



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 23 AUGUST 2022 AT 7.30PM

Committee: Sylvia Verrinder (Chair), Davis Marsh (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, Renee Hobson
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, David Marsh and Norma Harris

In attendance: Tracy Lees (Committee Clerk), one 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; Development Control Committee: DCC, Conservation Area: CA; Environment Agency; EA.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	22/076	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Bicknell, Want, Oldfield, Hobson and Hamilton-Street.	
2	22/077	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	22/078	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 2 August 2022 were agreed and were signed by the Chair.	
4	22/079	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.	

Cllr. Verrinder read out her report as follows:

1. Committee congratulations to Cllr Want and his wife on the birth of their child, a first for the Parish Council.

2. Grateful thanks, to the member of the Public who attended a previous committee meeting and made encouraging comments regarding the efforts of the P&I Committee. I think I speak for all to say that that is very much appreciated.
3. The Council Chair and Clerk had a meeting with Andrew Griffiths MP and APC District Councillors re planning and other matters
4. Still awaiting the report from Ray Drabble regarding the recent Angmering Flood Attenuation Scheme meeting
5. We have received information from a resident that the developers of Swallows Gate in Dappers Lane intend to make a bid to put a footpath opposite the site along to Merryfield Crescent. This could mean the destruction of mature trees. This is something to watch out for.
6. Also from a resident, motorists are still entering Dappers Lane from the North against the new no entry signs
7. In conjunction with the proposed development known as Land North of Water Lane, residents have reported to APC and ADC that large vehicles are blocking Dappers Lane near to the entrance to the site and the entrance/exit onto Water Lane and have requested that ADC look into what they say is a breach of the Highway Code and the Developers Construction Management Plan.
8. A/90/22/DOC LNoWL Part Approved – conditions included
 23-Broadband provision, APPROVE IN PART wait to see any further action
 33-risk associated with contamination REFUSED
 39-bus access route. REFUSED

Action List: As Cllr Bicknell was not present at the meeting it was discussed that further contact is made with him to find out what action he has taken to resolve this matter.

5 22/080 PUBLIC CONSULTATION

The member of the public wanted to attend to speak about the arboreal elements and reports on the development North of Water Lane, particularly the trees next to the SDNP. He also had concerns for the local wildlife and the ecosystems that the Copse supports. The councillors' thoughts were asked for and the member of the public expressed an interest to help where they could.

Cllr. Marsh explained what had happened when the original plans for this area were discussed and the plans that had been originally been put in place, a short discussion followed.

6 22/081 PLANNING APPLICATIONS

To consider Arun District Council File Lists **78, 79 and 80, 2022:**

FILE LIST 78 – Observations to Arun District Council by 25 August 2022

<p><u>A/126/22/HH</u> Replace workshop garage door with door and window. (This application may affect the character and appearance of the Angmering Conservation Area.) DECISION: No Objection</p>	<p><u>ADDRESS</u> Conyers Church Road Angmering</p>
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<p>COMMENT: None</p> <p><u>A/156/22/HH</u> Conversion of garage to habitable using including installation of front bay projection window, increase front roof height, install underground drainage and alterations to fenestration. (This application may affect the character and appearance of the Angmering Conservation Area). DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Beehive Honey Lane Angmering</p>
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FILE LIST 79 – Observations to Arun District Council by 2 September 2022

<p><u>A/161/22/HH</u> Install carport. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Walnut Cottage Old Mill Lane Angmering</p>
<p><u>A/163/22/A</u> Installation of 2 x internally illuminated fascia signs. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Manor Retail Park, Unit 1 Rustington Bypass Rustington</p>
<p><u>A/158/22/DOC</u> Approval of details reserved by condition imposed under A/46/19/PL relating to Condition Nos 11 - renewable energy, 12 - acoustic report, 13 - hedgerows, 16 - contamination, 17 - verification report and 19 - acoustic report. DECISION: Objection COMMENT: The decision under application A/46/19/DOC was made on 11th February 2020. APC notice that these conditions state that “Prior to commencement of Development or first occupation” approval for discharge of these conditions must be sought” – however, this application to discharge these conditions went on the ADC Planning Portal website on 25th July 2022 when development had commenced, and dwellings occupied. APC feel that this application is in breach of those conditions and that ADC should both monitor compliance with conditions more stringently and hold the developer to account. APC also feels that no application to discharge a condition should be placed before the ADC Planning Committee for Approval or Rejection before the developer has met all the</p>	<p><u>ADDRESS</u> Land North of Mayflower Way Angmering</p>

requirements of that condition as laid down. It is for this reason that APC OBJECTS to this application	
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FILE LIST 80 – Observations to Arun District Council by 9 September 2022

<p><u>A/167/22/PO</u></p> <p>Application under S106A for the modification of the Section 106 dated 19-03-15 linked to A/51/14/OUT in relation to the Second & Fourth Schedule (Affordable Housing) and Third & Fifth Schedule (Strategic Highways Contribution).</p> <p>DECISION: Objection</p> <p>COMMENT: The Housing Needs Survey undertaken by Action in Rural Sussex (AiRs) 2020 clearly demonstrated that there was a need for affordable housing for local people in Angmering with a percentage showing that their current housing needs could NOT be met by Arun Housing Department. APC is not in a position to check the validity of the viability statement provided and it is presumed that ADC will have an independent check made. It would seem however that the developer is anticipating, after the deduction of the affordable housing and highway costs, a profit of circa 11.5%.</p> <p>Nationally the current financial crisis has resulted in substantial reductions in the profits of the majority of commercial undertakings and in many cases losses. There seems to be absolutely <u>NO REASON</u> why developers should be singled out for protection from this situation to the detriment of others.</p> <p>Whilst the specifics listed within the S106 agreement dated 19th March 2015 may have changed, the need for contributions to highways works in and around Angmering has not. The impact of the development on the High Street will require work, both immediately to the east adjoining Cow Lane, and west neighbouring the Spotted Cow and to Roundstone Lane. Beyond this the Parish Council has identified the impact of developments on the lower end of the High Street onto Station Road and from Weavers Hill onto Water Lane, therefore funding to create more effective vehicle movements is needed.</p>	<p><u>ADDRESS</u></p> <p>Land at Manor Nursery Roundstone Lane Angmering</p>
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After much discussion APC felt that despite the current financial situation the need for more affordable housing and highways infrastructure within Angmering and the District has not decreased if anything it has increased. APC also feels that reducing the commitment by the developer to honour the agreement made between ADC, WSCC and Roban Garden Centre Ltd on the 19th March 2015 in favour of profits, shows disrespect and total disregard towards the residents in need and the ongoing much needed highways infrastructure in Angmering. Therefore, APC **STRONGLY OBJECTS** to this application on the basis that the needs of the Parish out way the profits of the developer. It also feels that should the developer be having financial problems then a stop should be made to the continued construction of this site until the developer is financially able to continue and honour that agreement.

A/157/22/CLE

Lawful development certificate for existing installation of 11 No. solar panels on roof.

DECISION: No Objection

COMMENT: None

ADDRESS

80 Palmer Road
Angmering

A/165/22/PL

Retrospective application for erection of a detached office. This application is in CIL Zone 2 (zero rated) as other development.

DECISION: No Objection

COMMENT: None

ADDRESS

The Acre
Dappers Lane
Angmering

A/170/22/HH

Conversion of garage to habitable use.

DECISION: No Objection

COMMENT: None

ADDRESS

19 Verbena Drive
Angmering

A/171/22/DOC

Approval of details reserved by condition imposed under A/40/18/OUT, as amended by A/248/21/PL, relating to conditions 21-fire hydrants, 26-electric vehicle charging, 30-discharge of flows to watercourses, 32-external lighting and 43-Arbicultural Method Statement and tree protection plan.

DECISION & COMMENTS:

Condition 21 – Fire hydrants

ADDRESS

Land North of
Water Lane and
South of A27
including
Angmering Oval
Racing
Angmering

OBJECTION - Whilst the layout of the hydrants looks appropriately spaced for hose lengths, the provided plan shows that there are no hydrants in the settlement (Bellway?) southeast of the site and north of the business site. APC OBJECTS to this as full site not included and there is no technical appraisal from WSFRS

Condition 26 - Electric Vehicle Charging – NO OBJECTION, NO COMMENT

Condition 30 – Discharge of flows to watercourses

OBJECTION as there is no expert opinion from an ADC Drainage Engineer

Condition 32 – External lighting

OBJECTION – plan only shows use of electricity throughout with no solar lights. There is no reference to timers, lighting shades for ensuring limited impact on dark skies policies and there is no comment from the expert at the SDNP

Condition 43 – Arboricultural Method Statement and tree protection plan

OBJECTION – Whilst the Manual for Managing Trees and the Assessment and Method Statement seem to clearly layout how contractors should protect existing trees, a condition needs to be added that all protected trees should be fenced off and seen by the LPA TP Officer prior to commencement of on-site work. APC objects as there is no expert comments from the LPA Tree Preservation Officer

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| 7 | 22/082 | PLANNING APPLICATIONS NOT ON A WEEKLY
None. |
| 8 | 22/083 | WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS
None. |
| 9 | 22/084 | SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS
None. |
| 10 | 22/085 | PLANNING DECISIONS – NOT APPROVED
None. |



- 11 **22/086 LICENSING MATTERS**
None.
- 12 **22/087 CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that they were waiting for comments from Martyn White, the Conservation Officer at ADC. She advised that he had contacted her and apologised for the delay.
- 13 **22/088 SOUTH DOWNS NATIONAL PARK**
Cllr. Verrinder reported that as a result of its Local Plan Review the SDNP has put out a call for sites for: -
 - Development and Offsetting
 - Local Green SpacesSuggested sites must be submitted by midnight on 28th September 2022.

Cllr. Verrinder said that APC must watch for any action by landowners in the APC part of the SDNP who may want to put their land forward for development.

Next planning committee meeting is on 8th September 2022 – no agenda has been published yet.
- 14 **22/089 COMPLIANCE**
Cllr. Verrinder reported that OWEC2067 (ADC compliance reference) – Shrublands Construction has begun despite no Construction Management Plan being approved.
- 15 **22/090 APPEALS**
The following updates were given:

Land South of A259 – Allowed. Waiting to see if ADC will be going to Judicial Review. Pressure being put on them by way of meeting with Andrew Griffith MP and with emails and correspondence from District Councillors.

Golf Centre Appeal – To be heard on 6th September – APC councillors have been requested to attend. APC have also received sight of the Kingston Parish Council objection.

McCarthy Stone Development – Refused. Awaiting response from developer or another interested developer.

Pound Place (A/112/21/PL) - Footpath – Decision was made on 12th August to allow this appeal.
- 16 **22/091 CORRESPONDENCE**
Correspondence had been received regarding the proposed base station upgrade at Poling Furzfield, Dappers Lane.

Whilst APC has no objection to the upgrade of this mast it requests that consideration is paid to the trees and wildlife that live in and surround the mast. Awaiting comments from the SDNP Planning Authority.

17 22/092 **CREATION OF SMALL WORKING GROUP TO MAP CYCLE PATHS IN THE VILLAGE AND INVESTIGATE THE PROVISION OF MORE FOR THE INFRA STRUCTURE PLAN**

This item was discussed at a previous PI meeting.

The Government has encouraged Local Authorities to prepare, as part of their Local Plans "Local Cycling and Walking Improvement Plans" (LCWIP). A year ago, ADC had not done this, but they may be working on this for the review of their Local Plan, however, WSCC do have a plan. APC intend to investigate and map the current situation within Angmering, the condition of those routes and any additional much-needed cycle/walking infrastructure within the Parish and links to other Parishes bordering Angmering Parish boundary.

This item is to be brought to the next Full Council Meeting to find out if any Councillors not on the PI Committee would like to be part of the working group or could assist with advice. It will also be brought to the next PI meeting when the formation of the working group is made.

Action: Add to the next Full Parish meeting agenda in September.

KH

Several councillors in this committee have already expressed a wish to be included in this working group.

18 22/093 **HIGHWAYS MATTERS**

Survey - In an effort to understand more about the type of public transport that serves Angmering and the transport needs of the residents of Angmering, APC are undertaking to publish a Transport/Traffic Survey to find out the opinions and needs of the Parish Residents. This survey is now live and can be found on the APC website, APC Facebook page and advertised in our office window and noticeboards.

A259 – Still on track for the end of the year completion – Tarmac is now being laid. However, the promised monthly newsletter from WSCC appears to have ceased the last being issued on the 4th July.

Cllr. Marsh has concerns regarding safe crossing areas on the A259 as there currently does not seem to be any points to cross or signage by the roundabout next to Worthing Audi. Highways have been informed and will be acting on this as soon as possible.

A27 – Nothing further to report

19 22/094 **ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

- Planning Policy Committee - Wednesday 21 September 2022 at 6pm. Agenda yet to be published.
- ADC Planning Committee Meeting - Wednesday 24 August at 2pm
Agenda published.

There are no applications relating to Angmering, but in Agenda item 13 they will be discussing the many appeals in the district - Chandlers Garage, Pound Place and the two Golf Centre appeals being four of them.

1. This Committee:

Planning List 81 has been published and it contains quite a lot of requests to discharge conditions by Land North of Water Lane developers. Cllr. Verrinder suggested that committee members have a look at this in preparation for the next PI meeting being held on Tuesday 13 September. The Planning list was advertised on 25th August 2022 and can be found on pages 10-12, there are 12 applications.

2. Full Council:

Creation of a working group to map cycle paths in the village.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 13 September 2022 at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at **20.20**.


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Chairman

Date.. 03/09/22