



Established 1894

Angmering Parish Council

The Corner House
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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD AT THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 29 MARCH 2022 AT 7.30PM

- Committee:** John Oldfield (Chair), Sylvia Verrinder (Vice Chair)
David Marsh, Paul Bicknell, Norma Harris, Matthew Want 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; John Oldfield (Chair), Sylvia Verrinder, Nikki Hamilton-Street, Norma Harris and Matthew Want
- In attendance:** One member of the public where present
- 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	21/249	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Bicknell and Marsh.	
2	21/250	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. No declarations were made.	
3	21/251	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 8 March 2022 were agreed and were signed by the Chair.	
4	21/252	THE CLERK'S REPORT ON ANY MATTERS OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA There was nothing new to report.	
5	21/253	PUBLIC CONSULTATION Cllr. Oldfield invited the member of the public to speak. The member of the public spoke about the intention of APC to put forward the expansion of the conservation area to ADC. He gave the history of his property to the councillors present. Cllr. Oldfield then invited Cllr. Verrinder to respond to the member of public. She advised them of the project so far and what	

they would need to do if they did want to remove their property from the conservation area.

6 21/254 **PLANNING APPLICATIONS**

To consider Arun District Council File Lists 57, 58 and 59 of 2022:

FILE LIST 57 – Observations to Arun District Council by 31 March 2022

<p><u>A/24/22/HH</u> Change of use of external shed/storage to habitable room. This application may affect the character and appearance of the Angmering Conservation Area. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Ground Floor Flat Marino High Street Angmering</p>
<p><u>A/26/22/HH</u> Single storey rear pitched roof extension. DECISION: Withdrawn COMMENT: None</p>	<p><u>ADDRESS</u> Creston Honey Lane Angmering</p>
<p><u>A/27/22/HH</u> Creation of hard standing parking space in the front garden. DECISION: No Objection COMMENT: The no objection is subject to the surface of the hard standing being of a permeable material.</p>	<p><u>ADDRESS</u> 4 Weavers Hill Angmering</p>
<p><u>A/31/22/HH</u> Installation of a front porch. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Cocoa Cottage 6 Arundel Road Angmering</p>

FILE LIST 58 – Observations to Arun District Council by 7 April 2022

<p><u>A/28/22/HH</u> Single storey mono pitch roofed extension. Single Storey front extension and conversion of garage to habitable use. DECISION: Objection COMMENT: The proposed application represents overdevelopment of the site with the front extension projecting in front of the building line. The reduced parking provision is likely to lead to on street parking with potential highway safety issues.</p>	<p><u>ADDRESS</u> 27 Beech View Angmering</p>
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FILE LIST 59 – Observations to Arun District Council by 14 April 2022

<p><u>A/33/22/HH</u> Single storey rear extension and installation of front canopy. DECISION: No Objection</p>	<p><u>ADDRESS</u> 5 Ham Manor Farm Cottages West Drive</p>
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<p>COMMENT: None</p> <p><u>A/37/22/PL</u> Redevelopment of redundant agricultural outbuildings to form 2 No. holiday lets. This is a dual application with the South Down National Park.</p> <p>DECISION: No Objection</p> <p>COMMENT: None</p> <p><u>A/41/22/DOC</u> Approval of details reserved by condition imposed under ref A/40/18/OUT relating to Condition No 5 - design code masterplan.</p> <p>DECISION: Deferred - It was agreed that no decision would be made on this application until after the Angmering Advisory Group Meeting on 7 April 2022.</p> <p>COMMENT: None</p>	<p>Angmering</p> <p><u>ADDRESS</u> Manor Barn Ecclesden Lane Angmering</p> <p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
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7 21/255 PLANNING DECISIONS

[A/2/22/DOC](#) Land off Arundel Road, Angmering
Decision: Approved

[A/1/22/TC](#) 4 Orme Cottages Arundel Road Angmering
Decision: No Objection

[A/236/21/PL](#) Merry England Nursery Dappers Lane Angmering
Decision: Approved subject to Conditions

[A/18/22/TC](#) Old Forge House Arundel Road Angmering
Decision: No Objection

[A/271/21/T](#) Land between 7 Weavers Ring and Apple Grove Car Port
Angmering
Decision: Withdrawn

[A/272/21/PL](#) Land at Arundel Road Arundel Road Angmering
Decision: Withdrawn

[A/6/22/DOC](#) Stitches And Frames The Square Angmering
Decision: Part Approved

[A/7/22/DOC](#) Land at Dappers Lane Angmering
Decision: Approved

[A/9/22/CLP](#) The Honey Pot Honey Lane Angmering
Decision: Withdrawn

- 8 **21/256 PLANNING APPLICATION NOT ON THE AGENDA**
None.
- 9 **21/257 LICENSING MATTERS**
None.
- 10 **21/258 CONSERVATION AREA REPORTS**
Cllr. Verrinder advised that a meeting would be set for the group to discuss the forms they had received back at the end of April when all members were available.
- 11 **21/259 WORKING GROUPS UPDATE**
None.
- 12 **21/260 SOUTH DOWNS NATIONAL PARK**

[SDNP/22/00885/FUL](#)
Location: Manor Barn Ecclesden Lane Angmering BN16 4DQ
Proposal: Redevelopment of redundant agricultural outbuilding to form 2no. holiday lets
This application was already discussed and a response will be sent to both authorities. No Objection.

Cllr. Verrinder attended the workshop on the landscape review – there will be a report to follow.
- 13 **21/261 ADC PLANNING COMMITTEE MEETINGS**
The following meeting was noted.
Wednesday 27 April 2022 at 2pm
Venue: Council Chamber at the Arun Civic Centre, Maltravers Road,
Littlehampton BN17 5LF
- 14 **21/262 COMPLIANCE**
South of Water Lane Development
Cllr. Oldfield confirmed that the office had been informed of a potential issue regarding the occupation of houses before fire hydrants had been installed. ADC are dealing with this and will keep us updated. A response is expected from the developers.
Cllr. N Hamilton-Street also advised that there had been a compliance issue raised by residents regarding the contractors starting work at 6:30am which is against the current Construction Management Plan and also the state of the repair to road surface in High Street.
- 15 **21/263 APPEALS**
None.
- 16 **21/245 CORRESPONDENCE**
None.
- 17 **21/246 HIGHWAYS MATTERS**
Cllr. Verrinder advised that County had responded to the transport plan. It is 72 pages long and should be read by all. She stated that APC's comments had been included in the report. County will be discussing this plan on 1st April 2022.

Cllr. Verrinder also confirmed that an A259 update had been received and shared by the APC office.

- 18 21/247 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
Planning Policy Committee
None.

- 19 21/248 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

- This Committee:
Cllr. N Hamilton-Street gave a brief update on continuing conversations between residents of Church Lane, WSCC and herself. She will bring further updates to the next meeting.
- Full Council:
None.

DATE OF NEXT MEETING

The Committee's next meeting is on **Tuesday 19 April 2022** at 7.30pm in the King Suite, Angmering Village Hall.

The meeting concluded at 20:10.

..... Date.....
Chairman

Meeting Date	Agenda No:	Minute No:	Title	Action Required	Action to be taken	Comments & Next steps	Delegated To	Completed Date
03.08.21	12	21/050	Dappers Lane Working Group	Prepare and publish a Facebook post re the bus re-routing and change of signs at the north end of Dappers Lane.		TRO Survey information currently with WSCC. Being consulted on. 11/04/2022	KH	
24.08.21	6	21/064	Public Consultation	Investigate the possibility of installing double yellow lines on high Street and the re-painting of faded white lines in shopping area. To report back as soon as possible.		The painting of the faded white lines was reported by the APC office and is now complete PB still to look into yellow line issue. PB - need an update.	PB	
05.10.21	16	21/112	Highways Matters	Letter to be written to WSCC Highways department to ask if it is possible to extend the footpath.		Information received back that it is no mans land and WSCC would be unable to extend the path on this land. Would Cllrs. like this expored any further? 01/02/22 chased WSCC to see what steps we can take to see if there is a way forward/finding the owner of the land. 11/04/2022	KH	

Key

Task has been started
Task to remian on the list - placed on differed tab
Task not yet started
Task completed

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA

Please ask for: Mrs A Gardner
Email: Anita.Gardner@arun.gov.uk
Your Ref:

7th April 2022

PiNS Reference: APP/C3810/W/22/3295115
Original Reference: A/168/21/PL

Dear Sir / Madam,

Town and Country Planning Act 1990

Description: Erection Of 76 No. Dwellings, Means Of Access, Public Open Space, Play Areas, Associated Infrastructure & Landscaping. This Application Is A Departure From The Development Plan, Is In Cil Zone 5 And Is Cil Liable As New Dwellings & Affects A Public Right Of Way.

Location: Land South Of Littlehampton Road and East of Worthing Road
Angmering BN12 6PN

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Arun District Council to **refuse planning permission**.

The appeal will be determined on the basis of a **public inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 as amended by the Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009 and by the Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment) Rules 2013.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 Status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>.

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a rule 6 Party, it is anticipated that you would also wish to be a part of that process. If having read the above guidance, you wish to apply for Rule 6 status and /or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If having read the above guidance, you wish to apply for Rule 6 Status it is essential that you contact the Planning Inspectorate immediately.

All representations made at application stage will be forwarded to the Planning Inspectorate and the appellant and will be considered by the Inspector when determining the appeal. If you wish to make further comments, or modify/withdraw your previous representation you can do so online at: <https://acp.planninginspectorate.gov.uk>.

The Planning Inspectorate is trialling a new appeals service to improve the digital services they offer. If you are looking for an appeal submitted after 7 August 2019, please use the beta service option. The unique seven digit reference number will begin with '4' if it is on this service. For all other case types please use the current service.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by the 6th May 2022 and must quote the appeal reference. Any representations submitted after the deadline will not usually be considered and will be returned.

The Planning Inspectorate does not acknowledge representations and any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority.

The application documents, including plans and any decision notice, may be inspected on the

Council's website <https://www.arun.gov.uk/planning-appeals>

You can get a copy of the Inspectorate's 'Guide to Taking part in Appeals' booklet free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Please do not hesitate to contact the case officer on the above details if you have any questions or queries.

Yours sincerely



Neil Crowther
Group Head of Planning