



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 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>
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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>
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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



Planning & Infrastructure Committee Chairs Report 3rd December 2024

1) Future Dates of Authority Planning Committees

Applications and matters that could affect Angmering.

Members are requested to view the following agendas, planning matters and websites, then make comment where and when necessary.

Authority & Committee		Next Date 2024/25	Comment
ADC	Planning	18 th December	Awaiting Agenda
ADC	Planning Policy	28 th January	Awaiting Agenda
SDNP	Planning	12 th December	Awaiting Agenda
WSCC	Planning & Rights of Way	4 th December	Awaiting Agenda
WSCC	Community, <u>Highways</u> & Environment Scrutiny	20 th January	Awaiting Agenda.

2) Applications.

Part Approved:

A/42/24/DOC - Land North of Water Lane Angmering – Cala Development

Approval of details reserved by condition imposed under A/248/21/PL relating to Conditions: -

27-surface water drainage,

40-existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls.

This application is part approved for the residential site and **not** for the employment site.

Withdrawn:

A/42/24/DOC - Land North of Water Lane Angmering

Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 28- maintenance and management of surface water drainage scheme.

Decision: ADC have decided to **WITHDRAW** the request for this detail reserved by condition. The applicant received several comments from the ADC Drainage Engineers advising the information is not sufficient to discharge the condition. The applicants have confirmed their agreement of this condition being withdrawn.

3) The Great Collaboration “Banter”

On 20th November Cllr Carey Bennet attended this “Banter” on “BNG – Bio-Diversity Net Gain”, by DEFRA and found it interesting and useful to the extent that he is having a meeting with the Clerk to discuss the issues and the way forward for Angmering now and in the future and how P&I could better comment on proposed applications to ensure Angmering benefits by achieving and maintaining “zero net carbon” by the Governments proposed date of 2030.

A list of all the “Banters” held so far and yet to come in 2024 was sent to you all and it is hoped that NALC and TGC will keep APC updated. From the list you are able to view those items of interest to gain more knowledge and how other Parishes and Town Councils handle the various situations. To attend the “Banters” to the end of 2024 please contact the Clerk for information or contact NALC.

Sylvia G. M. Verrinder

Councillor Sylvia Verrinder TD,

Chair: Planning & Infrastructure Committee,

Angmering Parish Council.

Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
Highways Lines	Station Road	Parking along Station Road, heading to the station. This is causing issues with sight lines of vehicle turning out of roads/Teulon Court. When train gates are down, this is exacerbated.	WSCC Traffic Regulation Order (TRO)	TRO Team progressing (Ref: 3090584). Design has been agreed - just waiting for consultation to be sent over.	20/11/2024	KH
Highways Lines	Station Road and A259 Roundabout	Blue Star Roundabout - Should the former keep clear markings on this roundabout be reinstated to alleviate the blocking of this roundabout when the level crossing barriers are closed at Angmering Station.	Logged on WSCC Portal	WSCC Officer to progress the closed enquiry in their system.	20/11/2024	KH
Road Signs	Bramley Way and Nursery Road	<p>More speed signs stating 20mph through Bramley Green Estate</p> <p>All road markings are very worn, especially those indicating whose right of way it is at pncn points, speed humps and into adjoining roads.</p> <p>Need for more 20mph roundels on posts along the length of Roundstone Lane to help with speeding and floor markings on speed bumps.</p> <p>Bollard hit in accident for 3rd time.</p>	WSCC Enquiry	<p>All issues discussed with WSCC Officer.</p> <p>Nursery Road - Clerk has logged road marking issues on portal again and mention that WSCC Officer has visited site and to liaise with him.</p> <p>Bramley Way - As per the above.</p> <p>Roundstone Lane - As per above (part of same enquiry) stating repeaters needed for 20mph signs.</p>	26/11/2024	KH
Road Signs	High Street into village	<p>Fast traffic – suggestion slow sign on the bend at the top of the hill?</p> <p>A report has been submitted for the yellow lines to be repainted, 20mph floor markings to be repainted, as well as the addition of a SLOW floor marking as you travel from the top of the hill, towards the village square.</p>	WSCC Enquiry	<p>WSCC have previously not agreed to any of the suggestions made. WSCC officer is visiting Angmering in November and the Clerk will take him to this area as part of their walk around to demonstrate the issues.</p> <p>Chatted re Speed Indicator Devices and a scheme could be put together to include Water Lane, Highstreet and Weavers Hill.</p> <p>Suggestion made about parking on the hill - The Clerk will contact WSCC and the S278 agreement for Chandlers - to see if something can be added.</p>	20/11/2024	KH
Road Signs	Arundel Road	Speed of traffic in Arundel Road. APC wanted to extend the 20mph limit to the full length of Arundel Road.	WSCC Enquiry - with potential TRO.	<p>We can now not go forward (at this time) with extending the 20mph zone due to the change to 30mph further north along Arundel Road by the developer. We will move forward once this has been completed. Still awaiting the completion of the speed change at the north of Arundel Road by the developer (S278/S38). Clerk to continue pursuing a completion date of this alteration and then to go forward with a TRO.</p> <p>20mph signs have been moved further north as suggested by WSCC. Awaiting confirmation of date for electronic road sign to be installed.</p>	20/11/2024	KH

Road Signs and speed reduction.	Dappers Lane	Speed of traffic using the road and increase in traffic, walkers, users of the road.	WSCC Traffic Regulation Order (TRO)	This is formally at public consultation stage and it will close on 14 November 2024. TRO team dealing with (Ref: 3090584) Some objections received - may lead to a scheme redesign. WSCC Officer to update once known.	20/11/2024	KH
Parking	Parking outside the shops and white parking lines	Concerns being raised by shop owners as customers are not able to park due to cars being parked in spaces for days on end.	WSCC Traffic Regulation Order (TRO)	TRO Ref: 3817023. Awaiting scheme design, then will go out to consultation. Changing waiting limits may include re assessing size and painting of the bays - may lose some due to this - this needs serious consideration.	20/11/2024	KH
Planting, Foliage & Trees	Weavers Hill	Cut back foliage. This job is on the teams list, but due to budget remaining, it may have to wait.	WSCC Enquiry	WSCC Officer assessed area - no work needed at this time.	20/11/2024	KH
Planting, Foliage & Trees	Roundabout – Palmer Road	Submitted a planting request to WSCC to improve this area	WSCC Enquiry	License received, but issues over planting/installation of planters. Working with Ferring Nurseries.	20/11/2024	KH
Flooding	Area outside houses on Station Road	Flooding constantly and near a school. Ongoing issue for many years and nothing done. Officer stated that gulley clearing is to be done – probably in the next 6-9 months.	WSCC Enquiry	Gulley clearance took place in August 2024. If issues are noted again. Original request under 3246000, quote this if there are further issues.	20/11/2024	KH
Road Condition	Entrances to the village	Unsuitable for HGV signs. HGV's using village as a cut through.	WSCC Enquiry	Blue Star roundabout has a sign. A27 entrance (Arundel Rd) - WSCC Officer will relook at this one. Clerk to forward over email from National Highways regarding design and location. A280 - now the roundabout is being constructed - a sign may possible be added to say "Angmering Village Only" and "Not suitable for HGV's". Need to wait for final sign off of roundabout first.	20/11/2024	KH
Standing Water	Station Road, Weavers Ring	Large puddles/pools of water collect and cause issues with pedestrians getting splashed and causing access issues.	WSCC Enquiry	MOP bought up at recent meeting. Not witnessed - but next time heavy rain send Groundsman for photos and report.	19.11.2024	
Pavement width and overhanging foliage	Water Lane	Pathway narrowed by encroachment of mude/foilage and over hnaging greenery.	WSCC Enquiry	Picked up on walk with WSCC Officer. Reported to WSCC.	25/11/2024	KH
Slippery surfaces	Bridge over A259 and Ambersham Crescent	The foot bridge over the A259 is slippery when wet/cold. The repairs made to pavements in Ambersham Crescent are slippery when cold/wet	WSCC Enquiry	Reported by staff on way into work. Reported to WSCC.	25/11/2024	KH

Parking Issues	Greenwood Drive and Rowan Way	This includes road markings, cycle paths and engineered solutions to resolve issues with parking.	WSCC Enquiry/TRO	Issues raised via The Angmering School. They are awaiting a meeting with WSCC Highways and Nikki will report back. Will be a CHS or Active Travel Plan	21/10/2024	NHS
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Key

Task has been started
Task to remain on the list
Task not yet started
Task completed - on separate page

WSCC Officer visited Angmering on 20.11.2024