



Established 1894

## Angmering Parish Council

The Corner House  
The Square  
Angmering  
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: [admin@angmering-pc.gov.uk](mailto:admin@angmering-pc.gov.uk)

Website: [www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)

### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 20 AUGUST 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, Nikki Hamilton-Street, Paul Bicknell and Carey Bennett
- In attendance:** Tracy Lees (Committee Clerk) and 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; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme. Construction Management Plan: CMP;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	24/082	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Norma Harris. No apologies were received from Cllr. Bill Hall and therefore were not approved.	
2	24/083	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	24/084	<b>APPROVAL OF MINUTES</b> Cllr. Bicknell asked if the following could be added here in reference to minute number 24/072 Junction of Dover Lane with the A27: <i>During the discussion Cllr. Bicknell explained to Cllr. Oldfield that there are 2 Existing Bus stops on the A27 both being on the slip roads / Accelerations lanes from a junction that being :- Blakehurst Lane Bus stop installed after June 2012 &amp; Decoy Lane Bus stop installed after 2009 on existing slip roads / Accelerations lanes</i>  Approval of the minutes of the meeting of the committee from <b>Tuesday 30 July 2024</b> were agreed by all and signed by the Chair.	
4	24/085	<b>THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON</b>	

**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:

APC have been informed that with effect from 2<sup>nd</sup> September 2024 work is to begin on the **A280 / Water Lane Roundabout** for a period of 36 weeks (Mid-May 2025). The speed limit on Water Lane will change to 30mph from the junction to the existing 20mph zone on Water Lane.

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

**5 24/086 PUBLIC CONSULTATION**

The member of the public present asked if the Parish Council would work with others to quantify just how badly the recent increase in frequency and duration of closures to road traffic of the Roundstone and Angmering level crossings has affected road traffic both close to the crossings and further away.

He had attended a recent meeting in East Preston and was concerned and disappointed at what was discussed and the information given. He was also surprised at how much train numbers have increased and has asked Network Rail for numbers. A discussion then took place.

The Chair was also present at this meeting and said that the panel at the crossing meeting were given plenty to go away with and it is hoped that WSCC and Highways Agency together with all the transport operators will reach a solution in the very near future.

Cllr. Hamilton-Street commented that the three affected Parishes, Angmering, East Preston and Ferring were working together and this is very much on APCs agenda.

The member of the public commented that he was pleased that his concerns seemed to be shared and particularly respected Cllr. Oldfield's views since he has been a civil engineer longer than he had. He was also reassured that the Clerks of Angmering, East Preston and Ferring were jointly discussing similar problems regarding the three railway crossings.

Cllr. Verrinder commented that the keep clear markings/hatching on the road at the Blue Star Roundabout were no longer there and asked if the Highways Officer could be contacted to see if it could be brought back. The Clerk has asked the question and will report back when an answer has been given.

The member of the public left the meeting at 19:48.

To consider Arun District Council File Lists 181, 182 and 183 of 2024:

**FILE LIST 181: Observations to Arun District Council by 22 August 2024**

<p><a href="#"><u>A/129/24/S73</u></a> Variation of condition following the grant of A/38/18/RES relating to amendments to condition 1. <b>DECISION: No Objection</b> <b>COMMENT: APC have no objection to this application provided that the developer has complied with the four requests by ADC in its refusal of the previous application.</b></p>	<p><b>ADDRESS</b> Manor Nursery High Street Angmering</p>
<p><a href="#"><u>A/128/24/NMA</u></a> Non-material amendment following the grant of A/137/23/HH amendments to the front porch and materials amendments to the extension and outbuilding. <b>Already Approved on the 26<sup>th</sup> July</b></p>	<p><b>ADDRESS</b> Chilston Cottage Ham Manor Way Angmering</p>
<p><a href="#"><u>A/131/24/DOC</u></a> Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3301932), as varied by A/155/23/NMA, relating to condition 19 - surface water drainage scheme. <b>DECISION: Objection</b> <b>COMMENT: As there is no presented signed off ADC Drainage Engineers report, APC reserves the right to comment on this application once an approved ADC Drainage Engineers report has been presented.</b></p>	<p><b>ADDRESS</b> Rustington Golf Centre Golfers Lane Angmering</p>
<p><a href="#"><u>A/132/24/DOC</u></a> Approval of details reserved by condition imposed under reference A/11/23/PL relating to condition 3 - contamination. <b>DECISION: No Objection</b> <b>COMMENT: APC would insist that no development on this site is started until ADC can assure that there is no fear of contamination from this site, bearing in mind the former use of the site and finds that the presented statement is acceptable.</b></p>	<p><b>ADDRESS</b> BMW House Chandlers Garage Ltd Water Lane Angmering</p>

**FILE LIST 182 – Observations to Arun District Council by 30 August 2024**

<p><a href="#"><u>A/100/24/PL</u></a> Installation of 4 No. Padel Courts with perimeter fencing and glazing onto existing car park. This</p>	<p><b>ADDRESS</b> Worthing Rugby Club</p>
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<p>application is in CIL Zone 2 (Zero Rated) as other development.</p> <p><b>DECISION: Support</b></p> <p><b>COMMENT: APC supports this application as it considers that the inclusion of the Padel Courts would enhance the range of Sport, Leisure and Entertainment facilities proposed for the Parish and the wider community. However, APC does have concerns about the reduction in <u>parking facilities</u> as it has been proven that during major events the surrounding highways are, (contrary to the report by WSCC), used for parking and that the loss of the proposed spaces would indeed further increase parking on the highways. APC requests that consideration is made with respect to the <u>proposed lighting</u> and its effects on Dark Night Skies/light pollution policies and the surrounding properties and wildlife.</b></p> <p><b>Although the matter of the ProW 2145 has not been considered in this application especially as the construction of the paddle courts will have an effect on this pathway, APC would like to see that this pathway is maintained for all users and a schedule of maintenance produced.</b></p> <p><a href="#"><u>A/110/24/PL</u></a></p> <p>Removal and rebuild of Eastern wall 2m eastwards with reconfiguration and replanting with slight amendment to Western wall. This application is in CIL Zone 3 (Zero Rated) as other development.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT: Whilst APC has no objection to this application it supports the Ecology response regarding the lack of a BNG enhancement for the flower beds etc.</b></p>	<p>Roundstone Lane Angmering</p> <p><b>ADDRESS</b> Rustington Golf Centre Golfers Lane Angmering</p>
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**FILE LIST 183 – Observations to Arun District Council by 6 September 2024**

<p><a href="#"><u>A/134/24/DOC</u></a></p> <p>Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 4-schedule of materials &amp; finishes, 15-surface water drainage, 17- maintenance and management of surface water drainage and 25-Employment and Skills Plan for construction phase.</p> <p><b>DECISION: Objection</b></p>	<p><b>ADDRESS</b> Broadlees Dappers Lane Angmering</p>
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<p><b>COMMENT: Whilst APC has no objection to the discharging of Conditions 4 and 25 it does however, object to the discharging of conditions 15 and 17 which was previously refused by ADC. As there is no signed off ADC Drainage Engineers Report yet presented, APC therefore reserves the right to comment on these two conditions once the approved ADC Drainage Engineers report has been presented.</b></p> <p><b><u><a href="#">A/135/24/CLP</a></u></b>          Lawful development certificate for a proposed loft conversion including a hip to-gable roof extension and rear dormer with 3 No. Velux windows.  <b>DECISION: No Objection</b>  <b>COMMENT: APC has no objection in principle to the content of the application, but feels attention has to be made to the location/block plan which shows that the red boundary line is incorrect by showing that the dwelling number 14 to which this application refers, is outside the shown red line boundary.</b></p> <p><b><u><a href="#">A/140/24/NMA</a></u></b>          Non-material amendment following the grant of A/44/24/PL relating to changes to the number and size of windows.  <b>Already Approved on 9<sup>th</sup> August</b></p>	<p><b><u>ADDRESS</u></b>          14 Hillside Crescent          Angmering</p> <p><b><u>ADDRESS</u></b>          Land At Wilmington          Arundel Road          Angmering</p>
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- 7     **24/088   PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8     **24/089   WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9     **24/090   SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10    **24/091   PLANNING DECISIONS – NOT APPROVED/REFUSED**  
The decisions were noted by the committee.
- 11    **24/092   LICENSING MATTERS**  
None.
- 12    **24/093   CONSERVATION AREA REPORTS**  
Nothing new to report.
- 13    **24/094   SOUTH DOWNS NATIONAL PARK**  
The next planned meeting is to be held on Monday 12 September 2024.  
Awaiting publication of the agenda.

The Summer edition of the SDNP Planning News has now been published and a copy e-mailed to all Councillors.

**14 24/095 COMPLIANCE**

None.

**15 24/096 APPEALS**

None.

**16 24/097 CORRESPONDENCE**

None.

**17 24/098 HIGHWAYS MATTERS**

The Chair commented on the following matters:

**1. TRO Update**

Information has been received from WSCC Officer regarding the requested Traffic Regulation Orders for:-

3090584 - **Dappers Lane Speed Limit Reduction** – This has been passed to our TRO Team who are now dealing with the legal documentation and arranging for the Public Consultation. Once I have been informed of a date for the formal consultation, I will update you immediately.

3096051 - **Station Road yellow lines** – We are just waiting on support/comments from Sussex Police, once this has been received, the scheme will be passed over to the TRO Team to arrange the Public Consultation.

3817023 - **Water Lane parking outside shops** – I believe this is a new application that has only just made its way to me, so I will be assessing this shortly and I will provide you with an update in isolation

**2. Roundabout Signage**

Councillor Bicknell asked if anyone was aware that the direction sign on the A259 approaching the Roundstone roundabout has been called “Haskins roundabout” when it has always been known as the Roundstone roundabout being situated on Roundstone Lane. Nobody was aware of this, therefore the matter will be investigated.

**3. Windmill Lane Roundabout**

The flow of traffic off this roundabout that wants to turn right (eastwards) is again highlighted as the majority of vehicles appear to be using the left-hand lane instead of the right-hand lane. This was discussed further and agreed that this should not be happening despite being correctly signed, however, Cllr Oldfield raised the point that a problem occurs when traffic entering South Drive has to cross a busy flow to get into the lane necessary to exit into South Drive as this drive is close to the roundabout. The Clerk will liaise with the Highways Officer.

**4. Other outstanding matters**

The following are still being chased by the Parish Clerk: -

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

- Road Condition

**18 24/099 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

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

**Planning Policy Committee**

A Special meeting has been called on Wednesday 18 September

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 24/100 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:  
The Chair asked that all committee members look closely at the Bewley Road application, A/154/24/OUT, and come to the meeting ready with their comments.
2. Full Council:  
None.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 10 September 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:26**

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Chairman

Date.....

Meeting Date	Agenda No:	Minute No:	Title	Action Required	Action to be taken	Comments & Next steps	Delegated To	Completed Date
09.07.24	19	24/060	Matters Requiring Consideration	The road sign on the village green	Clerk to chase response and report back	The Clerk has chased this but as of 3.07.24 is still awaiting a reply As of 13.08.24 there has been no response - the Clerk continues to chase	KH	

### Key

Task has been started
Task to remain on the list - placed on deferred tab
Task not yet started
Task completed





# Planning & Infrastructure Committee Chairs Report 10<sup>th</sup> September 2024

## 1) Future Dates of Authority Planning Applications and Matters that could affect Angmering

Councillors are requested to view the following agendas, planning matters and websites then make comment where necessary.

Authority & Committee		Next Date 2024	Comment
ADC	Planning	11 <sup>th</sup> Sept	Awaiting Agenda
ADC	Planning Policy – <b>Special Meeting</b>	18 <sup>th</sup> Sept	Awaiting Agenda
ADC	Planning Policy	26 <sup>th</sup> Sept	Awaiting Agenda
SDNP	Planning	12 <sup>th</sup> Sept	Awaiting Agenda
WSSC	Planning & Rights of Way	8 <sup>th</sup> Oct	The agenda for the meeting on the 3 <sup>rd</sup> September was published and contained an item "WSSC PRoW Service Annual Report 2023-24" Awaiting publication of Minutes.
WSSC	Community, Highways & Environment Scrutiny	16 <sup>th</sup> Sept	Awaiting Agenda.

## 2) Applications - Part Approved, Withdrawn, or Permission not required. - None

## 3) A27 Arundel By-Pass

Information has been received that the current Government has now decided to scrap the proposed A27 Update from Crossbush to Fontwell.

## 4) Chatsmore Farm Development Inquiry

Persimmon Homes is continuing to pursue the development of 475 dwellings on this green field/farmland on the border of Goring, Ferring and south of the roundabout on the A259 at Titnore Lane. There is to be an inquiry to hear evidence by a Planning Inspector at Worthing Town Hall on 17<sup>th</sup> September 2024 at 1000hrs. There will be further sessions in the same room from 9.30am to 4pm on September 18, 24, 25 and 26. Further hearings, which are all open to the public, can then be held on October 1, 2 and 3.

## 5) National Association of Local Councils

With effect from 7<sup>th</sup> October 2024, NALC are launching their new website. All Councillors will be able to access this website, but you will need a password which could be obtained from the office; however, Local councils, councillors, clerks, and council staff can create their website accounts on 7 October 2024, giving them exclusive access to member benefits such as advice notes, publications, support information, and campaign resources. For information, advice and guidance this is a very useful tool to have.

## 6) "Have your Say"

There was a presentation given in three sessions by our Planning Consultant Steve Tilbury on 29<sup>th</sup> August 2024 which was open to all members of the community. They were well attended by residents, our County Councillor Deborah Urquhart, District Councillor Andy Cooper, together with Alison Cooper County & District Councillor. These sessions were to enable those who wish to make comment to ADC Planning on a particular application, what to say that is relevant and what not to say that is irrelevant and will bear no weight when the Planning Officer makes the recommendation to ADC Planning Committee. ADC welcome comments that relate to policies and material considerations together with any evidence that will back up the comment made i.e. photos, maps, dates and timings; (e-mailed copies are acceptable) this will also assist the Planning Officers in making their recommendation to the ADC Planning Committee.

Steve opened his presentation by stating that decisions are made in accordance with the law that stands at the time of the final decision. Emotive reasons, such as lack of, or oversubscribed facilities like medical, sport and entertainment or educational purposes are not grounds for a refusal. As the "Tilted Balance" is usually in favour of development, As ADC does not have a 5-year land supply, then to tilt the balance the other way, comments must show evidence / weight of any conflict with policies and material considerations or show the harm/impact that can be caused by the development to the residents, location and surrounding area, that the Planning Officer may not be aware of.

The APC Chair and Cllr Urquhart confirmed that currently there are adequate school placings as schools are only 92% full. It has to be noted that as Angmering is also within the National Park, these procedures apply equally to any application within the National Park together with any conflict or harm to the two purposes and duty of the SDNP Authority.

Copies of the material considerations and presentation slides can be obtained from the Parish Office.

**Sylvia Verrinder**

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

Angmering Parish Council.

September 2024