



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 9 JULY 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 Paul Bicknell
- 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	24/042	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Hamilton-Street and Carey Bennett.	
2	24/043	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/044	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 18 June 2024 were agreed by all and signed by the Chair.	
4	24/045	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:

- 1) **Sports Hub** – The office asked for comments from Councillors regarding the proposed draft site plan for the Angmering Sports Hub. Comments were received and a report was put together for ADC. There is to be a public consultation between 12th July and 2nd August. The public face to face consultation events will be held at the ASRA Sports Pavilion on 18th July between 2pm and 6pm and then again in the King Suite of the Angmering Village Hall on 25th July between 3.30pm and 7.30 pm. The date for plans to go to ADC Planning Committee is during November 2024. This was discussed and no further comments made.
- 2) **“McCarthy Stone” Construction Management Plan (CMP)** – An application (A/119/24/DOC) has been received by ADC with a revised CMP and Dust Management Plan, as requested by Environmental Health. This may appear on the P&I agenda for 30th July 2024. Councillors are asked to view this new application, compare it with the previous one and view, particularly the vehicle movement element of the plan, the number of movements/trips per day and its impact on the village and conservation area.
- 3) **National Association of Local Councils (NALC)** – There is to be a zoom meeting given by the NALC Climate Emergency Network on Biodiversity Net Gain Guidance on 12th July 2024. The Chair said she was hoping to attend.
- 4) **Councillor Training Events** – In view of the proposals by the new Government that will affect planning matters, Mulberry are updating their training programme to consider changes affecting planning. Councillors are asked to view these events and dates and to contact the office if they want to attend any.

Action List – None

- 5 **24/046 PUBLIC CONSULTATION**
No members of the public were present and no questions had been sent in.
- 6 **24/047 PLANNING APPLICATIONS**
To consider Arun District Council File Lists 175, 176 and 177 of 2024:

FILE LIST 175: Observations to Arun District Council by 11 July 2024

<p><u>A/106/24/HH</u> Two storey side extension DECISION: No Objection COMMENT: Materials and design to match existing design code.</p>	<p><u>ADDRESS</u> Steinheim 2 Nanson Lane Angmering</p>
<p><u>A/101/24/NMA</u> Non material amendment following the grant of A/137/23/HH to change from solar tiles to 6 No inset solar panels to south-west elevation, removal 2 No skylights to north-east elevation and ASHP relocation.</p>	<p><u>ADDRESS</u> Chilston Cottage Ham Manor Way Angmering</p>



<p>Already approved by ADC on Wednesday 26 June 2024.</p> <p><u>A/102/24/NMA</u> Non material amendment following the grant of A/283/22/PL for the change in position and type of boundary fence at the junction of Dapper Lane and Water Lane to improve road junction visibility. Already approved by ADC on Wednesday 26 June 2024.</p> <p><u>A/103/24/DOC</u> Approval of details reserved by condition imposed under reference A/64/21/PL relating to condition 23 - electric vehicle charging. DECISION: Objection COMMENT: APC concurs with the comments by Environmental Health regarding type of installation and charge unit, together with the lack of and placing of charging units especially in relating to units 9 to 40.</p> <p><u>A/105/24/NMA</u> Non-material amendment following the grant of A/132/23/PL relating to the rewording of condition 5. DECISION: No Objection COMMENT: This application was discussed at length and agreed that there was concern as to whether the power supply would be sufficient and able to cope.</p> <p><u>A/107/24/CLP</u> Lawful development certificate for a proposed single storey rear extension. DECISION: No Objection COMMENT: Consideration to be paid to Dark Night Skies/Light pollution policies. Design & materials to match main building and the Design Code.</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p> <p><u>ADDRESS</u> Former Shrublands Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Highdown Nursery Littlehampton Road Ferring</p> <p><u>ADDRESS</u> 9 Nanson Lane Angmering</p>
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FILE LIST 176 – Observations to Arun District Council by 18 July 2024

<p><u>A/109/24/CLP</u> Lawful development certificate for a proposed rear extension. DECISION: No Objection COMMENT: Consideration to be paid to Dark Night Skies/Light pollution policies. Design &</p>	<p><u>ADDRESS</u> 4 Kinleside Way Angmering</p>
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materials to match main building and the Design Code.	
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FILE LIST 177 – Observations to Arun District Council by 25 July 2024

<p><u>A/108/24/A</u> Installation of 1 No. sign. DECISION: No Objection COMMENT: None.</p>	<p><u>ADDRESS</u> Land at Roundstone Lane to the North of (Main Site) Worthing Rugby Football Club Angmering</p>
<p><u>A/112/24/DOC</u> Approval of details reserved by condition imposed under reference A/11/23/PL relating to condition 6 - electric vehicle charging. DECISION: Objection COMMENT: APC reserves the right to make comment when a report from Environmental Health has been published. There is a need for clarity as to how many VC1/VC2 units will be installed as it is not clear from the paperwork provided.</p>	<p><u>ADDRESS</u> BMW House Chandlers Garage Ltd Water Lane Angmering</p>

7 24/048 **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.

8 24/049 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

9 24/050 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
SDNP/24/02261/PA3R
Conversion of agricultural building to flexible commercial use under Class R of GPDO. The combined area of buildings to be converted will not exceed 1,000 sq. m
ADDRESS: Priors Lease Farm, Dover Lane, Angmering, BN18 9PX
COMMENT: Whilst APC has no objection to this conversion it does however have concerns regarding the amount and impact of traffic and types of vehicles this will generate on a country lane.

SDNP/24/02260/PA3R
Conversion of agricultural building to flexible commercial use under Class R of GPDO. The floor area to be converted does not exceed 1,000 sq.m
ADDRESS: Lee Farm, Michelgrove Lane, Patching, West Sussex, BN13 3XJ
COMMENT: Whilst APC has no objection to this conversion it does however have concerns regarding the amount and impact of traffic and types of vehicles this will generate on a country lane.

10 24/051 **PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.

11 24/052 LICENSING MATTERS

None.

12 24/053 CONSERVATION AREA REPORTS

Nothing new to report.

13 24/054 SOUTH DOWNS NATIONAL PARK

The next planned meeting is to be held on Thursday 11 July 2024.
Awaiting publication of the agenda.

SDNP Local Plan Review:

Information has been received from the NPA that the South Downs Local Plan Review is underway and asking everyone to get involved to make sure it's up to date and addresses important issues including nature recovery, climate change and supporting local communities to thrive. NPA says that from **8 July to 16 September** they are undertaking an early participation stage in the Local Plan Review by inviting feedback on the scope of the review and how people would like to be involved in preparing the new Local Plan

There are three project documents inviting comments on at this stage:

- **Project Initiation Document (PID)** – this defines the scope and issues for the plan, the resources needed to deliver it and the risks associated with the project.
- **Local Development Scheme (LDS)** – this includes a timetable for the preparation and adoption of the Local Plan.
- **Statement of Community Involvement (SCI)** – this sets out how we will consult with all stakeholders, including local communities, business, and public bodies, on planning matters. We are proposing changes to the SCI on how we consult on draft plans, including key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations.

These documents are available to view and comment on at:

<https://sdnpalocalplanreview.commonplace.is/> Here you can also complete the **Local Plan Review survey**. This asks for feedback on the scope of the Local Plan Review and what important issues it should address.

They are also seeking feedback on the National Park Vision 2050, which will be considered as part of the Partnership Management Review later this year.

Councillors were asked to view these three documents and report via the survey to the SDNP and to APC. This was discussed at length. To get this information out to the Residents of Angmering, it was agreed that the Chair would write a few words for the APC Website etc.

ACTION The Chair to write a piece advertising the SDNP Local Plan Review.

SV

14 24/055 COMPLIANCE

ENF/236/22 – An Enforcement Notice (EN) has been issued against Sigma Homes (Angmering) Ltd. This site is the land at the former Shrublands Nursery, Roundstone Lane.

The approved application is for the demolition of existing infrastructure and construction of 40 dwellings (including 12 affordable dwellings) and associated infrastructure, landscaping, public open space, parking and means of access to and through the site.

The EN has been issued for what appears to be a breach of conditions 12, 14, 25, 26, 28 and 29 of application A/64/21/PL and therefore a breach of the Town & Country Planning Act 1990 section 171A (1) in that they have begun and continued to develop and permit occupation, without the required conditions having been approved by ADC. These conditions relate to ecology and environmental issues, appropriate levels of provision of housing accommodation for an ageing generation, surface & drainage construction and management matters.

This enforcement takes place with effect from 2nd August 2024 with a compliance time of 13 months from that date, however, the developer has the right to appeal within that time.

15 24/056 APPEALS
None.

16 24/057 CORRESPONDENCE
Correspondence received from the owner of "School House" Arundel Road with WSCC & the Police, relating to a near miss outside School House. This was discussed at length and Cllrs were reminded that the office were liaising with WSCC on the measures being taken and that the owner of School House was aware. If any further information is required, please contact the office.

17 24/058 HIGHWAYS MATTERS
The outstanding matters relating to the following are still being chased by the Parish Clerk: -

- Line Markings
- Speed Signs
- Parking
- Planting, Foliage and Trees
- Flooding
- Road Condition

18 24/059 ARUN DISTRICT COUNCIL PLANNING COMMITTEES
Planning Committee Meeting
Next meeting to be held on: Wednesday 10 July at 2pm
Agenda now published however nothing on the agenda relating to Angmering.

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 24/060 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
 - The road sign on the village green - update (brought to a previous meeting by a member of the public) – Clerk is in touch with WSCC.
 - Junction of Dover Lane with the A27 – because of previous incidents at this junction, to discuss the site and how possible improvements

to the exit out of Dover Lane could be made. Construct a possible report to WSCC Highways.

ACTION Clerk to chase response and report back

ACTION Cllr. Bicknell to write a report to present at the next meeting on Tuesday 30 July with photographs.

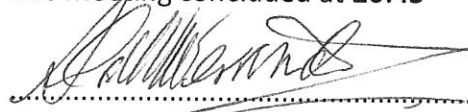
KH
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2. Full Council:
None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 30 July 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:43**


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Chairman

Date 30 July 2024