



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](mailto:admin@angmering-pc.gov.uk)

Website: [www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)

### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 18 JUNE 2024 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Bill Hall (Vice 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, Bill Hall, John Oldfield, Norma Harris and Carey Bennett
- In attendance:** Tracy Lees (Committee Clerk) plus 1 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	24/023	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Bicknell and Hamilton-Street.	
2	24/024	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> The Chair declared a non-pecuniary interest in Item 6, application number A/84/24/PL as she is acquainted with the owner.	
3	24/025	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 28 May 2024</b> were agreed by all and signed by the Chair.	
4	24/026	<b>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.</b> 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:

- Information has been received that ADC will not be submitting but withdrawing the Arun Gypsy & Traveller Development Plan Document 2018-2036 which was recently subject to a Regulation 19 Publication consultation (13 December 2023 – 7 February 2024).
- Members are requested to give some thought to the P&I annual plan recently sent to all. Any thoughts or ideas to be sent to the Parish Clerk and the Chair of Planning & Infrastructure. This may be on the agenda for the next P&I meeting. Cllrs are also asked to come forward to putting their name to any item on the list that they can advance for the benefit of the Parish – it doesn't matter which Committee you are on.
- Work to improve the flint wall and design of the emergency entrance to Ecclestone Park along Weavers Hill continues. The Parish will continue to chase for update information from both ADC and WSCC.
- Nationwide Affordable Homes Situation - Developers are finding that construction and material costs are rising since the initial process of developing land for housing, so agreement between the local planning authority and developers has led to the loss of affordable homes. However, it has come to our notice that throughout the UK despite developers being happy to provide the Affordable Housing element and contrary to the rising costs, they are having a problem in finding **Affordable Homes Providers** to take over these dwellings. They will instead provide an agreed sum with the local planning authority to compensate for the loss. It must be understood and maintained that any monies provided for such a loss within Angmering, must go in its entirety for the benefit of Angmering especially in the provision of Angmering's residents in need of housing. ADC is awaiting more information from the Fairways Gardens Development application.

**Action List – None**

**5 24/027 PUBLIC CONSULTATION**

A local resident asked if the Parish Council could confirm that the new, unrestricted access roundabout, at the junction of Water Lane with the A280 'Angmering Bypass' will be operational prior to the one hundredth dwelling being occupied on the 525 dwelling North of Water Lane Development.

Cllr Verrinder said that ADC are awaiting a Deed of Variation Application from the Developer requesting the move from 100th dwelling occupied to 200th dwelling occupied. WSCC have stated that they have no highways problem with this change. ADC are currently chasing for further information from the developer as there are no new plans etc submitted. There is no indication as to a start date on the construction of the roundabout. APC will continue to chase ADC for information and updates.

Councillor Verrinder said that this morning she witnessed (and videoed) the demolition company Wessex working on the old Chandlers site entering the site with an HGV tractor and trailer laden with a very large crane, this having travelled along either Station/Arundel Roads (unsuitable

for HGV), through the Conservation Area and Village Square. The vehicle was reversed into the site taking the full width of the road and with the tractor having to mount the pavement opposite to enable a smooth entry. It must be noted that condition 7 clearly states that no demolition work to begin before the approval of a construction management plan, this is still to be approved. This condition was ignored by the developer, ADC Enforcement spoke to McCarthy Stone to advise them they were in breach of this condition but as demolition was almost complete before enforcement were notified, they were permitted to continue without the removal of any rubble, which may have been contaminated, from the site, or start of any construction work. There appears to be no communication between the developer, the demolition company and ADC regarding the movement of vehicles by the demolition company onto the site, the health and safety of the residents of Angmering. ADC will be requested to investigate the matter and to request no further vehicle movement until the CMP has been approved and that the removal of the rubble by the demolition company is included stating vehicle types and timings and route to be used. This activity has raised questions that need to be answered or considered when such applications are approved.

The member of the public left the meeting at 19:45.

**6 24/028 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 172, 173 and 174 of 2024:

**FILE LIST 172: Observations to Arun District Council by 20 June 2024**

<p><b><u>A/92/24/CLP</u></b>          Lawful development certificate for a proposed roof extension to existing dwelling.  <b>DECISION: No Objection</b>  <b>COMMENT: Design and Materials to match the existing and surrounding building and Consideration for the Dark Night Skies and Light Pollution Policies.</b></p>	<p><b><u>ADDRESS</u></b>          Fairbourne          5 Dell Drive          Angmering</p>
---	---

**FILE LIST 173 – Observations to Arun District Council by 27 June 2024**

<p><b><u>A/88/24/S73</u></b>          Variation of condition following the grant of A/256/21/RES (as varied by A/287/22/PL) relating to the omission of flat-over-garages balconies on plots 369, 389 and 439.  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>          Land North of          Water Lane          Angmering</p>
<p><b><u>A/81/24/HH</u></b>          Two storey side and single storey rear extension, including installation of front porch canopy, following demolition of existing detached garage.  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>          9 Ham Manor Farm          Cottages          West Drive          Angmering</p>

<p><a href="#"><u>A/84/24/PL</u></a>  Conversion of attached garage into habitable space and single storey extension to create annexe for family dependent. This application is in CIL Zone 2 (zero rated) as other development.  <b>DECISION: No Objection</b>  <b>COMMENT: Design &amp; materials to match main dwelling. APC has no objection to this application provided that consideration will be given to ensure that the development would not increase the demand for on street parking in the area where APC considers that insufficient space is available for such parking and that it would result in inconvenience and thereby detrimental to residential amenity and potentially harmful to the safety of other highway users. In accordance with approved material considerations, ADC Local Plan DDM1(3) and TSP1 and Arun Parking Standards SPD and Part 1 of the Arun Design Guide.</b></p> <p><a href="#"><u>A/89/24/HH</u></a>  Erection of orangery extension to the rear elevation.  <b>DECISION: No Objection</b>  <b>COMMENT: Design and Materials to match the existing and surrounding buildings. Consideration for the Dark Night Skies and Light Pollution Policies Biodiversity Net Gain 10%.</b></p>	<p><b><u>ADDRESS</u></b>  17 Lansdowne Way  Angmering</p> <p><b><u>ADDRESS</u></b>  15 Darlington Close  Angmering</p>
--	--

**FILE LIST 174 – Observations to Arun District Council by 4 July 2024**

<p><a href="#"><u>A/93/24/HH</u></a>  Single storey front porch and rear extension and conversion of loft to habitable use including installation of 1 No. dormer.  <b>DECISION: No Objection</b>  <b>COMMENT: Although APC has no objection to construction of the rear extension and loft conversion, it does however have concerns regarding the construction of the porch in that the precise dimensions are not shown on the submitted plans. APC questions whether the proposed build is within permitted building regulation or outside building regulations thereby requiring an application for approval.</b></p>	<p><b><u>ADDRESS</u></b>  11 Arundel Road  Angmering</p>
--	--

<p><a href="#">A/98/24/DOC</a> Approval of details reserved by condition Imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 15-schedule of materials and finishes for external walls and roofs. <b>Already approved by ADC on Wednesday 5 June 2024.</b></p>	<p><b>ADDRESS</b> Rustington Golf Centre Golfers Lane Angmering</p>
--	---

**7 24/029 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**

[A/94/24/DOV](#)

Application to enter a Deed of Variation to modify the Section 106 dated 7th October 2022 linked to A/129/21/PL (APP/C3810/W/22/3298192) in relation to Schedule 1, Part B: affordable housing

ADDRESS: Rustington Golf Centre, Golfers Lane, Angmering

**DECISION: Objection**

**COMMENT: The Planning Inspector at both appeal A & B on the 6-13<sup>th</sup> September 2022 clearly stated: -**

**Planning Balance**

**52 – Quote “In October 2021 there were 1,163 households in housing need on the Council’s housing register. The proposed affordable homes would be of significant social benefit in helping to address that need. I give substantial weight to the proposed market housing and further substantial weight to the affordable housing in both appeals”**

**APC feels that the Inspectors statement still holds strength and is still applicable today therefore APC strongly objects to this application and therefore requests refusal by ADC.**

**8 24/030 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**

None.

**9 24/031 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**

None.

**10 24/032 PLANNING DECISIONS – NOT APPROVED**

The refusals were noted by the committee.

**11 24/033 LICENSING MATTERS**

[Licence Application Number: 119770](#)

The application is open to representation from interested parties and responsible authorities until **3rd July 2024**.

Juna Home and Garden

**ADDRESS** 1 Marsh House, The Square, Angmering, Littlehampton, West Sussex, BN16 4EA

An application for a Premises Licence under the Licensing Act 2003 for supply of alcohol for consumption on the premises has been submitted.

After discussion all councillors were in favour of this application and had no objections.

- 12 24/034 CONSERVATION AREA REPORTS**  
Nothing new to report.
- 13 24/035 SOUTH DOWNS NATIONAL PARK**  
The next planned meeting is to be held on Thursday 11 July 2024.  
Awaiting publication of the agenda.
- 14 24/036 COMPLIANCE**  
Manor Place Application - developer Redrow Homes.  
The two drainage applications have now been approved and the appeals lodged against the original two applications have been withdrawn. We are awaiting further updates with regards to the Stop Notice/Enforcement notices.
- 15 24/037 APPEALS**  
As the application regarding conditions 18 and 19 on the Redrow A259 development have now been approved, the developer has advised ADC that the two appeals A/254/22/DOC and A/49/23/DOC are now withdrawn.
- 16 24/038 CORRESPONDENCE**  
Correspondence has been received from a local resident regarding the steps/footpath off the Langmead Place Development onto Water Lane. He has written to District Councillor Andy Cooper regarding the lack of consideration for disability users and baby buggies. Cllr Cooper has replied confirming that ADC and the developers are in discussion to amend the situation so that it is acceptable to all.  
  
This was discussed at the recent Angmering Advisory Committee meeting. The construction of steps was not on the original plans, however, a footpath/ramp together with the re-alignment of the junction between the footpath and Holmwood Way is now with WSCC to consider design and construction of a new layout. The Parish will continue to chase for information from both ADC and WSCC for progress.
- 17 24/039 HIGHWAYS MATTERS**  
Parking Traffic Regulation Order in Angmering. – The Committee discussed the paper, and it was decided to agree with item (2) and confirmed they could not see any other possible parking solutions to the problem within the square and surrounding area.  
  
All other highways matter still to be resolved are being chased by the office and updates awaited.  
  
The Committee Clerk stated that accompanying documents are sent out with the agenda which would give the Committee Members ample time to read and consider their comments for the meeting. She requested, through the Chair, that all Councillors having read these documents come prepared with comments and ideas for the meeting.
- 18 24/040 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
**Planning Committee Meeting**  
Next meeting to be held on: Wednesday 10 July at 2pm  
Awaiting the agenda

**Planning Policy Committee**

Next meeting to be held on: Thursday 26 September at 6pm

Awaiting the agenda

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

**19 24/041 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

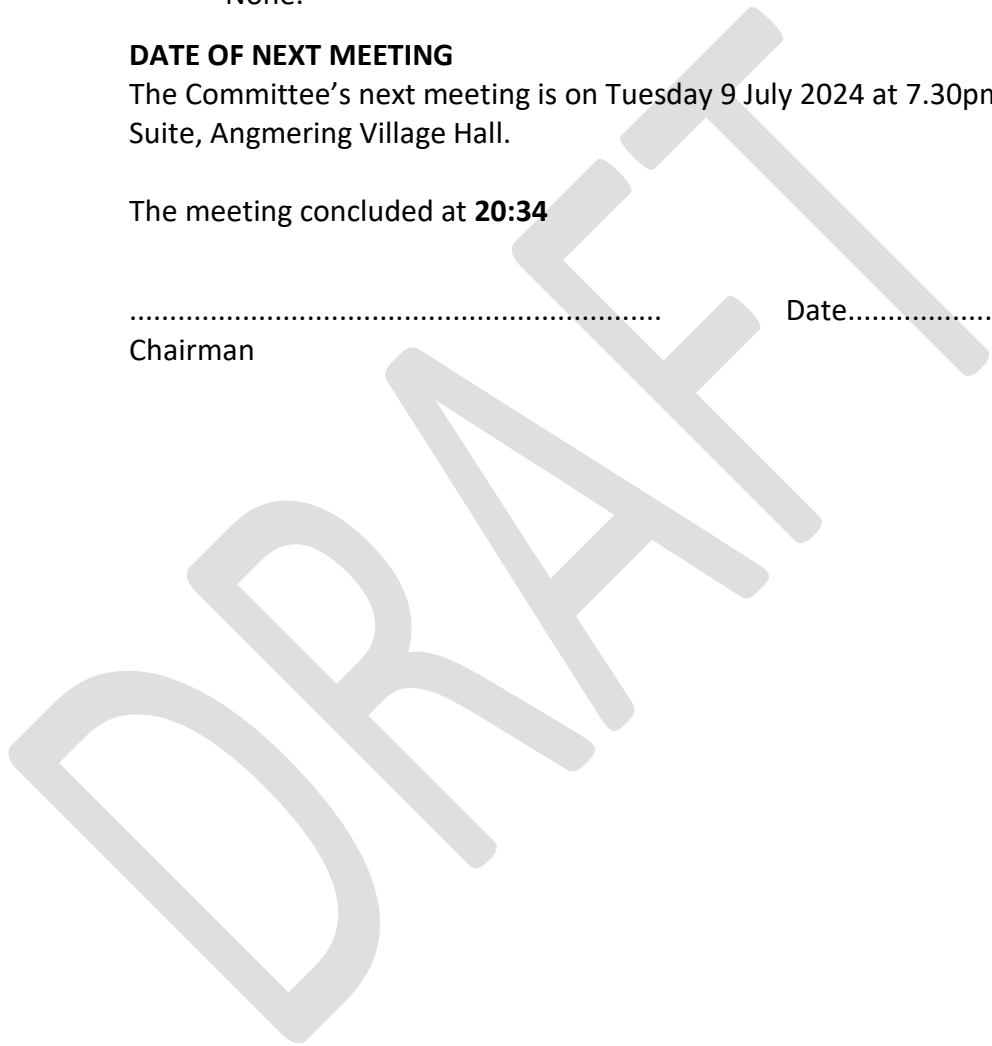
1. This Committee:  
None.
2. Full Council:  
None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 9 July 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:34**

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





# Planning & Infrastructure Committee Chairs Report 9<sup>th</sup> July 2024

## 1) Future Dates of Authority Planning Applications and Matters that could affect Angmering.

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

Authority & Committee		Date	Comment
ADC	Planning Committee	10 <sup>th</sup> July	No applications, appeals or enforcements relating to Angmering
ADC	Planning Policy Committee	26 <sup>th</sup> September	Awaiting Agenda
SDNP	Planning Committee	11 <sup>th</sup> July 2024	Awaiting Agenda
WSCC	Planning & Rights of Way Committee	9 <sup>th</sup> July 2024	No PROW matters relating to Angmering
WSCC	Community, <u>Highways</u> & Environment Scrutiny Committee	16 <sup>th</sup> September	Awaiting Agenda.

## 2) Applications - Part Approved, Withdrawn, or Permission not required.

### A) Part Approved

#### **A/86/24/DOC – Ayton House (Broadlees), Dappers Lane.**

Condition 10 and 12 Approved

#### **Condition 19 refused**

*Decision: Arun District Council have decided to refuse details reserved by condition for the following reasons:*

- This condition relates to the final SuDS maintenance and manageable manual post construction.
- The condition stipulates that the owner or management company shall either provide the Local Planning Authority with an updated copy of the management manual incorporating any changes because of construction/implementation or confirm in writing that no changes are required to the manual.

*The previously approved A360-R002-A SuDS Maintenance Manual has been resubmitted. No changes appear to have been made to the manual, but the applicant has not confirmed that no changes were required in writing.*

*Furthermore, condition 18, which requires verification of the constructed surface water drainage for the site has not been discharged. It is logical that the verification condition is discharged prior to, or alongside condition 19, to validate any necessary changes to the maintenance manual.*

#### **A/20/24/DOC Ayton House (Broadlees) Dappers lane**

Condition 6 – Approved.

#### **Condition 17 – Refused**

*Decision: Arun District Council have decided to refuse details reserved by condition for the following reasons:*

*Following a partial discharge approved under A/252/22/DOC the additional information requested to achieve full discharge has not satisfied the requirements of the condition.*

*Until groundworks are complete it is not possible to fully discharge this condition however, the following items still require clarification (full details and comments from Environmental Health are available online):*

- Further detail on the management of exceedances is required. Basic radon protection measures are necessary for the site.
- Capping depths and geotextile membrane installation is to be included in the remediation strategy.
- Evidence of radon protection measures having been installed.

*It has been confirmed that this condition relates only the site of the care home. The adjoining housing site has its own contamination condition attached to its outline permission. Once these details have been submitted, we will be able to recommend full discharge of the condition.*

## 3) Roundstone Level Crossing

There is to be a meeting organised by East Preston Parish Council to discuss the situation and possible solution to the Roundstone Level Crossing problem. Along with other consultees and residents I shall be attending this meeting together with Cllr Alison Reigate. This meeting is on 10<sup>th</sup> July 2024 at the East Preston Infant School.



#### 4) **Angmering Community Transport**

Following on from the presentation given by Mr Chris Fuller at APC's last Full Council Meeting, I, on behalf of the Parish Council attended the Annual General Meeting on Wednesday 19<sup>th</sup> June 2024 in Littlehampton. Once again Mr Mike Clayden was nominated as the Chair. I asked how many residents in Angmering were clients and was told that there were currently 54 registered clients (30 ambulant clients, 22 walking/aided clients and 2 wheelchair clients). For the year 23-24 a total of 393 trips were made for Angmering clients. I was informed that clients are taken to Angmering Grange to enjoy the coffee events held there, I informed them that from the end of this year the new care home "Ayton House" is expecting to open its doors, this they were interested in. I questioned them on the cost to clients and was told that each client pays an annual fee which is about £5.00 but must pay the cost of transport to and from their required destination – this is much cheaper than the cost of a taxi, also the driver stays with the client for the whole trip unlike a taxi driver. The new wheelchair vehicle was parked outside the building and looks very impressive in its dark red livery. The ACT is very well supported by organisations and the general feeling was that ACT would benefit from marketing help and only grow for the benefit of the Arun District Community. There is still much effort to be made to attract more drivers willing to give up their time and vehicle for the benefit of the clients and of course ACT. They will be appearing at this year's Angmering Revealed event in September.

*Sylvia G M Verrinder*

Councillor Sylvia Verrinder TD  
Chair: Planning & Infrastructure Committee  
July 2024