



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 14 JANUARY 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, 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	24/216	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield, Norma Harris and Nikki Hamilton-Street	
2	24/217	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/218	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 17 December 2024 were agreed by all and signed by the Chair.	
4	24/219	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:

- The Agenda for the ADC Planning Meeting on 15th January 2025 has now been published and there are no applications affecting Angmering, however, the Shrublands (Mayflower Meadow) Appeal is included in the appeals list on the agenda.
- The WSCC Planning & Rights of Way Committee meeting on 7 January 2025 was cancelled as there was nothing to discuss.
- The agenda for the WSCC Community, Highways and Environment Committee Meeting on 20th January has been published. At agenda item 8 is an update on Electric Vehicle Charge point Installations.
- **Dappers Lane** – Information received from our County Councillor - *The County Council has recently increased the budget for delivery of TRO schemes, which means they may be able to re-engineer with extra signage, the 20mph scheme all along Dappers Lane. As this is what we have all been requesting all along, I have taken the liberty to ask them to proceed on this basis and get a shift on.*
- **Full Council** – at last night’s meeting a resident who lives on the A259 expressed his feelings about the noise and speed of traffic increase and pedestrian safety since the re-build. A copy of his report was given to the Clerk which will be made available for discussion under item 17 Highways Matters at a future P&I meeting of P&I.

Action List – None

5 **24/220 PUBLIC CONSULTATION**
No members of the public were present, no questions were sent in.

6 **24/221 PLANNING APPLICATIONS**
To consider Arun District Council File Lists 201, 202, 203 and 204 of 2025:

FILE LIST 201: Observations to Arun District Council by 12 January 2025

<p><u>A/163/24/PL</u> Proposed extension to existing driving range and new retail unit. This application is in CIL zone 3 (zero rated) as other development. This is a departure from the Development Plan. DECISION: No Objection COMMENT: Although APC has no objection in principle it reserves the right to make comment when the APC drainage engineers report has been published together with the advice given by the Ecology Officer, Planning Policy – Jonathan Best at ADC on 3rd January 2025.</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
<p><u>A/224/24/DOC</u> Approval of details reserved by condition imposed under reference A/31/18/OUT relating to condition number 5 - surface water drainage layout. DECISION: Objection COMMENT: APC reserves the right to make comment once the ADC drainage engineers report has been published</p>	<p><u>ADDRESS</u> Land to the North of 68 (now 68A and 68B) Arundel Road Angmering</p>

<p><u>A/222/24/PL</u></p> <p>Demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.</p> <p>DECISION: No Objection</p> <p>COMMENT:</p> <p>1) Although there is no objection to the principles of the site APC felt that the entrance to the site at Option 1 was a far safer option considering the existence of a junior school (St Margaret's) on the opposite side of Arundel Road in close proximity to the proposed access at Option 2 – Unfortunately, at school drop off/pick up times this part of Arundel Road experiences excessive parking and all that entail with school children together with speeding from through traffic thereby making the act of crossing the road very dangerous. With Option 1 in place, the drop off/pick up points can be via the car parking arrangement on the Sports Hub site with adequate footpaths provided and a visible, safe school crossing point over Arundel Road. APC therefore requests that a greater effort to use Option 1 is made with the other developer in the interest of road safety. With Option 2 this should remain as a footpath and cycle path as it currently is.</p> <p>2) Although APC has no objection to the proposed construction of the pavilion, as it stands, it does feel that an opportunity has been missed by not making this a two-storey building for the greater benefit of the local and wider community as well as a prime district sporting venue, therefore, if at the moment this is not possible, APC proposes that the footings, groundwork and construction materials of the pavilion are robust enough to</p>	<p><u>ADDRESS</u></p> <p>Sports Pavilion Decoy Drive Angmering</p>
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<p style="text-align: center;">withstand the construction of an additional storey at a future date.</p> <p><u>A/226/24/DOC</u> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 - surface water drainage system. DECISION: Objection COMMENT: APC reserves the right to make comment once the ADC drainage engineers report has been published</p> <p><u>A/227/24/NMA</u> 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". Heard at ADC on 9th January 2025 and Refused</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> Langmead Place Water Lane Angmering</p>
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FILE LIST 203: Observations to Arun District Council by 23 January 2025

<p><u>A/229/24/DOC</u> Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 3 - geotechnical arrangements for the bund; condition number 5 – drainage arrangements for the bund and condition number 6 - landscaping details for the bund. DECISION: Objection COMMENT: APC objects to the discharge of condition 5 as it reserves the right to make comment when the ADC drainage engineers report has been approved and published together with a report from the Local Lead Flood Authority (LLFA). Note: APC previously objected to the discharge of this condition (A/217/24/DOC condition 4 – Drainage arrangements for the bund) at its meeting on 17th December 2024. – Please note the condition numbering.</p> <p>APC has no objection to the discharging of conditions 3 and 6.</p> <p><u>A/231/24/DOC</u> Approval of details reserved by condition imposed under A/40/24/PL relating to condition 10-Biodiversity Enhancement Layout. DECISION: Support</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> Land to the West Avenals Farm Angmering</p>
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COMMENT: APC concurs with the report from the Ecology Officer, Planning Policy -Jonathan Best at ADC.	
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FILE LIST 204: Observations to Arun District Council by 30 January 2025

None.	<u>ADDRESS</u>
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- 7 24/222 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 24/223 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 24/224 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 24/225 PLANNING DECISIONS – NOT APPROVED/REFUSED**
[A/201/24/DOC](#) Refused – Insufficient Information
[A/186/24/CLP](#) Refused – Is Lawful and therefore requires full application
- 11 24/226 LICENSING MATTERS**
None.
- 12 24/227 CONSERVATION AREA REPORTS**
The Chair reported that the consultation on the Draft Conservation Area Character Appraisal for Public Comment is possibly going to appear on the ADC Planning Policy Committee Agenda on Tuesday 28 January 2025 and may feature the Angmering Conservation Area Extension of Weavers Hill. A discussion followed regarding areas of Angmering that could be classed as “Areas of Character”. This will be discussed at a future meeting once the ADC Draft Appraisal consultation has been published.
- 13 24/228 SOUTH DOWNS NATIONAL PARK**
The next planned meeting is to be held on Thursday 13 February 2025. Awaiting publication of the agenda.

On Monday 27 January, The Chair and Cllr. Bennett will be attending the SDNP “Partnership Management Plan and the Local Plan Review” meeting at the Midhurst Headquarters.
- 14 24/229 COMPLIANCE**
[ENF/236/22](#) - Mayflower Meadows (Shrublands development) – see item 15 - Appeals.

[ENF/267/23](#) - 8 Meadowside – Fencing – No Update. It has been confirmed that the removal of this fence has not yet taken place so a visit from the ADC Lead Compliance Officer will be required to ascertain the reason why.

[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 24/230 APPEALS

[APP/C3810/C/24/3349317 Appeal Enforcement Notice.](#)

It has been confirmed that the appeal against the Enforcement Notice is due at a hearing on 18th March 2025. More details to follow.

[APP/C3810/C/24/3349316 Appeal Planning Refusal Appeal](#)

The current discharge of conditions 28 - Surface water drainage scheme and 29 - Maintenance and management of surface water drainage scheme application A/219/24/DOC dated 2nd December 2024 is due for determination on 27th January 2025 at ADC, therefore Appeal B still stands until there is a positive determination on this application.

As a report from the ADC Drainage Engineer is yet to be published this application (A/219/24/DOC) was objected to by APC at their meeting on 17th December 2024 with the right to comment when the report is published.

ADDRESS: Mayflower Meadows Shrublands Roundstone Lane

16 24/231 CORRESPONDENCE

There has been further correspondence between the owner of School House, Arundel Road and WSCC. A copy of this correspondence was sent to the committee for reference. A discussion took place, and it was agreed to note the contents and that the office will continue to push the 20mph TRO down Arundel Road.

17 24/232 HIGHWAYS MATTERS

Since the last P&I meeting (17th December 2024) the Clerk has been able to update all but five of the actions, however, further updates are awaited on all. An additional action has been placed on the list regarding the re-installing of the hatching on the Blue Star Roundabout and it has been confirmed by WSCC Highways that the site has been inspected, and a job has been raised to reinstall the "KEEP CLEAR" markings on the roundabout. The job has been placed onto a priority ranking system and will be completed once funding has been allocated.

Once again Councillors are asked to notify the Clerk should any other highways matters arise or are notified to them by the members of the public. These will be investigated and placed on the list for further action and monitoring.

18 24/233 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on 15th January 2025.

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 24/234 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 4 February 2025** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:45**.

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

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