending the Clerk an email outlining their concerns regarding various matters.

The Chair said that a direction sign to the “Harvest Rise” development site in Arundel Road has been placed on a lamp post next to the village sign in the square. This has suggested to her that Redrow may be starting development soon and may be bringing all traffic to the site via Water Lane, The Square and Arundel Road, contrary to the approved Construction Management Plan which clearly states that construction traffic must access and exit the site via the A27. Cllr Hobson said that this sign may be for marketing purposes.

Action: The Parish Clerk will contact Redrow to have the situation clarified as “No Construction Traffic” is permitted on roads other than agreed.

KH

Cllr. Want said that construction traffic to St Margarets School is using Arundel Road from the South and not from the A27, this must be clarified as construction vehicles have been seen in the village square.

Cllr. Hall mentioned a mirror to help residents see traffic coming had been taken away by WSCC and wanted to know if it could be replaced. Cllr. Oldfield commented that there was a problem with mirrors and that they were not being used anymore so it was very unlikely that this would be replaced.

To consider Arun District Council File Lists 131, 132 and 133 of 2023:

FILE LIST 131 – Observations to Arun District Council by 1 September 2023

<p><u>A/182/23/HH</u> Refurbishment, alterations to fenestration and first floor side extension. DECISION: No Objection COMMENT: None</p> <p><u>A/184/23/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 16 - pedestrian/cycle/bus/emergency access, 19 - footpath improvements and 26 – EV charging. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> The Beeches, Crete House Dappers Lane Angmering</p> <p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
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FILE LIST 132 – Observations to Arun District Council by 8 September 2023

<p><u>A/185/23/HH</u> Internal remodeling with bi folding door to the side of kitchen and store. DECISION: No Objection COMMENT: None <i>Cllr Verrinder (Chair) declared a non-pecuniary interest. She stated that as the Barn is being attached to the main listed building then that will become part of the Listing and should be viewed as such.</i></p> <p><u>A/187/23/DOC</u> Approval of details reserved by condition imposed under A/64/21/PL relating to conditions 28 - surface water drainage and 29 - surface water drainage maintenance and management. DECISION: Objection COMMENT: There is no report from the ADC Drainage Engineer. It must be pointed out that the Condition statement for both of these conditions states that <i>development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme has been submitted to and approved in writing by the</i></p>	<p><u>ADDRESS</u> Garden House High Street Angmering</p> <p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>
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LPA. Contrary to this Development construction has started and some properties occupied.	
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FILE LIST 133 – Observations to Arun District Council by 15 September 2023

None.	<u>ADDRESS</u>
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7 23/107 PLANNING APPLICATIONS NOT ON A WEEKLY A/11/23/PL

Demolition of all buildings and structures and erection of retirement apartments with onsite car parking including 2 No spaces for Eachways and associated highways works including footway widening (resubmission following A/110/21/PL). This application affects the setting of listed buildings, affects the character and appearance of the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development.

ADDRESS

BMW House Chandlers, Garage Ltd, Water Lane, BN16 4EH

The Chair said that a meeting had been arranged with representatives of McCarthy Stone to discuss the concerns over the development within the Conservation Area, Flooding and placing of the sub-station. This was discussed and the Committee felt that as McCarthy Stone had now addressed those issues, it had nothing further to add to APC's previous comments.

Cllr. Harris joined the meeting at this point – she gave her apologies for being late, which where accepted.

8 23/108 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS

None.

9 23/109 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS

None.

10 23/110 PLANNING DECISIONS – NOT APPROVED

The refusals were noted by the committee, no comments were made.

11 23/111 LICENSING MATTERS

None.

12 23/112 CONSERVATION AREA REPORTS

The public survey result so far shows 126 replies have been sent 96% of which show approval of the extension. A working group meeting to view the Assessment again is to be arranged during September/October before sending the final document to ADC.

13 23/113 SOUTH DOWNS NATIONAL PARK

Next Planning Meeting is on Thursday 14th September 2023 – we await the agenda.

14 23/114 COMPLIANCE

None.

15 23/115 APPEALS

Although no appeals have been notified that are within the Parish Boundary an appeal has been lodged regarding the Lansdowne Nursery Development (FG/124/22/PL) which is in the Parish of Ferring. The Appeal is to be heard at Littlehampton Town Council Offices at 10:00 on Tuesday 17 October 2023.

16 23/116 CORRESPONDENCE

Correspondence continues with the owners of School House – A walk around was conducted with WSCC Officer and WSCC Cllr. Deborah Urquhart and as a result the following has been received.

- 1) A works instruction has been raised for the “Pedestrians in Road” ahead signs to be erected as discussed, and these works are due to take place at any time within the next 6-weeks.
- 2) A works instruction has also been raised for the 20mph roundel and SLOW road markings in Arundel Road – these works are due at any time within the next 14-weeks.

17 23/117 HIGHWAYS MATTERS

Pedestrian signage along Arundel Road is now complete. Feedback on the effectiveness of this is required. The Chair said that she has noticed that the sign outside the Vets cannot easily be seen from approaching traffic as it is hidden by foliage from the tree in the St Margarets car park. It is requested that this is viewed, and the tree pruned to enable a clear visibility by oncoming traffic.

Action: this will be reported to the relevant parties.

Office

A Community Highways Scheme has been submitted to WSCC to request that Arundel Road and Dappers Lane become 20 mph zones. We now await a response to this.

18 23/118 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- Planning Policy Committee
Next meeting to be held is on Thursday 21 September 2023 at 18:00
Awaiting publication of the agenda.
- Planning Committee Meeting
Next planned meetings, agenda received:
To be held on Wednesday 6 September 2023 at 14:00.
The agenda has been published and the Chair will attend to comment on application A/29/23/PO Land at Manor Nursery and the proposal to remove “Affordable Homes” from the application.

19 23/119 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 19 September 2023 at 7.30pm in the King Suite, Angmering Village Hall.

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

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Chairman

Date.....

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