



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 30 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, 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	24/061	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Hamilton-Street. No apologies were received from Cllr. Bill Hall and therefore were not approved. Cllr. Carey Bennett arrived late at 19:33.	
2	24/062	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	24/063	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 9 July 2024</b> were agreed by all and signed by the Chair.	
4	24/064	<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:

The Chair commented that an e-mail had been received from a local resident expressing his views on the Roundstone Crossing and the increasing obstruction to the free flow of traffic at the Blue Star Roundabout. These views are highlighted in the attached Roundstone level crossing reports. We now await the progress of this situation.

**Additional items:**

**a) Angmering Advisory Group Meeting**

There was a group meeting yesterday to discuss the proposal for development west of Bewley Road and the social housing application relating to "Fairways Gardens" at the Golf Centre. In attendance were representatives from both developments, ADC officers and Cllr Urquhart WSCC, Katie Herr, Cllrs Verrinder, Hamilton-Street, Oldfield for the Parish Council and D/Cllr Bicknell for ADC. The meeting was Chaired by D/Cllr Cooper. Detailed information will be produced at a later date.

**b) Arundel Road / A27 Junction**

Concern has been raised over the flow of traffic along the northern end of Arundel Road. This will over the next 3-5 years be exacerbated with the movement of construction vehicles to 3 possibly 4 development sites on the northwest side of Arundel Road. Whilst highways matters are the remit of WSCC, the matters relating to the actual developments is the remit of the ADC Planners who are asked to review the movement to/from the sites to ensure that there is a co-ordinated plan which will not have a major disruptive nature to the residents of and visitors to Angmering who have tolerated enough disruption over the last 10 years. This was discussed at length and Cllr Bicknell agreed to investigate the junction situation and report back to a future committee meeting. APC will insist that all construction vehicles, enter and exit these sites via the A27 and do not use any route south along Arundel Road or through the Village Square and that no constructor vehicle is parked on Arundel Road.

**c) Consultations / Surveys -** There are currently 3 ongoing consultations:

- Parking Survey – Angmering
- Angmering Sports Hub Project
- SDNP – Local Plan Review

**d) ADC Call for Sites 2024**

There has been a news release that ADC are now calling for their annual request for development sites throughout the district. They are asking for land for the following: -

*Housing. Business, Leisure & Tourism. Gypsy/Traveller. Biodiversity Net Gain. Blue/Green Infrastructure (Rewilding, natural flood mitigation, renewable energy).*

**Action List** – The outstanding actions were discussed and those completed will be removed from the list.

**5      24/065      PUBLIC CONSULTATION**

No members of the public were present and no questions had been sent in.

To consider Arun District Council File Lists 178, 179 and 180 of 2024:

**FILE LIST 178: Observations to Arun District Council by 1 August 2024**

<p><b><u>A/118/24/DOC</u></b>          Approval of details reserved by condition imposed          Under A/168/21/PL (APP/C3810/W/22/3295115) relating to condition 10 - details of roads, footways and casual parking areas.  <b>DECISION: Objection</b>  <b>COMMENT:</b> This was discussed at length and APC feels that this application is incomplete. As the entrance into the site is now completed, motorists are still using the former entrance at the roundabout which appears to be unrestricted and uncontrolled. APC also has major concerns relating to the cycle path/public footpath (as shown on the plan) which will cross from the site over the B2140 near the A280/259 roundabout as this could prove to be a point of danger with the potential for a fatality. APC would suggest that signage is placed warning motorists off the A259 into the B2140 of the possible conflict with cyclists and pedestrians.</p>	<p><b><u>ADDRESS</u></b>          Land south of Littlehampton Road and East of Worthing Road Angmering</p>
<p><b><u>A/119/24/DOC</u></b>          Approval of details reserved by condition imposed under A/11/23/PL relating to condition 7-Construction Management Plan.  <b>DECISION: Objection</b>  <b>COMMENT:</b> This was discussed again at length and whilst APC supports the decision by Environmental Health on the produced Dust Management Plan it is still concerned over the lack of response to its objection comments of the previous application. APC is still concerned over the lack of more information or consideration regarding:</p> <ul style="list-style-type: none"> <li>• <b><u>Vehicle movements timetable</u></b> i.e. number of vehicles per day over the stated 30-month period, how many HGV can be expected per day during the construction period.</li> <li>• <b><u>Routing</u></b> – HGV not to exit the site and go through the Conservation Area or Village Square.</li> <li>• <b><u>Damage</u></b> – Repairs to public footpaths and culvert which has a weight limit</li> </ul>	<p><b><u>ADDRESS</u></b>          BMW House          Chandlers Garage          Ltd Water Lane Angmering</p>





<p>Information has been received that the developer has requested from WSCC - a Temporary Traffic Regulation suspending parking along Water Lane from Nos 17 – 24 to aid the movement of large vehicles. This takes effect from 7<sup>th</sup> August 2024 to 28<sup>th</sup> January 2024. Access for Emergency Services, Residents and pedestrians is to be maintained. APC feels this is a positive response to the previous request and applauds the developer for respecting it and obtaining it.</p> <p>Below is a notification of Telecommunication works that are considered to be "permitted development" under Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.</p> <p><b>PE/00606/24</b>  Notice of Intention under the Electronic Communications Code (Conditions and Restrictions) Regulations (2003) to install fixed line broadband electronic communications apparatus (E: 506747, N: 105399).  <b>DECISION: No Objection</b>  <b>COMMENT: Concern was raised that the installation of this apparatus does not alter the width of footpath or roadway.</b></p>	<p><b><u>ADDRESS</u></b>  Near Acorns  Arundel Road  Angmering</p>
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**FILE LIST 179 – Observations to Arun District Council by 8 August 2024**

<p><b><u>A/120/24/NMA</u></b>  Non-material amendment following the grant of A/233/22/HH relating to the addition of a door on the south elevation.  <b>DECISION: Objection</b>  <b>COMMENT: Whilst APC has no objection to the placing of a side door there is a lack of information over the width from the door to the boundary fencing which is not shown on the plans produced. APC feels that this may be too narrow as a reasonable escape route to the front of the house especially if pushchairs and wheelchairs are involved.</b></p>	<p><b><u>ADDRESS</u></b>  44 Arundel Road  Angmering</p>
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<p><b><u>A/116/24/DOC</u></b>  Approval of details reserved by condition imposed under reference A/131/16/OUT (as varied by A/154/19/PL) relating to condition 6 - foul and surface water sewerage disposal.  <b>DECISION: Objection</b>  <b>COMMENT: APC will have no objection to this application when the ADC Drainage Engineers have approved the verification report.</b></p>	<p><b><u>ADDRESS</u></b>  New Place  Bungalow  Arundel Road  Angmering</p>
<p><b><u>A/126/24/NMA</u></b>  Non-material amendment following the grant of A/36/24/S73 relating to the repositioning of the sub-station in northeast corner of the site.  <b>DECISION: No Objection</b>  <b>COMMENT: No Comment</b></p>	<p><b><u>ADDRESS</u></b>  Land off Arundel Road  Angmering</p>
<p><b><u>A/127/24/DOC</u></b>  Approval of details reserved by condition imposed under reference A/129/24/DOC APP/C3810/W/22/3298192) relating to condition 7 - public open space and play areas  <b>DECISION: No Objection</b>  <b>COMMENT: Whilst APC has no objection to this application it would like to have seen some landscaping along the Golfers Lane side of the Development which would offer an element of natural separation between the development and the businesses. APC also applauds the variety of accessible equipment chosen for the play areas.</b></p>	<p><b><u>ADDRESS</u></b>  Rustington Golf Centre  Golfers Lane  Angmering</p>

- 7      24/067    **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8      24/068    **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      24/069    **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     24/070    **PLANNING DECISIONS – NOT APPROVED**  
None.
- 11     24/071    **SPORTS HUB CONDULTATION PLANS**  
The Chair introduced this item and invited comments. This was discussed at length and councillor comments were requested as soon as possible. All agreed unanimously to delegate the response to the Clerk and Chair of Council.



- 12      **24/072 JUNCTION OF DOVER LANE WITH THE A27**  
Cllr Bicknell presented his report and findings to the committee. Cllr Oldfield said that it was advisory that there was to be no slip road placed where there is a recognised bus stop. The Chair reminded everyone that if the previous SDNP application for the Farm installation north of the Children's Hospice is approved then this could generate more traffic along that narrow lane and onto the A27. This was discussed at length and agreed that as this was a Highways Agency remit, the report should be forwarded to them for consideration. We now await comment from them.

**ACTION:** Clerk to send to the Highways Agency

KH

- 13      **24/073 LICENSING MATTERS**  
None.

- 14      **24/074 CONSERVATION AREA REPORTS**  
Nothing new to report.

- 15      **24/075 SOUTH DOWNS NATIONAL PARK**  
The next planned meeting is to be held on Monday 12 September 2024.  
Awaiting publication of the agenda.

- 16      **24/076 COMPLIANCE**  
The two stop notices placed on the Redrow Development "Manor Place" have now been lifted.

- 17      **24/077 APPEALS**  
None.

- 18      **24/078 CORRESPONDENCE**  
None.

- 19      **24/079 HIGHWAYS MATTERS**  
The outstanding matters relating to the following are still being chased by the Parish Clerk: -

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

- 20      **24/080 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting to be held on: Wednesday 7 August at 2pm

Agenda now published however nothing on the agenda relating to Angmering.

At Agenda item 13 there is an item relating to a report entitled - **non-material amendments to planning permissions**. District Councillors are asked to consider the recommendations for changes to the November 2017 report recommendations. The Chair will forward a copy of the 2017 report to committee members.

**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.

**21      24/081    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 20 August 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:39**

  
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Chairman

Date 20 Aug 24