



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 10 SEPTEMBER 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, John Oldfield, Nikki Hamilton-Street and Carey Bennett
- In attendance:** Tracy Lees (Committee Clerk), ADC Cllr. Andy Cooper and twenty members 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	24/101	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Norma Harris and Paul Bicknell. As Cllr. Bill Hall (Vice Chair of this committee) had resigned with immediate effect the day before he was no longer classed as a member of this committee.  The Chair informed the Committee that Cllr Bill Hall had resigned with immediate effect from Angmering Parish Council for personal reasons. She thanked him for his efforts during his short stay on the Council. As he was Vice-Chair of the Planning & Infrastructure Committee, we now need to elect somebody else to this role and this will be deferred to the next meeting.	
2	24/102	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	24/103	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 20 August 2024</b> were agreed by all and signed by the Chair.	

4      **24/104 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 item was added:

The Chair said she attended the Mulberry workshop "Making Effective Planning Representations" yesterday which was given by APCs Planning Consultant Steve Tilbury. This workshop was the same as, but in more detail than the one given on Friday 29<sup>th</sup> August to Councillors and Residents. More information and slides to follow which will hopefully enable APC to make comments that will bear some significant weight to what we say and decide.

The Chair thanked Steve Tilbury for all that he is doing to assist Angmering.

**Action List** – The road sign on the village green was still outstanding. The Clerk has continued to pursue this matter with no response, so the Chair asked if the committee would like to close this item. The Committee confirmed that this action should now be closed and therefore will be removed from the Action List.

5      **24/105 PUBLIC CONSULTATION**

The Chair asked the members of the public present if anyone was there to talk about anything other than Bewley Road, no one was. Therefore the representative of the group, Joanne Thomson, was invited to speak re A/154/24/OUT.

A prepared piece was then read out, a copy can be found at the end of these minutes marked as **Appendix 1**. Key points were highlighted such as the type of land that would be built on, affordable housing issues, damage to wildlife, increased traffic volumes were all referenced. The representative finished by urging APC to object to this application.

The Chair thanked the group and their representative for all the work that had been put into this so far and a short discussion took place. One resident of 49 yrs spoke about the increase in traffic volumes while another resident gave examples of children not being able to cross the road safely by St Wilfrid's School in Arundel Road and this would only get worse.

Cllr. Oldfield said that he agreed with everything that had been said and they should consider going to the ADC Planning Meeting when this application is heard. ADC Cllr. Cooper stood up and commented that he was there to support the group and that they had made some exceptionally good points and would be behind them all the way.

Before moving on the Chair asked the committees members if they were happy to bring this planning application to the front of the next item, Item 6, all agreed.

Two member of the public left the meeting at 19:55.

After application A/154/24/OUT was discussed a further 17 members of the public left the meeting at 20:07. Cllr. Oldfield and ADC Cllr. Cooper also left the meeting at this point.

6 24/106 **PLANNING APPLICATIONS**

To consider Arun District Council File Lists 184, 185 and 186 of 2024:

**FILE LIST 184: Observations to Arun District Council by 13 September 2024**

<p><b><u>A/133/24/RES</u></b> Approval of reserved matters (appearance, landscape, layout and scale) following outline consent A/153/22/OUT for 20 No dwellings. This application is in CIL Zone 2 and is CIL Liable as new dwellings. <b>DECISION: No Objection</b> <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b> Broadlees Dappers Lane Angmering</p>
<p><b><u>A/141/24/HH</u></b> Single storey rear extension and loft conversion with 2 No. rear dormers. This application may affect the character and appearance of the Angmering Conservation Area. <b>DECISION: No Objection</b> <b>COMMENT: Whilst APC has no objection to this application, it does however support the comments of the Arun District Conservation Area Advisory Panel regarding the very limited comments in the heritage statement.</b></p>	<p><b><u>ADDRESS</u></b> Chaplins High Street Angmering</p>
<p><b><u>A/146/24/A</u></b> Installation of 1 No. sign. <b>DECISION: Objection</b> <b>COMMENT: APC feels that this sign will have an effect on the character of the area and that it should not be displayed for a site metres away.</b></p>	<p><b><u>ADDRESS</u></b> Worthing Rugby Football Club Roundstone Lane Angmering</p>
<p><b><u>A/150/24/T</u></b> 3 No. Ash trees (T2, T7 and T8) heavily pollard to leave monoliths 2 meters in height and the removal of 5 No. Ash trees (T1, T3, T4, T5 and T6) to ground level. <b>DECISION: Objection</b> <b>COMMENT: APC objects to this application as there is no report from a tree surgeon regarding the condition of the trees to be felled.</b></p> <p><b>In accordance with the Angmering Tree Policy this application does not mention the replacement and location of these trees. It also</b></p>	<p><b><u>ADDRESS</u></b> Acorns Arundel Road Angmering</p>



<p>feels that the pollarding of three trees is excessive.</p> <p>The plan does not indicate which trees are covered by a TPO (TPO/A/4/75).</p> <p>It has to be noted that these trees are part of an ancient woodland which abuts Arundel Road, such work to these trees may have a negative effect on the woodland and the street scene along Arundel Road..</p>	
<p><b><u>A/145/24/DOC</u></b> Approval of details reserved by condition following A/99/17/OUT relating to condition 31- Verification Report (Contamination). <b>DECISION: No Objection</b> <b>COMMENT: Although APC has no objection to this application it must point out, such reports, in the interest of health and safety, must be approved before any property is occupied.</b></p>	<p><b><u>ADDRESS</u></b> Land South of Water Lane Angmering</p>
<p><b><u>A/147/24/NMA</u></b> Non material amendment following the grant of A/10/24/HH for the addition of kitchen window to front elevation of extension. <b>Approved by ADC on 14th August 2024</b></p>	<p><b><u>ADDRESS</u></b> 35 Merryfield Crescent Angmering</p>
<p><b><u>A/149/24/NMA</u></b> Non-material amendment following the approval of A/243/23/PL relating to the removal of windows on western elevation. <b>Approved by ADC on 23rd August 2024</b></p>	<p><b><u>ADDRESS</u></b> The Decoy Decoy Lane Angmering</p>
<p><b><u>A/151/24/DOC</u></b> Approval of details reserved by condition imposed under A/122/19/OUT relating to conditions 25-surface water drainage and 26-maintenance and management of surface water drainage system. <b>DECISION: Objection</b> <b>COMMENT: As there is no ADC Drainage Engineers Report, APC reserve the right to make representation once this report has been presented.</b></p>	<p><b><u>ADDRESS</u></b> Land off Arundel Road Angmering</p>
<p><b><u>A/152/24/NMA</u></b> Non material amendment following the grant of A/207/21/PL relating to the rewording of condition 14 to read 'The landscaping and layout particulars to be submitted in accordance with Condition 1 with regard solely to the sports pitch</p>	<p><b><u>ADDRESS</u></b> Land off Arundel Road Angmering</p>

land and shall include details of the pedestrian links to the boundary of the site with the Palmer Road Recreational Ground should be submitted to and approved Local Planning Authority. The approved pedestrian links to the Palmer Road Recreational Ground should be retained thereafter.'	
<b>Approved by ADC on 20th August 2024</b>	

**FILE LIST 185 – Observations to Arun District Council by 19 September 2024**

<p><b><u>A/130/24/HH</u></b> Erection of porch to front elevation set back from principle elevation. (This application may affect the character and appearance of the Angmering Conservation Area). <b>DECISION: No Objection</b> <b>COMMENT: None.</b></p>	<p><b>ADDRESS</b> Mont Coline High Street Angmering</p>
<p><b><u>A/154/24/OUT</u></b> Outline planning application with all matters reserved (except access from Bewley Road) for the construction of up to 190 No. residential dwellings and a community building (Use Class E (d,e) or F2(b)), together with the provision of open space, landscaping and associated infrastructure. This application is a Departure from the Development Plan, may affect a Public Right of Way, may affect the character and appearance of the Angmering Conservation Area and may affect the setting of Listed Buildings. <b>DECISION: Objection</b> <b>COMMENT: All comments will be deferred to the Parish Clerk and the APC Planning Consultant to write the Parish representation on this application. This will be shared with all councillors prior to submission.</b></p>	<p><b>ADDRESS</b> Land West of Bewley Road Angmering</p>

**FILE LIST 186 – Observations to Arun District Council by 26 September 2024**

<p><b><u>A/153/24/S73</u></b>  Variation of condition following the approval of A/243/23/PL relating to condition 2 - approved plans - extending the bicycle shed to include the provision of an outbuilding for a water tank and pump.  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>  The Decoy  Decoy Lane  Angmering</p>
<p><b><u>A/143/24/PL</u></b>  Temporary change of use of a garage at Plot 13 to form a sales and marketing centre and erection of signage and flags associated with A/38/18/RES (32-unit residential development). This application is in CIL Zone 2 (zero rated) as other development, may affect the character and appearance of the Angmering conservation area and may affect the setting of a listed building.  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>  Manor Nursery  High Street  Angmering</p>
<p><b><u>A/144/24/A</u></b>  Erection of signage and flags associated with A/38/18/RES (32- unit residential development).  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>  Manor Nursery  High Street  Angmering</p>
<p><b><u>A/156/24/HH</u></b>  Roof extension and partial loft conversion.  <b>DECISION: No Objection</b>  <b>COMMENT: None.</b></p>	<p><b><u>ADDRESS</u></b>  Fairbourne, 5 Dell Drive  Angmering</p>
<p><b><u>A/159/24/DOC</u></b>  Approval of details reserved by condition imposed under A/40/24/PL relating to condition 5-colour schedule of materials and finishes.  <b>DECISION: No Objection</b>  <b>COMMENT: Although APC has no objection to this application it must insist that the chosen colours and materials match the surrounding buildings and does not have a harmful effect on the Listed Building in close proximity.</b></p>	<p><b><u>ADDRESS</u></b>  Land to the West  Avenals Farm  Angmering</p>

7      24/107    **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.

8      24/108    **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.





- 9      **24/109 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     **24/110 PLANNING DECISIONS – NOT APPROVED/REFUSED**  
None.
- 11     **24/111 LICENSING MATTERS**  
None.
- 12     **24/112 CONSERVATION AREA REPORTS**  
Nothing new to report.
- 13     **24/113 SOUTH DOWNS NATIONAL PARK**  
The next planned meeting is to be held on Thursday 12<sup>th</sup> September 2024.  
The agenda has been published and there are no applications relating to Angmering, however, under the Policy and Strategy part of the agenda at item 14 is an item – *“proposed reforms to the NPPF and other changes to the planning system”*. This is the SDNPA response to the changes proposed by this new Government. A copy has been sent to all P&I Councillors, The Chair asked if there were any comments, there were none.

#### **SDNP Local Plan Review**

The public consultation/survey is still open until 16<sup>th</sup> September 2024 and can be found at the following address:

[www.sdnpalocalplanreview.commonplace.is](http://www.sdnpalocalplanreview.commonplace.is).

Work on the SDNPA Local Plan Review is progressing and has now reached the following stages:

- Evidence Gathering,
- Land Availability Assessment & Local Green Space Assessment and
- Early engagement (scope & ways to consult)

The drafting policies and site allocation stages are due to begin in the Autumn 2024. The Regulation 18 Public Consultation on the draft LPR is due to begin early 2025.

#### **Parish Meetings**

Information and an invite has been received from the SDNPA that they are holding another Parish Meeting for all the towns and parishes within and part within the NP on 2<sup>nd</sup> October 2024 at 1830hrs online. The Chair of P&I and the Parish Rep for the NP, will attend this meeting along with Cllr. Reigate. Should anyone have any comments or issues they would like discussed at this meeting relating to Angmering within the NP please let the Clerk and the Chair know in advance so that the matter can be addressed on the 2<sup>nd</sup> October at the meeting.

- 14     **24/114 COMPLIANCE**  
None.
- 15     **24/115 APPEALS**  
None.
- 16     **24/116 CORRESPONDENCE**  
A resident has forwarded APC a copy of a reply he has had from Network Rail Southern Region regarding the level crossings at Roundstone Lane and Angmering Station.

**17 24/117 HIGHWAYS MATTERS**

As the outstanding highways matters are still being pursued by the Clerk, these will be deferred to the next committee meeting.

**18 24/118 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting to be held on: Wednesday 11 September at 2pm

The agenda has been published and there are no applications or other matters relating to Angmering.

**Planning Policy Committee**

A Special meeting has been called on Wednesday 18 September

Awaiting the agenda

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 24/119 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 1 October 2024** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:28**

  
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Chairman

Date 01 OCT 24