



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 NOVEMBER 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, Carey Bennett and Nikki Hamilton-Street
- 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	24/159	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. John Oldfield.	
2	24/160	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/161	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 22 October 2024 were agreed by all and signed by the Chair.	
4	24/162	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 following additional items were added:

WSCC Highways, Transport & Planning Newsletter

This latest newsletter, which has been forwarded to members, has now been published and contains interesting articles relating to the Greenprint Project and the Angmering Flood Alleviation Scheme Phase One.

Mulberry Workshop – “The Essentials of Pre-application Meetings and Discussions”

I attended this workshop last Wednesday which was conducted by our Planning Consultant Steve Tilbury. I attended because it is that part of the planning process, I know very little about and feel, like many others, that there is a lot of misrepresentation or misunderstanding about what is discussed between the Local Planning Authority and the Applicant. The phrase “It’s a done deal” springs to mind and is often quoted. It also begs the question, “How openly involved should the Local Council be in pre-application discussions especially with proposed major developments.”

Although Angmering does have the “Angmering Advisory Committee” to which the Chairs of Council and Planning Committee attend along with representatives from other consultees, but, how respected and effective is this committee and does the local council really get the opportunity to voice its opinion, make suggestions, discuss with, and question the applicant and other attendees at this stage of the application, then report in full to the Local Council & Planning Committee.

Bearing in mind the wealth of knowledge and experience Local Councils have on the proposed location and surrounding area, which they can bring to the proceedings, The question to be addressed to ADC or any Local Authority is: “should, on an unbiased, non-prejudicial, non-predetermined, transparent and open basis, the Local Council be involved at this stage of the application”.

It is a known fact that ADC are reluctant to set up this committee when needed, and as quoted by Cllr Andy Cooper at Full Council last night ADC will not involve other statutory consultees at this stage. So many thanks go to our District Councillor Andy Cooper for his efforts in getting this committee set up as and when necessary.

Personally, I would like to see this matter taken to WSALC, NALC and our representative MP, to be discussed and become the norm in planning proceedings.

This pre-application matter was discussed.

Angmering Flood Alleviation Scheme

It was confirmed at Full Council last evening that Phase 1 is now due to commence in 2025.

5 24/163 PUBLIC CONSULTATION

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

To consider Arun District Council File Lists 193, 194 and 195 of 2024:

FILE LIST 193: Observations to Arun District Council by 14 November 2024

<p><u>A/180/24/PL</u> Proposed installation of 4. No Padel Courts with perimeter fencing and glazing onto existing car park. This application is in CIL Zone 2 (Zero Rated) as other development. DECISION: Support COMMENT: APC welcomes this additional sporting activity to the Parish, but it has concerns regarding the loss of parking spaces which will put pressure on parking in the wider area. Whilst it is true that the local residents are able to employ active travel concepts such as walking or cycling throughout the day, it has to be noted that the use of public transport after 6pm is non-existent thereby preventing a wider use from other communities that may want to use the facilities but are reliant upon public transport.</p>	<p><u>ADDRESS</u> Worthing Rugby Club Roundstone Lane Angmering</p>
<p><u>A/187/24/HH</u> New dormer and additional room in the roof; replacement dormer finishes. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Brise De Mer Ham Manor Way Angmering</p>
<p><u>A/188/24/DOC</u> Approval of details reserved by condition imposed under reference A/36/24/S73 relating to condition number 8 - Landscape and Ecological Management Plan. This application was approved by ADC LPA on 7th November 2024.</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>

FILE LIST 194 – Observations to Arun District Council by 21 November 2024

<p><u>A/194/24/CLP</u> Lawful development certificate for a proposed single storey rear extension and loft conversion. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> West Side Mayflower Way Angmering</p>
---	---

FILE LIST 195 – Observations to Arun District Council by 28 November 2024

<p>A/186/24/CLP Lawful development certificate for a proposed extension and roof alterations to an existing craft-room / outhouse to create a habitable space. DECISION: No Objection COMMENT: Whilst APC has no objection in principle to this application, it is concerned that this should be a full planning application as: a) the additional build is close to the boundary of surrounding properties and may be deemed to be overbearing. b) the poor quality of the presented drawings do not show in mm the height and other measurements as required for such an application, thereby making it difficult to judge the full intent. c) the proposed extension to the workshop and its intended use will change this to a residential Class C3 unit.</p>	<p>ADDRESS 1 Lansdowne Close Angmering</p>
--	---

7 24/165 **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
 None.

8 24/166 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
 None.

9 24/167 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
[SDNP/24/04362/FUL](#)
 The Norfolk Estate
 Change of use from brewery (approved under SDNP/18/01037/FUL) to a flexible commercial use comprising Use Classes B8 and E(g)(iii). No physical alterations are proposed under this application.
ADDRESS Lower Barpham , Michelgrove Lane, Patching, BN13 3XW
DECISION: No Objection
COMMENT: APC welcomes the change of use which will enable more small businesses to start up and thrive within the Parish. It does however have concerns regarding the south exit from the lane onto Long Furlong at a critical bend in that road.
On the agenda this item was incorrectly shown under Item 13.

10 24/168 **PLANNING DECISIONS – NOT APPROVED/REFUSED**
 The refusal was noted

11 24/169 **LICENSING MATTERS**
 This application was a late submission, arriving on the day of this meeting. As a response was required prior to the next meeting of this committee it was agreed by all to review at tonight’s meeting.

Licence Application Number: [120432](#)
 Licence Area: Pete's Den Red Lion Buildings, High Street, Angmering, Littlehampton, West Sussex, BN16 4AE.
 Response required by 26 November 2024.

COMMENT: It is not clear from the produced plan and the application, the number of chairs and tables to be placed on the pavement. This needs clarification as the plan shows 4 tables with 6 chairs and the application shows 2 tables with 4 chairs. Irrespective of this APC have no objection to the placing of tables and chairs on this pavement provided they are removed inside once business concludes.

12 24/170 CONSERVATION AREA REPORTS

APC are still awaiting comments and approval of the assessment submitted.

13 24/171 SOUTH DOWNS NATIONAL PARK

Next planned meeting is to be held on 14th November 2024. The agenda has been published. There are no applications relating to the Parish of Angmering, however, under Policy and Strategy the following agenda items would affect or concern Angmering, the Chair will watch the recording:-

Agenda Item 6 – Local Plan Review: Summer Engagement and Project Management Documents

Appendices 1 – 4 apply – November 2024

1 – Early Participation Report

2 – Draft Project Initiation Document

3 – Local Development Scheme

4 – Statement of Community Involvement.

Agenda Item 7 – Local Plan Review: Regulation 18 Consultation

Appendices 1-2 apply November 2024

1 – Community Involvement Plan – First Consultation Document Regulation 18

2 – SDNP Local Plan Review – First Public Consultation Document Regulation 18

Agenda Item 8 – Enforcement Update – No enforcement actions affecting Angmering

14 24/172 COMPLIANCE

The Chair reported that there was no update on either issues and APC are awaiting further information and action on: -

ENF/236/22 – Mayflower Meadow

ENF/267/23 – 8 Meadowside

15 24/173 APPEALS

APP/C3810/W/24/3348407 Appeal awaiting Decision.

A/39/24/PL Land to the rear of 1 The Heathers, Arundel Road. Change of use of existing storage building (to include an extension) to a 1 No. bedroom holiday cottage. This application affects a Public Right of Way and is in CIL Zone 2 (Zero Rated) as other development.

16 24/174 CORRESPONDENCE

None.

17 24/175 HIGHWAYS MATTERS

Since the last meeting two items have been updated and one item added:

Road Signs at Bramley Way – in addition a bollard issue has been reported to WSCC by a resident.

Road Signs & Speed Reduction – This is formally at public consultation stage and will close on 14th November 2024. TRO Team dealing with (Ref 3090584)

Parking Issues: Greenwood Drive and Rowan Way – This includes road markings, cycle paths and engineered solutions to resolve issues with parking. Issues raised via the Angmering School. A meeting is scheduled with WSCC during December.

Update on other listed matters deferred to the next meeting

At Full Council a resident informed the Council of the standing water situation at Weavers Ring, High Street and Roundstone Lane together with the lack of consideration paid by vehicle drivers to the residents in close proximity to this standing water. The Clerk is asked to address this situation with the County Officer when he visits Angmering to discuss other highways matters during November.

Dappers Lane Lighting

We are still waiting for information from WSCC.

20mph Speed Limit – Dappers Lane

To review the TRO paperwork with regards to Dappers Lane reduction in speed. This was discussed and noted by the members.

Level Crossings (Roundstone Lane and Angmering Station)

APC is awaiting the formation of a proposed discussion between Angmering, East Preston and Kingston Parish Councils on a Community Highways Scheme.

A27 Improvements

As stated last night at Full Council by Cllr Cooper, ADC for the benefit of the district, residents and businesses are trying to get the A27 improvements back on the table. WSCC and Transport SE have also written to the Government.

18 24/176 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on 13th November 2024.

Agenda published nothing relating to Angmering except 1 appeal as previously mentioned.

Planning Policy Committee

Next meeting to be held on 28th November 2024.

Awaiting the agenda.

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

19 24/177 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 3 December 2024** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:40**

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

DRAFT