



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><a href="#"><u>A/133/24/RES</u></a> 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><a href="#"><u>A/141/24/HH</u></a> 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><a href="#"><u>A/146/24/A</u></a> 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><a href="#"><u>A/150/24/T</u></a> 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><a href="#"><u>A/145/24/DOC</u></a> 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><a href="#"><u>A/147/24/NMA</u></a> 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><a href="#"><u>A/149/24/NMA</u></a> 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><a href="#"><u>A/151/24/DOC</u></a> 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><a href="#"><u>A/152/24/NMA</u></a> 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>	
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**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><u>ADDRESS</u></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><u>ADDRESS</u></b> Land West of Bewley Road Angmering</p>

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

<p><a href="#"><u>A/153/24/S73</u></a> 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><a href="#"><u>A/143/24/PL</u></a> 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><a href="#"><u>A/144/24/A</u></a> 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><a href="#"><u>A/156/24/HH</u></a> 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><a href="#"><u>A/159/24/DOC</u></a> 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**

.....  
Chairman

Date.....



## Angmering Parish Council Speech – 3 minutes

Thank you to the Chair for affording me the opportunity to speak. My name is Johanne Thompson and I am representing the views of the Protect Farmland West of Bewley Road (PFWBR) Group. We are an a-political group from a diverse range of backgrounds who are united in our opposition to Gleesons planning application (A/154/24/OUT) for 190 houses, community building and associated infrastructure.

Hopefully, Members of Committee should have received our Group's Submission to Arun District Council setting out our reasons for objection. It is not my intention to revisit these in my speech today, as we only have 3 minutes. Instead, I thought I would focus on some of the key themes emerging from our response which we hope will inform your commentary on this application, as a consultee.

Our Group recognises that there is a shortage of housing, especially affordable housing, and that identifying suitable sites is a priority for most councils. Contrary to some of the accusations flying around, we are not a Group of NIMBYS. We support the delivery of affordable homes in the local area and are saddened that very few of the new housing schemes in Angmering have actually delivered homes that are affordable for local people most in need.

Over the past 6 years, Angmering has seen 1,839 houses built. This is 789 houses (an increase of 75%) beyond the target set in the Strategic Allocations for housing (SD9 and SD11) in the Local Plan. As you will see from our map, 21 housing schemes have been granted planning permission within 1.5-miles of the proposed development. If allowed to go ahead, the Gleesons development would take the total number of residential units to 2,151 (including care homes) which represents a staggering 105% increase in the target figure. This is a significant increase in the population which will put pressure on the Villages' already strained health services, schools and road infrastructure. Such growth is simply unsustainable.

Whilst the Government is committed to "getting Britain building again" it is clear from its consultation on the NPPF that Councils should take a "brownfield first approach and then release low quality grey belt land, while preserving the Green Belt". The Government's definition of grey belt is "poor quality areas of Green Belt that include scrubland, disused car parks and wasteland". The 16.1 Ha of land currently proposed for development by Gleesons does not resemble

this definition of grey belt. It is prime agricultural land as designated by Natural England, 9.9 Ha of which is graded Best and Most Versatile land. It is highly productive land which is capable of yielding approximately 134 tonnes of wheat per growing season which is vital to the UK's future food security.

If Members of the Committee, are left in any doubt of this interpretation of grey belt land, then I would draw their attention to the clarification given by the Secretary of State for Housing, Communities and Local Government, Angela Rayner MP, who stated in Parliament on 30 July this year:

*"I talked before about protecting the Best Most Versatile land, and we will do that. The land we are talking about – grey belt, which we define in the NPPF consultation – is not agricultural land; it is disused garages and things of that nature and not, as the Right Honourable Gentleman wants people to believe, the land we need for food".*

There is no doubt that not having an up-to-date Local Plan presents its challenges. Gleasons and their Legal Team will be arguing that, any development, whatever the impacts, is acceptable because of Para 49 of the NPPF and the "presumption in favour of development". Arun District Council might be thinking that there is no point in refusing housing schemes of this nature because without a housing supply and plan, they don't stand a chance on appeal. However, the NPPF makes it clear that achieving sustainable development remains a material consideration in planning decisions, irrespective of the status of the Local Plan.

Specifically, Para 49 (a) states that the presumption in favour of development **will not** apply if "the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan".

Our Group believes that this lies at the heart of our case and that the cumulative impact of successive housing developments on the Village of Angmering has tipped the balance in favour of refusal. This is because granting planning permission would directly undermine and predetermine the plan-making process which Arun District Council is currently undertaking. The Local Plan is now so out-of-date that there is a need to map the delivery of housing schemes since the Plan was Adopted in 2018 and then identify which sites

would be most suitable to deliver housing targets moving forward. This needs to be done strategically having regard to the whole of the Arun District area.

There are several appeal cases where development has been refused permission in the absence of an up-to-date Local Plan or five-year land supply. In the case of Spurstow, Tapersley in East Cheshire an appeal for up to 60 dwellings was dismissed even though the council could not demonstrate a 5-year housing supply. The inspector found that, although the proposal would have positive benefits in terms of housing provision, the site did not represent a sustainable location and would have pre-empted the distribution of development in that area in the emerging Local Plan. The inspector concluded that the proposals would result in 'obvious and irrevocable damage to agriculture, the surrounding countryside and the character of this clear edge to the settlement... such harmful effects would be contrary to the aims of the 'saved' planning policies and fundamentally undermine several of the core planning principles outlined in the NPPF'.

We feel that this description could equally apply to the proposed site which is the last part of the Village to enjoy uninterrupted views of the surrounding countryside along with a wealth of wildlife and biodiversity. As you will have seen from the Group's submission, there are many core planning principles that are undermined by this scheme. The cumulative loss of agricultural land and impact of 21 new housing schemes, some of which are still under construction, is exerting massive pressure on the Village's infrastructure. If Gleeson's proposal is permitted, then it could be the "straw that breaks the camel's back". Angmering Parish Council needs to seize this moment and act proactively to stop further development by sending a clear message to Arun District Council by opposing Gleeson's Planning Application. We also hope you will support our Campaign by helping us to successfully make representations on the Local Plan.