



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 3 DECEMBER 2024 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
Paul Bicknell, John Oldfield, Norma Harris, Carey Bennett 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, Paul Bicknell and Carey Bennett
- 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	24/178	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield and Nikki Hamilton-Street	
2	24/179	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/180	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 12 November 2024 were agreed by all and signed by the Chair.	
4	24/181	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 added the following additional items:

There was to have been a special planning policy meeting on 2nd December regarding a major development on land west of Bersted, but this meeting was cancelled. This development consisted of Residential dwellings, Care Home, Employment premises, retail & community premises, and a three-form primary school. It would be interesting to know why this meeting was cancelled and if this application is still in force.

The Planning Policy meeting held on 28th November discussed the Brownfield Land Register (Part 1) which shows that there are no brownfield sites registered for Angmering.

Extract from the Planning Policy Minutes:- *“Disappointment was expressed that following the Infrastructure Investment Plan 2025/27 update the NHS had not provided any updates on progress with their projects, especially as there was money available to improve the health of residents. Both the Interim Head of Planning Policy and Group Head of Planning had discussed the lack of progress and would be seeking a meeting with Senior NHS Officers with the intention of progressing their projects. It was suggested that the NHS could be asked to attend a meeting of the Planning Policy Committee to provide details of their future delivery plans for health care provision in the district.”*

In view of the current situation regarding local health matters, APC are pleased to note this stance being taken by ADC and hoped that it would also address the current doctor availability situation within Angmering.

5 24/182 PUBLIC CONSULTATION

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

6 24/183 PLANNING APPLICATIONS

To consider Arun District Council File Lists 196, 197 and 198 of 2024:

FILE LIST 196: Observations to Arun District Council by 5 December 2024

<u>A/201/24/DOC</u>	<u>ADDRESS</u>
Approval of details reserved by condition granted under A/129/21/PL relating to condition 7-details of public open space and play areas. DECISION: No Objection COMMENT: Whilst APC has no objection to this application it does have concerns relating to the unsecure exits onto Golfers Lane and the internal road. APC would like to see some form of barrier which will deter any child/adult running into oncoming traffic.	Rustington Golf Centre Golfers Lane Angmering

FILE LIST 197 – Observations to Arun District Council by 12 December 2024

<u>A/204/24/T</u>	<u>ADDRESS</u>
Height and spread reductions to 1 No. Ilex Oak (T1) to leave a height of 12m and radial spread reduction to 5m. DECISION: Support COMMENT: None	The Malt House Weavers Hill Angmering

FILE LIST 198 – Observations to Arun District Council by 19 December 2024

<p><u>A/211/24/PO</u> Application under Section 106A for the modification of the Section 106 dated 19-03-2015 (as amended) linked to A/51/14/ in relation to the definition of the Public Open Space so that (ii) outdoor fitness equipment/activity trail to the value of 16,242 pounds becomes a commuted sum in lieu of provision on site. DECISION: Objection COMMENT: Clarification is requested as to which sports facility Redrow intend to commute this sum, is it the Sports Hub project? APC feels that the sum to be commuted is insufficient considering the cost of outdoor fitness equipment. It feels that a sum of £25,000 + would be more appropriate.</p>	<p><u>ADDRESS</u> Manor Nursery High Street Angmering</p>
<p><u>A/208/24/HH</u> Demolition of existing garage and new single storey flat roof extension. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 8 Garden Close Angmering</p>
<p><u>A/206/24/DOC</u> Approval of details reserved by condition imposed under reference A/227/21/OUT relating to condition number 7 - contamination and condition number 19 - Construction Environmental Management Plan (CEMP) and Landscape and Management Plan (LEMP). DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land At Wilmington Arundel Road Angmering</p>
<p><u>A/207/24/DOC</u> Approval of details reserved by condition imposed under reference A/129/24/S73 relating to condition number 3 - landscaping and condition number 7 - energy demand. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Manor Nursery High Street Angmering</p>
<p><u>A/209/24/DOC</u> Approval of details reserved by condition imposed under reference A/207/21/PL relating to condition number 11 - refuse and recycling bins. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>

- 7 **24/184** **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **24/185** **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **24/186** **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
[SDNP/24/04677/OHL](#)
Upgrade the existing low voltage overhead line
ADDRESS Ecclesden Manor, Ecclesden Lane, Angmering, BN16 4DQ
DECISION: No Objection
COMMENT: Whilst APC has no objection to this application it would like to ensure that care is taken not to damage any existing trees and vegetation.
- [SDNP/24/02260/PA3R](#) & [SDNP/24/02261/PA3R](#)
Kirk, The Norfolk Estate
Conversion of agricultural building to flexible commercial use under Class R of GPDO. The floor area to be converted does not exceed 1,000 sq.m
ADDRESS Lee Farm, Michelgrove Lane, Patching, BN13 3XJ
DECISION: No Objection
COMMENT: See below
- 1. Application 02260 (Lee Farm)**
APC had previously made no objection to this change of use application provided consideration was made to the impact of the traffic generated by the change of use, together with the highways safety at the exit from Michelgrove Lane south onto the blind bend on the Long Furlong highway.
On re-viewing this application APC has concerns relating to plan 2451_PR-100_A, which reveals that there is an inadequacy of escape routes from the building, should the eastern end of the building entrance/exits be inaccessible. There appears to be no indication as to the type of construction nor materials used for the dividing wall between the two premises nor whether exit/evacuation can be gained from one to the other building via this dividing wall in the event of an emergency.
- 2. Application 02261 (Priorlease Farm).**
In principle APC does not object to the Change of Use for buildings A & B, however it has concerns regarding the lack of additional fire and emergency exits within building B. There appears to be no indication as to the type of construction nor material used for the separation wall between building B and the retained agriculture area which if robustly constructed could prevent emergency evacuation through to the agriculture area entrance/exit, unless one is built in. APC supports the comments by WSCC Highways and would also show concerns as to the impact of increased traffic generated onto the A27.
- 10 **24/187** **PLANNING DECISIONS – NOT APPROVED/REFUSED**
The refusals were noted
- 11 **24/188** **LICENSING MATTERS**
None.
- 12 **24/189** **CONSERVATION AREA REPORTS**
APC are still awaiting comments and approval of the assessment submitted.

13 24/190 SOUTH DOWNS NATIONAL PARK

The Chair advised that the next planned meeting is to be held on 12th December 2024.

She also commented that the agenda has been published and there is nothing that relates to Angmering, however, the Bramshot NDP is being discussed. This is a village like Angmering that is both in and out of the National Park, for Angmering's benefit it would be interesting to know how this is dealt with by the NP and what to expect when Angmering's NP is progressed.

14 24/191 COMPLIANCE

- [ENF/236/22](#) - Mayflower Meadows (Shrublands development) – No Update
- [ENF/267/23](#) - 8 Meadowside – Fencing – No Update
- [ENF/152/24](#) - McCarthy-Stone Care Home (BMW Chandlers) Temporary Stop Notice served on Thursday 21st November for 56 days (15th February 2025) for noncompliance with conditions relating to refused application for Condition 12 - Surface Water Drainage. Work commenced on site at the beginning of November 2024 without permission.

15 24/192 APPEALS

[APP/C3810/C/24/3349316 / Original Reference: A/57/24/DOC](#)

Approval Of Details Reserved By Condition Imposed Under Reference A/64/21/PI Relating To Conditions 28 - Surface Water Drainage Scheme And 29 - Maintenance And Management Of Surface Water Drainage Scheme.

ADDRESS Shrublands Roundstone Lane Angmering BN16 4AT

The appeal has been accepted by the Inspectorate now awaiting a date of hearing.

Pre-Hearing Note shows that there are 2 appeals A (9316) & B (9317). Discussion is currently taking place to decide which appeal is relevant or whether both appeals apply – should both appeals be heard and dismissed then the 24 occupied properties are to be demolished.

[APP/C3810/W/24/3348407](#) - Proposed Holiday Bungalow - 1 The Heathers, Angmering. This appeal was heard and dismissed.

16 24/193 CORRESPONDENCE

None.

17 24/194 HIGHWAYS MATTERS

The Chair said that the Clerk had her meeting with the WSCC Highways Officer on 20th November 2024 and was able to update the list of work to be done. See attached list for the result and further actions which is enclosed with this meetings supporting papers. Cllr. Bicknell expressed his concerns regarding the waiting time at the parking spaces outside the shops and would like to see it reduced to 1 hour, this was discussed further and the committee clerk said that this would be included in the upcoming consultation. The Chair said that if there are any comments or additions to the list would Councillors discuss them with the Clerk for future inclusion in the list and discussion at committee.

TRO Consultation regarding 20mph has now closed – result in favour of the 20mph speed limit with recommendations to include the whole of Dappers Lane at a future date.

Footpaths: Councillor Bicknell raised concerns as to the state/inadequacy of the footpaths within the Parish. The Chair said that this needed to be discussed at a later committee meeting and maybe as a project for 2025.

18 24/195 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on 18th December 2024.

Awaiting the agenda.

Planning Policy Committee

Next meeting to be held on 28th January 2025.

Awaiting the agenda.

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

19 24/196 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 December 2024** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:37**

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Chairman

Date.....