



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 4 FEBRUARY 2025 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, Carey Bennett and Nikki Hamilton-Street
- In attendance:** Tracy Lees, Committee Clerk and 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; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme. Construction Management Plan: CMP;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	24/235	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield and Paul Bicknell. No apologies were received for Norma Harris	
2	24/236	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/237	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 14 January 2025 were agreed by all and signed by the Chair.	
4	24/238	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:

Highways, Transport & Planning Newsletter

You will by now have received the latest newsletter from WSCC. I hope you took a moment to complete the Road Safety Strategy Consultation which closed on 2nd February. It is interesting to see some of the schemes that have happened in other parts of the county, maybe something for APC to consider in the future.

Annual Monitoring Reports for WSCC and ADC

West Sussex Transport Plan (WSTP) - 2022-36 Annual Monitoring Report for 2024 has been published. You can get access to this document by way of the WSCC Bulletin or the WSCC website. The [AMR \(PDF, 989KB\)](#) includes a summary table of output measures and outcome indicators. It also includes an updated five-year Action Plan setting out the short-term actions that the County Council intends to take (working with its strategic partners) to deliver the WSTP.

Arun District AMR was discussed at the ADC Planning & Policy meeting on 28th January, reports can be seen by going to the ADC Planning & Policy website. We await the minutes of this meeting. The report updates the Committee on the council's Authority Monitoring Report which is updated for the monitoring year 2023 - 2024 (AMR 2023/24). The applicable reporting year in this instance runs from 1 April 2023 - 31 March 2024

Arun District Council – Planning Policy Committee Meeting 28th January 2025

Discussed at this meeting were three items of interest to Angmering and the Future. The Annual Monitoring Report, the Housing & Economic Land Availability Assessment (HELAA) for 2024 and Arun Local Plan Update (2023 – 2041) – Appointment of Lead Consultant following an Open Tender process. Reports of these items are on the ADC Website, and we await the minutes of this meeting.

WSCC – Temporary TRO

On behalf of BT between 17th February 2025 until 18th February 2025, a temporary TRO will be in place on Water Lane between Weavers Hill and Cumberland Road for work to be done to replace a decaying telegraph pole. Restrictions apply to daytime only 0800 to 1700. Access will be maintained for emergency services, residents and pedestrians. Awaiting further information.

Herons Park Drainage

This is a matter which has been ongoing since mid-2023. The last meeting between the WSCC/ADC Drainage Engineers, Councillor Urquhart, Mr G Gibbs and APC was on 29th September 2023. In order for this problem to be resolved, we are currently awaiting action, and/or possibly a date for another meeting with the relevant members of that group. Since that last meeting, our Clerk has continually tried to get an update on what action is being taken and when we are likely to see the pipe or similar restored.

Chandler's Water Lane

Information has been received and forward onto you regarding the footpaths around the site. This will be an agenda item for the next P&I meeting on 25th February. As a matter of interest, the new McCarthy Stone

property will be known as “Oakleaf Place”. Information received from online advertising.

Information

APC Councillors and Staff receive a lot of information from various authorities, agencies and residents, information which everyone on the Council should be aware of. There has been confusion as to who is receiving what and to whom it is being passed to, sometimes duplication or ignorance of message received occurs. From now, information received or noticed by Councillors is to be forwarded to the Clerk for recorded control, likewise anything received by the Staff will to be forwarded to Councillors. The Staff will record this information then pass it onto all Councillors, either for action or to be noted, they will also monitor what happens to this information.

Action List – None

5 **24/239 PUBLIC CONSULTATION**
No questions were asked or sent in.

6 **24/240 PLANNING APPLICATIONS**
To consider Arun District Council File Lists 205, 206 and 207 of 2025:

FILE LIST 205: Observations to Arun District Council by 6 February 2025

<p><u>A/230/24/A</u> Installation of 2 No. signs. DECISION: Objection COMMENT: APC considered that given the rural nature of Dappers Lane, the proposed signage was excessive.</p>	<p><u>ADDRESS</u> Ayton House 2 Shepherds View Dappers Lane West Sussex</p>
<p><u>A/234/24/A</u> Installation of 1 No. illuminated 2 board sign. DECISION: Objection COMMENT: APC considers that the signage, although temporary to the end of construction is excessive with the same information quoted on both boards, one would be sufficient. It is hoped that in the interest of wildlife and public amenity that the lighting of this advertising will not operate after 2400hrs.</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>

FILE LIST 206: Observations to Arun District Council by 13 February 2025

<p><u>A/202/24/HH</u> Part retrospective application to regularise the proposals for a single storey building, in the garden curtilage, for use as a work from home office, gym (with associated shower room and sauna), a workshop studio and external swimming pool.</p>	<p><u>ADDRESS</u> 14 Hillside Crescent Angmering</p>
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<p>DECISION: No Objection COMMENT: Although APC are not objecting to this retrospective application it is concerned that there are no statements regarding the drainage/sewage system from this building nor that a biodiversity statement has been included in the application.</p> <p><u>A/5/25/DOC</u> Approval of details reserved by condition imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 17-dust assessment and mitigation.</p> <p>DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
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FILE LIST 207: Observations to Arun District Council by 20 February 2025

<p><u>A/2/25/PL</u> Demolition of existing detached garage and creation of 1 No. new semi-detached dwelling with associated landscaping and parking. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.</p> <p>DECISION: No Objection COMMENT: APC feels that consideration must be paid to the ADC Parking Strategy in an area where there is parking from the shoppers to the shops next door.</p>	<p><u>ADDRESS</u> 110 Downs Way Angmering</p>
<p><u>A/10/25/NMA</u> Non material amendment following the grant of A/11/23/PL relating to condition 2-approved plans.</p> <p>DECISION: No Objection COMMENT: Whilst APC has no objection to this application it still feels that the fenestration, guttering etc and doors on properties abutting the High Street should be compliant with the requirements of a Conservation Area to which these properties sit.</p>	<p><u>ADDRESS</u> BMW House Water Lane Angmering</p>
<p><u>A/3/25/DOC</u> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 28 – surface water drainage system.</p> <p>DECISION: Objection COMMENT: APC reserves the right to make comment once the Drainage Engineers report has been published.</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>

<p><u>A/4/25/DOC</u> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 6 – materials and external finishes, condition number 14 - refuse and recycling bins, condition number 15 - layout and specification of and construction programme for infrastructure and condition number 30 - discharge flows to watercourses. DECISION: Objection COMMENT: Whilst APC has no objection to the discharging of conditions 14 and 15, it does objection to the discharging of condition 6 and 30 and reserves the right to comment once a drainage engineers report has been published also a report from the LLFA.</p> <p><u>A/8/25/CLP</u> Lawful development certificate for the proposed replacement of a ground floor window with a window of the same appearance but greater depth. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> 5 Birch Close Angmering</p>
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7 **24/241 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.

8 **24/242 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

9 **24/243 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

10 **24/244 PLANNING DECISIONS – NOT APPROVED/REFUSED**

Langmead Place Water Lane

A/227/24/NMA Non-material amendment following the grant of A/256/21/RES (as amended by A/287/22/PL) relating to amending approved plan "The Village HBA-875-310".

Refused – Proposal cannot be accepted as an NMA

Manor Nursery High Street

A/207/24/DOC Approval of details reserved by condition imposed under reference A/129/24/S73 relating to:

condition 3 - landscaping and – **Approved**

condition 7 - energy demand. – **Refused** due to lack of information

11 **24/245 LICENSING MATTERS**
None.

12 **24/246 CONSERVATION AREA REPORTS**

None.

13 24/247 SOUTH DOWNS NATIONAL PARK

The next planned meeting is to be held on Thursday 13 February 2025. The agenda has been published and there is one item of interest to Angmering – Agenda item 9 – Government Planning Reforms.

As previously advised the Chair attended the Briefing for the Partnership Management Plan and Local Plan Review. A copy of her report has been sent to councillors, no questions were asked.

14 24/248 COMPLIANCE

The Chair gave the following update:

- **ENF/236/22** - Mayflower Meadows (Shrublands development) – Applicant is going to appeal on 18th March
- **ENF/267/23** - 8 Meadowside – Fencing – Part compliant, Remaining row of panels to be removed at the front of the property
- **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. No Update.

15 24/249 APPEALS

The Chair gave the following update:

Mayflower Meadows (Shrublands) Roundstone Lane.

Appeal B – Against the Planning Refusal

An Informal Hearing is to be held into the appeal at Council Chambers, Arun Civic Centre, 1 Maltravers Rd, on **18th March 2025** at 10:00hrs

No information regarding Appeal A – Enforcement Notice.

16 24/250 CORRESPONDENCE

The Chair advised that correspondence continues between the “Save Dappers Lane” Group and WSCC. A copy has been sent to councillors, no questions were asked.

17 24/251 HIGHWAYS MATTERS

Highways Action List - The last update was received on 6th January 2025. The Clerk continues to pursue an update on all matters still outstanding on the list especially the TRO's.

Highways Network Management Plan - WSCC

The Chair commented that last October APC were asked to consult on the draft Highways Network Management Plan by WSCC. Information has been received, which councillors have been sent. As a result of the consultation the Plan dated January 2025 has now been published and is available on the WSCC website under documents.

18 24/252 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting is on 19th February 2025 – awaiting the agenda

Planning Policy Committee

Next meeting is on 18th March 2025 – awaiting the agenda

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

19 24/253 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 25 February 2025** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:15**.

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

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