



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 12 DECEMBER 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, Norma Harris, John Oldfield and Nikki Hamilton-Street
- In attendance:** Tracy Lees (Committee Clerk), 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 | 23/182 | APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Paul Bicknell, Renée Hobson, Matthew Want, David Marsh and Bill Hall. | |
| 2 | 23/183 | DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None. | |
| 3 | 23/184 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 21 November will be signed by the Chair at the APC office on 22 November 2023. | |
| 4 | 23/185 | 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: -

Attendance at the ADALC AGM – Our MP gave a long speech about the planning situation in the UK and Arun District, there was a lot he disagreed with, but he did support development in urban towns and cities which would include development upwards, leaving green field and rural areas to remain as they are. Some members present were very impressed and wished he was also their MP. Shame Angmering is leaving his constituency next year. There were many questions about engagement with District by both Councillors and Residents relating to Infrastructure and Planning Enforcement. The subject of Flooding was discussed, and many asked why there was no ADC Emergency & Resilience Plan. This prompted me to relay Angmering’s experience after the 2012 flooding and the production of an Emergency & Resilience Plan which, thanks to Trevor Lego (CEO WSALC) was rolled out to many of the Parishes and Towns in the WSALC area. This document was adopted by both ADC and County at the time. Some present showed an interest in doing their own plan but didn’t know how to start and would need help. I told them to contact APC Office as I would gladly help them. We now await the minutes of that meeting. It was highlighted at the meeting that Horsham District Council had a good rapport and working relationship with its Parish and Town Councils. How do they do this? To be investigated with the intention of discussing with Arun District Council to improve the relationship between ADC and its Parishes and Town Councils.

Hérons Park Culverted Pipe – After asking for an update from WSCC the reply came back – that a conversation with Sue Furlong about funding any work through Operation Watershed, it appears that this work could be funded on a ‘find and fix’ basis. More information to follow, after further discussions at WSCC.

ADC Design Guide Update – Information has been received notifying APC that Section F (Cycleways & Footpaths) had been updated and now includes Sections F2 – F4 in the form of a Supplementary Planning Document (SPD) and is now at the consultation stage from 4th December to 12th January 2024. All other sections of the Guide will remain as is. Residents can view this consultation at Arun Civic Centre and Libraries. Councillors are asked to view this document and make comments. (Arun District and on the Council’s website [Supplementary planning information | Arun District Council.](#))

Attendance at the ADC Local Plan Update meeting entitled “Direction of Travel Document” - This was held in the form of a Workshop at ADC Civic Centre on 5th December 2023. Each group discussed each topic on how it currently affects their community and to give guidance to the ADC Planners as to what to include in the Local Plan 2023-2041. In attendance at the workshop included - Representatives from Local Councils, ADC Planning Officers including, Kevin Owen, Donna Moles, Richard Sherman. Martyn White (Conservation Officer) and John Best (Ecologist at ADC), to name a few.

The topics under discussion were: - Chapter 4 – Climate Change, Chapter 5 – Our Environmental Life Support Network, Chapter 6 – Homes in the Right Places, Chapter 7 – Economy, Health & Wellbeing and Telecommunications & Digital Infrastructure, Chapter 8 – Placemaking, Heritage & Culture, and Chapter 9 – Infrastructure to Support Our Needs. All these topics, as they currently are, cause much questioning and comment from our Residents as well as Councillors. Councillors are asked to view these chapters and make comment to ADC Planning

Until the Local Plan goes to Examination in 2026 (up to 3 years), there will be consultations held, for both Councillors and Residents to make comment on the proposed Local Plan.

Application A/208/23/CLP Lawful development certificate for the proposed removal of asbestos cement corrugated roof sheeting and replacement with galvanised steel corrugated roof sheeting, removal of redundant chimney stack and reinstatement of gutters and rainwater pipes, to external outbuilding. Littlefield Manor Golfers Lane Angmering.

ADC has refused to certify this application as it deemed it, under the Town & Country Planning Act to be Lawful and therefore requires another application for planning permission, we now await publication of the application.

Application A/222/23/CLP Lawful development certificate to replace an existing conservatory with a single storey rear extension at 150 Palmer Road Planning Permission for this application is not required.

Reminder of the upcoming event being held virtually by NALC 31 January 2024 — 12.00 – 13.15 entitled “**How local councils can benefit from the levelling up agenda**” If you are interested in seeing this, please contact Katie as soon as possible.

Farnborough Airport – Rushmoor Borough Council. Although this airport is outside our boundaries and county, we have been notified by Rushmoor Borough Council that they have received an application from Farnborough Airport Limited requesting variation of conditions 2 relating to aircraft movements, condition 6 relating to aircraft weight, conditions 7 & 8 relating to risk contour. They want to increase the annual maximum movements from 50,000 to 70,000 including an increase from 8,900 to 18,900 of non-weekday movements. They want to increase the aircraft weight category of 50,000 to 80,000kg to 55,000 – 80,000kg, it seems that the maximum weight will remain the same which equates to an Airbus A320.

Farnborough Aerodrome is mainly a Business Jet Centre that has been licensed by the Civil Aviation Authority (CAA) for public transport flights and flying instruction flights. This aerodrome operates on a yearly basis the “Farnborough Air Show/Tattoo”, which has enabled the largest known cargo aircraft to land, circuit and take-off from the runway, this aircraft is the Antonov An124 and An225 24 wheel.

The reason why Rushmoor Borough Council has informed APC is “to ensure that as many residents are aware of the proposals. We may have included parishes outside of the flightpath to ensure that we have not missed any affected person”. APC has noted this proposal and has no comment to make.

Cllr. Hamilton-Street asked about the holding pattern for aircraft and expelling fuel as she had concerns if this could reach as far as the air space above Angmering.

5 23/186 PUBLIC CONSULTATION

No members of the public were present, no questions had been sent in.

6 23/187 PLANNING APPLICATIONS

To consider Arun District Council File Lists 146, 147 and 148 of 2023:

FILE LIST 146: Observations to Arun District Council before 14 December 2023

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| <p><u>A/228/23/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to condition 26-EV charging. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Land North of Water Lane Angmering</p> |
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FILE LIST 147: Observations to Arun District Council by 21 December 2023

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| <p><u>A/235/23/HH</u> Hip to gable loft conversion including front dormer. First floor extension over existing ground floor extension. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 18 Lansdowne Way Angmering</p> |
| <p><u>A/233/23/CLP</u> Lawful development certificate for a proposed hip-to-gable extension including roof lights and a window on West elevation and rear dormer with a Juliette balcony. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 18 Lansdowne Way Angmering</p> |
| <p><u>A/237/23/NMA</u> Non-material amendment following the grant of A/68/22/PL relating to profiled steel timber framed toilet block instead of the purpose built ISO containers. DECISION: Support COMMENT: None</p> | <p><u>ADDRESS</u> Furzefield Scout Campsite Dappers Lane Angmering</p> |

FILE LIST 148: Observations to Arun District Council by 30 December 2023

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| <p><u>A/238/23/A</u> Erection of 4 No. 6m flagpoles, 5 No. box signs and the replacement of 1 No. stack sign with V board. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Land North of Water Lane Angmering</p> |
| <p><u>A/239/23/NMA</u> Non-material amendment following the grant of A/81/23/PL relating to condition 3 - EV charging spaces. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Land to the rear of Station Road Angmering</p> |
| <p><u>A/240/23/NMA</u> Non-material amendment following the grant of A/11//23/NMA relating to condition 2 - approved plans. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> BMW House Water Lane Water Lane Angmering</p> |

- 7 **23/188 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/189 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/190 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/191 PLANNING DECISIONS – NOT APPROVED**
The refusal were noted by the committee.

Refusals noted but there are concerns that developers are continuing to build houses contrary to the conditions set. The Clerk will write to ADC expressing APCs concerns that conditions are being abused and constant requests for plans are being ignored in an effort to complete as quickly as possible and move on. Assurance is required that ADC will put all effort into making sure that developers comply with the conditions laid down by themselves and the Inspectorate.
- 11 **23/192 LICENSING MATTERS**
None.
- 12 **23/193 CONSERVATION AREA REPORTS**
APC are still awaiting reply from ADC regarding the submitted assessment.
- 13 **23/194 SOUTH DOWNS NATIONAL PARK**
The next Planning Committee meeting will be held on Thursday 14 December at 10am. The agenda has been published.

There are no applications that affect Angmering, but under discussion is the SDNP Infrastructure Business Plan, including the Annual Infrastructure Funding Statement.

- 14 **23/195 COMPLIANCE**
None.
- 15 **23/196 APPEALS**
None.
- 16 **23/197 CORRESPONDENCE**
None.
- 17 **23/198 HIGHWAYS MATTERS**

Water Lane TRO - To discuss and feedback comments regarding the TRO for the implementation of 30mph along Water Lane from 155m east of its junction with Dappers Lane. Documents included in supporting papers.

APC believe that the 20mph should be extended to the junction with the North of Water Lane site, and the 30mph from there to the A280. This would clearly indicate to drivers that they need to be considerate when driving through Angmering.

Potholes & Road Repair - WSCC at their Community, Highways & Environmental Scrutiny Committee on 17th November 2023 – Welcomed the recent Government announcement of additional funding to repair roads in the county and hoped that it would be available for the 2024/25 budget.

Still awaiting updates from WSCC on the following matters: -

| At WSCC for Decision | Situation 12 th December 2023 |
|-----------------------------------|--|
| No entry/floor markings | Complete – no entry markings on road outside the office. White lining in Arundel Road complete. Chasing re Water Lane. |
| Extending Yellow Lines | 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. APC needs a TRO; this will go to Resident Consultation in January. |
| Downsway speed & crossing signage | Chasing for an update. |

18 23/199 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Policy Committee – Tuesday 30 January 2024 at 6pm
Awaiting publication of the agenda.

The Chair reported that at the Planning Policy Committee meeting on Tuesday 28 November 2023 the following was also discussed:

- Regulation 19 Publication Arun Gypsy & Traveller & Traveller Show people Development Plan Document – There will be no increase in the Angmering site North off of the A259, this will remain as is.
- The Arun Secondary School Study update 2023 – Angmering was not mentioned in this Study, but it is understood that there are proposals for a secondary school to the west of the river Arun.

Next meeting to be held is on Tuesday 30 January 2024 at 6pm. Awaiting publication of the agenda.

Planning Committee Meeting - Wednesday 13 December 2023 at 2pm
The agenda has been published and there is one application affecting Angmering - A/39/23/PL – Land west of Brook Lane and South of A259 Angmering.

This application previously had a no objection from APC whose comments included: -

- a) the need for better public/cycle rights of way from Sainsburys (public transport terminal) through the other sites to this site.
- b) better/improved access from Rustington over the rail line,
- c) preservation of the current wildlife and the need to encourage more,
- d) consideration of flood drainage through a landscaped SuD system and finally
- e) the need for employment facilities amid all the housing developments which this application could fulfil.

19 23/200 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 2 January 2024 at 7.30pm
Angmering Baptist Church Hall.

The meeting concluded at **20:10**

.....
Chairman

Date.....



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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 2 JANUARY 2024 AT 7.30PM

**This meeting was cancelled.
All the comments on the applications were agreed via email.**

- 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:** N/A
- In attendance:** N/A
- 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 | 23/201 | APOLOGIES FOR ABSENCE None. | |
| 2 | 23/202 | DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None. | |
| 3 | 23/203 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 12 December will be formally agreed at the meeting on the 23 rd January 2024. | |
| 4 | 23/204 | 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. No report received. | |

To consider Arun District Council File Lists 149, 150 and 151 of 2024:

FILE LIST 149 – Observations to Arun District Council by 7 January 2024

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| <p><u>A/232/23/HH</u> Partial demolition of existing conservatory and construction of single storey side and rear extension DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> 39 Cumberland Road Angmering</p> |
| <p><u>A/241/23/DOC</u> Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 14-refuse and recycling bins, 17-parking, 18-Travel Plan, 19-works to improve Footpath 2149 for pedestrians and cycles between Water Lane and Dappers Lane 29-as built drawings DECISION: Objection COMMENT: Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 14-refuse and recycling bins. No Objection No Comment 17 - parking, Objection, Comment: Not enough visitor bays 18 - Travel Plan, Objection, Comment: Section 3.11 Walking – The plan does not refer to the fact that the site on the main development does not have access all the way into the village along Water Lane and needs to go through small section of development. 19 - works to improve Footpath 2149 for pedestrians and cycles between Water Lane and Dappers Lane No Objection in Principle but await the comments from the PROW Team at WSCC 29 - as built drawings Objection This was refused by ADC Planning on 8th December as Condition 27 has yet to be approved.</p> | <p><u>ADDRESS</u> Land North of Water Lane</p> |

FILE LIST 150 – Observations to Arun District Council by 14 January 2024

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| <p><u>A/243/23/PL</u> Demolition, rebuild and conversion of existing stable and barn buildings to become 1 No. 4 bedroom dwelling. This application is Departure from the Development Plan, may affect the setting of a listed building, is in CIL zone 3 and is CIL liable as a new dwelling. DECISION: No Objection</p> | <p><u>ADDRESS</u> The Decoy, Decoy Lane</p> |
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| <p>COMMENT: No Objection in principle which is dependent upon:</p> <ul style="list-style-type: none"> • any comment from National Highways regarding access onto the A27 • materials and design do not have a harmful effect on the listed building and the surrounding landscape. <p>A/248/23/DOC Approval of details reserved by condition imposed under A/64/23/PL relating to condition 23-EV charging. DECISION: No Objection COMMENT: None</p> <p>A/250/23/NMA Nonmaterial amendment following the grant of A/256/21/RES for changes to parking arrangements and boundaries for housing association units across phases 1b and 2 (Cala Homes parcels). DECISION: No Objection COMMENT: None</p> <p>A/251/23/DOC Approval of details reserved by condition imposed under A/11/23/PL relating to conditions 3-risk associated with contamination and 5-piling using penetrative methods. DECISION: Objection COMMENT: Clarification required as documents provided are classing this dwelling as being 3 storeys. Also, APC considers that the desk top studies provided, as being unacceptable and that it does not give a true representation as on-site factual reports do.</p> <p>A/252/23/DOC Approval of details reserved by condition imposed under reference AL/24/23/PL relating to condition 16 - Surface water drainage scheme. DECISION: Objection COMMENT: This is a very sparse application to Discharge a significant Planning Condition associated with surface water drainage for a site with a history of flooding. We would have found it easier to comment had your Council's drainage engineer's report upon it been available. This application fails to demonstrate that the new development will not increase flood risk to others or that those who occupy the new</p> | <p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p> <p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p> |
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| <p>development will be safe in and around their new dwellings.</p> <p>Increased flood risk to others and the Pre and Post Development floor areas and levels</p> <p>We find the drawing showing building areas within flood zones misleading since, for the existing site, the open sided, but covered, parking area is included as a 'building'. This, together with the raised floor levels of the new developments requires the applicant to demonstrate that flood levels on and around the site won't increase.</p> <p>Discharge of Surface Water from the Site</p> <p>The Drainage Management and Maintenance Report at 2.1.2 under Surface Water Drainage states that the discharge rates of surface water to the two culverts are 'as agreed with Southern Water'. These culverts are part of the Main River Black Ditch system for which the Environment Agency is the Regulator and from who, permits to discharge must be obtained.</p> <p>Access and egress for residents of the new development at time of flood and their safety within the development.</p> <p>Arun's own Strategic Flood Risk Assessment mapping shows just how bad flooding of this site is where some of proposed development will be surrounded by floodwater at times (and particularly the Water Lane frontage).</p> <p>Evacuation / rescue procedures and routes are unclear including the management of car parking.</p> | |
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FILE LIST 151 – Observations to Arun District Council by 19 January 2024

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| <p><u>A/253/23/DOC</u></p> <p>Approval of details reserved by condition imposed under reference A/132/23/PL relating to condition number 3 - Scheme to deal with risk of contamination.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p> | <p><u>ADDRESS</u></p> <p>Highdown Nursery Littlehampton Road Angmering</p> |
| <p><u>A/257/23/DOC</u></p> <p>Approval of details reserved by condition following A/129/21/PL (APP/C3810/W/22/3298192) relating to conditions.</p> <p>5-ecological enhancements, 6-landscape scheme, 7-details of public open space and plan areas and 11- external lighting</p> | <p><u>ADDRESS</u></p> <p>Rustington Golf Centre Golfers Lane Angmering</p> |

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| <p>DECISION: No Objection COMMENT: Regarding condition 11 please consider Bat sensitive lighting and that it is compliant with dark skies policies</p> | |
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11 23/206 LICENSING MATTERS

An application for a Premises Licence has been submitted - Application No: 119108.

Address: The Nord Barn, Fox Rough, Selden Lane, Patching, Worthing, West Sussex, BN13 3UL

Observations to Arun District Council by 8 January 2024

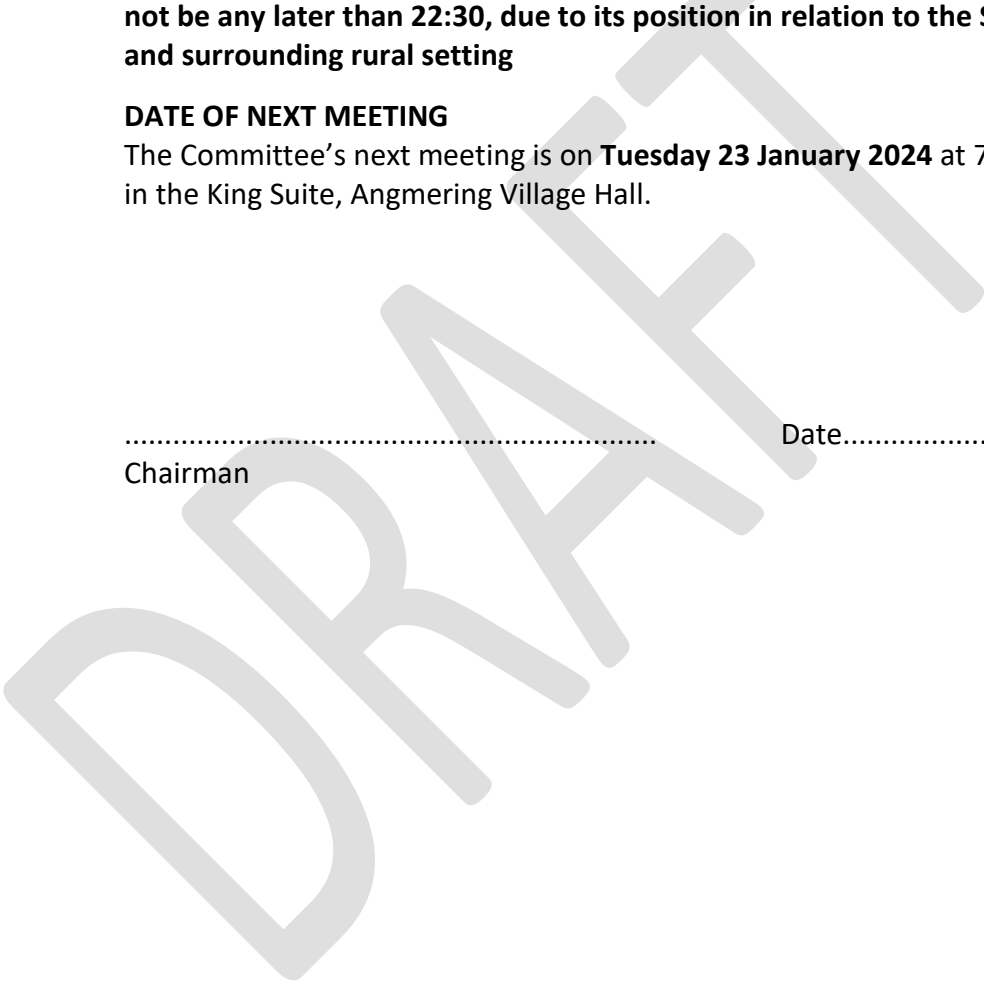
DECISION: No Objection

COMMENT: Access into and exit meets with WSCC Highways approval. We would also suggest that application for all types of activities should not be any later than 22:30, due to its position in relation to the SDNP and surrounding rural setting

DATE OF NEXT MEETING

The Committee’s next meeting is on **Tuesday 23 January 2024** at 7.30pm in the King Suite, Angmering Village Hall.

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





Planning & Infrastructure Committee Chairs Report 23rd January 2024

Conservation Area Extension – Comments from Martyn White Conservation Officer

Work is continuing, the appraisal for the wider conservation area, which the document provided by the group will fit in to. My work will continue in the new year, and I will endeavour to keep Sylvia updated – I hope that this is ok. As previously mentioned to Sylvia, the fuller complete appraisal for the conservation area (based on my template that I previously circulated) will also include the boundary review work, which we as Local Planning Authority will also undertake consultation on.

Yellow Lines, Station Road – Comments from the WSCC Area Traffic Engineer

Our ref: Enquiry 3096051 – Traffic Regulation Order application – Station Road – Angmering

Just a quick update on your TRO Application for parking restrictions in Station Road, Angmering.

I can now confirm the application has successfully passed both the Initial and Detailed Assessment stage of the TRO application process.

The next steps are for me to design the scheme, and present the application at a TRO Moderation.

I will be in touch in due course with a further progress update.

Redrow – South of A259 – Planning Breach

Confirmation was received from ADC that they were in breach of their planning their planning permission. An update was requested on 17/01/2024 by the Clerk. The enforcement case reference number is ENF/384/22.

Angmering Flood Alleviation Scheme

The Clerk has chased WSCC for an update on the scheme. The last email was back in October which stated that work needed to be done before an application was put into ADC for work to commence in April 2024 for the next phase. Email sent 17/01/2024.

Ayton Care Home (Broadlees), Dappers Lane.

Last month the Chair of Council and I attended the topping out ceremony at this care home. Weather stayed fine but it meant a lot of climbing to the roof of the building. We were then given a tour of the building in its current raw state. It is hoped that the opening may be later this year.

Dappers Lane Drainage

Information has been received from Cllr Urquhart to a resident – *“Highways have checked out all the drains and all are working ok. However, the drain in question isn’t registered on WSCC system as yet, as the developer hasn’t informed WSCC that it has been installed etc. Given it is causing issues on the road, highways are investigating the matter in order to ‘adopt’ it, so that it gets jetted along with the others.”*

Rampion 2

At the ADC Planning Meeting on 17th January 2024 the Committee Report was presented and discussed.

Applications Refused, Part Approved or Not Required

A/250/23/NMA

Land North of Water Lane **DECISION: REFUSED**

Nonmaterial amendment following the grant of A/256/21/RES for changes to parking arrangements and boundaries for housing association units across phases 1b and 2 (Cala Homes parcels).

I refer to your recent application for a Non-Material Minor Amendment for A/256/21/RES. Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or

*description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission. The covering letter submitted in support of the application proposes a number of amendments to the layout consisting of alterations to the parking layout as well as the boundary alignment. The proposed amendments to the parking provision do not result in a reduction in overall parking provision nor do they reduce the dimensions of any of the parking spaces below the minimum standard. The amendments to the boundary alignment do not result in any unacceptably adverse impacts upon residential amenity or the overall private amenity space provision for the dwellings. However, the submission consists of an amended Masterplan with no further amended drawings provided to regularise the change. Approval of this non-material amendment would result in the approval of a plan which conflicts with the existing approved plans for reserved matters approval A/256/21/RES. Therefore, in order to accept these amendments as a non-material amendment all plans which form part of the approval and show the parking arrangements and boundary treatment details would need to be updated to reflect the changes. In addition to the above it has been noted that the revised layout plan has excluded one parcel of the development as well as making a number of alterations to the landscaping details with numerous trees not being shown. Amendments have also been identified in Parcel 1A but no reference has been made to these changes in the covering letter or elsewhere within the submission. These proposals cannot be accepted as a Non-Material Amendments due to the submission failing to amend all plans resulting in the amendment conflicting with the remaining plans approved under reference A/256/21/RES. Therefore, the proposed amendments cannot be accepted under section 96A of the Town and Country Planning Act 1990. From the information **submitted this application has been refused and cannot be accepted as a non-material amendment to A/256/21/RES.** Should the applicant wish to proceed with these changes then a full suite of drawings should be prepared to update the existing approved detail. Furthermore, it is noted that the NMA application relates to A/256/21/RES, however it should be noted that there has been a Section 73 approval granted for the reserved matters, reference A/287/22/PL.*

Therefore, the NMA application should carefully consider which application should be amended through the use of an NMA as only one permission will be able to be implemented.

A/228/23/DOC

Land North of Water Lane **DECISION PART APPROVED**

Approval of details reserved by condition imposed under A/248/21/PL relating to condition 26-EV charging.

Condition Number 26 Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval in writing and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

Decision: Arun District Council have decided to **APPROVE IN PART** details reserved by condition 26 relates to the provision of EV charging. The proposal shows all plots with a private garage or driveway with at least one EV charging point, and the remaining spaces are provided with at least 30% of the remaining spaces benefiting from access to EV Charging provision. Therefore, the EV Charging provision as shown is in accordance with the 'Arun District Council Supplementary Planning Document - January 2020'.

The condition is therefore discharged in so far as it [relates to Plots 1- 155](#) and the details shown on the following drawings: -

COMBINED SERVICES DRAWING WATER LANE PHASE 1B ANGMERING UR2020-139-CSDPH1B REVB –
COMBINED SERVICES DRAWING WATER LANE PHASE 1A ANGMERING UR2020-139-CSDPH1A REVC

Application A/233/23/CLP

18 Lansdowne Way, Extension to property is not required.

Cllr Sylvia Verrinder TD

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

17th January 2024