



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

Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 7 MAY 2024 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair), Renée Hobson (Vice Chair)
Paul Bicknell, John Oldfield, Norma Harris, Matthew Want, David Marsh, Bill Hall 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, Paul Bicknell, and Bill Hall
- In attendance:** Tracy Lees (Committee Clerk) and 3 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	23/304	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. David Marsh, Cllr. Renée Hobson, Cllr. Matthew Want and Cllr. Nikki Hamilton-Street.	
2	23/305	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	23/306	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 16 April 2024 were agreed by all and signed by the Chair.	
4	23/307	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 items were added:

Permitted Development Rights (PDR).

The Chair said that as concerns were expressed at the last meeting over an application relating to Permitted Development Rights, she later received the following information:

Chiefs of the Local Government Associations (LGA) have strongly criticised the use of permitted development rights in response to a government consultation on expanding the controversial measures, arguing that they undermine local decision-making and should be urgently revoked together with urgent abolition of permitted development rights. The LGA pointed to Town & Country Planning Association (TCPA) research which showed the lack of clear and specific requirements regarding the quality of housing created through permitted development which creates a risk that regulators and developers might not ensure vital health-related requirements are addressed. Now await any further development on this.

Planning Councillor Training

Councillors would have received information of up-and-coming planning training. Please let the Committee Clerk know as soon as possible any councillors wanted to attend any of the sessions. The Chair recommended the session "Making Effective Planning Representations" on Tuesday 14th May @ 9.30am – midday - Zoom.

Redrow Development known as "Manor Place" - Entrance/Exit onto site.

It is understood that the developers have been served with a temporary stop notice (applied to the site because of noncompliance with the discharge of condition regarding surface water drainage) but they are being given time to construct the **entrance/exit** alongside the A259, prior to any further construction work. From 3rd May Redrow wrote to some residents advising them that from 13th May for 9 weeks work will begin to construct this required entrance/exit on the A259. They also advised that from 11th July there will be 2 nights of road closure to allow for road resurfacing. This was discussed at length.

5 23/308 PUBLIC CONSULTATION

Three members of the public were present and wanted to discuss parking in the village and the various issues it brings.

Cllr. Bicknell commented that he would like to see a one hour limit imposed on all parking spaces outside the shops around the village square. He also went on to explain why, this was predominately due to being unable to police this time limit effectively. The Chair advised that the Clerk was in conversation with ADC and WSCC councillors to address this issue. A long discussion took place with other areas of parking in the village being brought up and possible solutions.

The conversation then moved on to development within Angmering, especially the amount. The question when will it stop was asked and a discussion took place. The Committee Clerk then explained that if every resident objected to an application for planning this would help especially for the large development sites. A leaflet on how to make an objection or indeed to support a planning application is available from the Parish Office.

The Chair then spoke about the Direction of Travel Document that ADC have started work on and that all residents can have their say. The document can be found on the ADC website.

After discussion the members of the public thanked the councilors for their time and all left the meeting at 20:05.

6 23/309 PLANNING APPLICATIONS

To consider Arun District Council File Lists 166, 167 and 168 of 2024:

FILE LIST 166: Observations to Arun District Council by 10 May 2024

<p><u>A/59/24/PO</u> Application under Section 106A for the modification of the Section 106 dated 23-12-2010 (as amended) linked to A/109/10/ in relation to the insertion of category 21 within schedule 2 to read as "Household products including storage, cleaning and laundry items up to a limit of 120 square meters of floorspace". DECISION: No Objection COMMENT: There was much discussion over this application as to the location of the store. The application letter clearly states that “ to occupy an area within the main building”. APC therefore has no objection to this application.</p>	<p><u>ADDRESS</u> Haskins Garden Centre Roundstone Bypass Angmering</p>
<p><u>A/53/24/HH</u> Amendment to previously approved application A/173/23/HH to include larger dormer window facing east and high level roof lights facing south DECISION: No Objection COMMENT: No Comment</p>	<p><u>ADDRESS</u> Woodlands Station Road Angmering</p>
<p><u>A/56/24/NMA</u> Non-material amendment following the grant of A/74/13/ relating to turning the covered storage area by 90 degrees. DECISION: COMMENT: Approved by ADC on Tuesday 23 April 2024</p>	<p><u>ADDRESS</u> Vinery Fields Arundel Road Poling</p>
<p><u>A/57/24/DOC</u> Approval of details reserved by condition imposed under reference A/64/21/PL relating to conditions 28 - Surface water drainage scheme and 29 – Maintenance and management of surface water drainage scheme. DECISION: Objection</p>	<p><u>ADDRESS</u> Shrublands Roundstone Lane Angmering</p>

<p>COMMENT: APC have objected to this application as it feels there is a lack of information and that it was not properly advertised, together with no Drainage Engineer Assessment published– APC reserve the right to comment once this assessment has been published</p> <p>A/60/24/DOC Approval of details reserved by condition imposed under reference A/144/15/PL relating to condition 15 – Ecological enhancement scheme.</p> <p>DECISION: Support COMMENT: APC supports a report from Environment/Ecological published 17th April</p>	<p><u>ADDRESS</u> Land at West End Nursery Roundstone Lane Angmering</p>
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FILE LIST 167 – Observations to Arun District Council by 17 May 2024

<p>A/63/24/HH Installation of air source heat pump.</p> <p>DECISION: Objection COMMENT: Whilst APC supports the comments from Environmental Health on 19th April 2024 it must be noted that - plan (Project No: J-80E6C Drawing No: 03) shows that the heat pump will be placed outside the red line boundary of 15 Acacia Crescent on Council land. It also questions that where it is intended to be placed it could raise matters relating to:</p> <ul style="list-style-type: none">• Health and Safety.• Building Line issues.• Public Right of Way issues.• Public Liability• Security and Safety of the pump <p>It also considers that such positioning could set a precedent and have a harmful effect on the approved street scene of Acacia Crescent and other areas if this is the way to go. APC also questions whether permission has been granted by the appropriate authority, for this to be placed on this land, as none appears to have been sought or published on the ADC website.</p> <p>A/66/24/DOC Approval of details reserved by condition imposed under A/132/23/PL relating to condition 4-decentralised, renewable and low carbon energy.</p> <p>DECISION: No Objection</p>	<p><u>ADDRESS</u> 15 Acacia Crescent Angmering</p> <p><u>ADDRESS</u> Highdown Nursery Littlehampton Road Ferring</p>
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COMMENT: No Comment	
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FILE LIST 168 – Observations to Arun District Council by 24 May 2024

<p><u>A/61/24/PL</u> Installation of plant and extension of plant area to the rear of the existing store. This application is in CIL zone 4 (zero rated) as other development. DECISION: No Objection COMMENT: No Comment</p>	<p>ADDRESS Manor Retail Park Rustington Bypass, Unit 3 Rustington Bypass Rustington</p>
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- 7 **23/310 PLANNING APPLICATIONS NOT ON A WEEKLY**
None.
- 8 **23/311 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **23/312 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **23/313 PLANNING DECISIONS – NOT APPROVED**
[A/252/23/DOC](#) Approval of details reserved by condition imposed under A/11/23/PL relating to condition: 12-surface water drainage.
ADDRESS: BMW House, Chandlers Garage Ltd Water Lane Angmering
Decision: ADC has decided to **REFUSE** part of the application relating to Condition 12 Surface Water Drainage. for the following reason:
Further to a second round of consultation with ADC’s Drainage Engineers, comments have been received stating that fundamental items have been inadequately addressed. These are likely to require a site wide redesign of the site.
A decision is still awaited on the application relating to discharge of Condition 11 Foul Water Drainage; however, this may now be included in any site wide redesign.
- 11 **23/314 LICENSING MATTERS**
None.
- 12 **23/315 CONSERVATION AREA REPORTS**
APC are still awaiting a report from ADC on the presented extension assessment regarding Weavers Hill.
The Clerk will continue periodically to contact the Conservation Officer (CO) for an update. The Chair will also speak to the CO when she next sees him, but she did say that he is busy with the Local Plan Review Conservation matters that is currently out for public consultation. Cllr. Bicknell asked if the land opposite Weavers Hill will be included in the extension, The Chair said that the extension only goes to the flint wall and not to the open land beyond.
- 13 **23/316 SOUTH DOWNS NATIONAL PARK**
The next planned meeting is to be held on Thursday 13 June 2024.
Awaiting publication of the agenda.
- 14 **23/317 COMPLIANCE**

The Redrow (Manor Place) Development South of A259 - Surface Water Drainage:

More information has been received from ADC regarding **surface water drainage** issues where a stop notice has been served. Since then, an application has been received by ADC ref: A/75/24/DOC which may be tabled at the next P&I meeting on 28th May. Due to the flooding issues on this site, Councillors were asked to read this application in advance of the next P&I meeting to be held on Tuesday 28 May 2024.

Manor Nursery – noncompliance with the approved CMP regarding direction of travel of construction traffic (this has been reported many times to ADC by residents and APC). As there has been nothing further on this item it was agreed to removed it from the agenda.

15 23/318 APPEALS

A/197/23/A - Installation Of 1 No. Non-Illuminated Tri Board Sign. This appeal was allowed on Friday 19 April 2024 on the following grounds:

Decision: The appeal is allowed and consent for the installation of 1 No. non-illuminated tri-board sign as applied for is granted. The consent is for four years from the date of this decision and is subject to the five standard conditions set out in the Regulations and the following additional condition:

- 1) The advertisement hereby permitted shall be removed on or before the expiration of the period ending four years from the date of this consent.*
- 2) Main Issue 2. The Council has raised no concern regarding the effect of the proposal on public safety. Given the sign would have no moving parts, that it would not be illuminated, that it would not mimic a road traffic sign, and that it would not be overly complex, I share the Council's view that the proposal would not have any effect upon highway safety that would be significant along the adjoining A259 by way of distraction or visibility reduction. The main issue therefore is the effect of the proposal on the visual amenity of the area.*

16 23/319 CORRESPONDENCE

Correspondence continues with the resident of School House, Arundel Road and the highways matters relating to their entrance/exit onto Arundel Road.

17 23/320 HIGHWAYS MATTERS

As there has been no update, the previously listed highways matters is to be deferred to the P&I meeting on Tuesday 28 May 2024.

18 23/321 DIRECTION OF TRAVEL DOCUMENT

The Direction of Travel document from Arun District Council was briefly discussed as not all councillors had been able to read it.

The Chair highlighted some of the concerns raised by the Clerk, the Chair of Council and Chair of P&I when they reviewed the document and sent their comments to P&I for their comments before submitting to ADC.

No further comments were made.

19 23/322 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on: Wednesday 5 June at 2pm

Awaiting the agenda.

Planning Policy Committee

Next meeting to be held on: Thursday 6 June at 6pm

Awaiting the agenda.

Meetings are held at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

19 23/323 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
Cllr. Bicknell would like to see an update regarding parking and any outstanding highway issues.
Elections for Chair and Vice Chair will be taking place.
2. Full Council:
None.

Before the meeting closed the Chair thanked the committee for all their support over the last year, they in turn thanked her for all the work she had done and the time she had put into the role as Chair.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 28 May 2024 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:49**

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Chairman

Date.....



Planning & Infrastructure Committee Chairs Report 28th May 2024

1) **Committee Members**

It is the start of a Planning & Infrastructure new year and as the outgoing Chair of P&I Committee I would like to thank all committee members for their support during the last year and to wish those former members who will no longer be on this Committee the very best for their future, especially to Cllr Renee Hobson who due to work commitments has to leave the council altogether, her constructive comments has enabled this committee to put forward robust comments to the LPA.

They will all be missed on Committee.

I would also like to welcome Cllr Carey Bennett to the Committee, I know he is very keen to get stuck into whatever project we can give him.

2) **P&I Members Training**

Over time new Planning Committee Members have not had the basic knowledge of what is required to help them:

- understand planning,
- contribute confidently,
- make a knowledgeable and constructive comment on applications, and
- discuss and comment on other planning matters that will have an impact on Angmering.

This has led to the loss in part of committed planning councillors who have felt they could not contribute as they would have liked. Therefore, a training document is being produced giving such members the required information at the beginning and not to pick up as they go along.

The document is currently in draft format and will be viewed by The Clerk, Chair of Council and Councillor Oldfield. It is hoped that Steve Tilbury our Planning Consultant will also view and add his valued planning experience comments. Once this document is approved by Council, it will then be the standard basic knowledge for anyone wanting to be a Planning Councillor. Of course, over time this document will be amended to capture the changes that may happen.

Throughout the year, Mulberry and NALC will continue to offer various levels of training in planning and other P&I matters. To continue P&I's efforts to produce a good team able to give good robust answers/comments to applications and other planning matters, Councillors are requested to let the Parish Office know if they would like to attend any training sessions on offer.

3) **Future Dates of Authority Planning Applications and Matters that could affect Angmering.**

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

ADC	Planning Committee	5 th June 2024
ADC	Planning Policy Committee	6 th June 2024
SDNP	Planning Committee	13 th June 2024 at 1000
WSSC	Planning & Rights of Way Committee	11 th June 2024 at 1030
WSSC	Community, <u>Highways</u> & Environment Scrutiny Committee	14 th June 2024 at 1030

4) **Applications withdrawn, part approved, or permission not required.**

- a) Part Approved - None
- b) Withdrawn – None
- c) Permission not Required - None

5) Manor Nursery Development

The Section 73 application (A/18/24/S732) relating to the change/reduction in building material was heard at ADC on 9th May 2024 and the decision was made to refuse this application for the following reasons:

- 1) *The proposed layout changes to accommodate ancillary infrastructure and the changes to the hard landscaping result in a scheme which has not been designed inclusively and would result in accessibility issues for occupiers in conflict with policy D DM1 of the Arun Local Plan and the Arun Design Guide.*
- 2) *The proposed access gates would act as a physical and perceptual barrier to movement undermining the permeability of the development and connections to the wider PROW and pedestrian network in conflict with policies T DM1 and D DM1 of the Arun Local Plan and the Arun Design Guide.*
- 3) *The proposed internal configuration of dwellings would result in the standards of the Nationally Described Space Standards not being met in conflict with Policy D DM2 of the Arun Local Plan.*
- 4) *The proposed amendments would result in a lower quality development which fails to retain the developments unique sense of identity and character which reflects the character of the wider locality in conflict with Policy D DM1 of the Arun Local Plan, HD4 and HD6 of the Angmering Neighbourhood Plan and both the National and Arun Design Guide*

6) Village Green Route Direction Sign

At the Full Council Meeting on Monday 13th May a resident reported that this sign had been erected and felt it was in the wrong place and spoilt the beautiful village, Green. The resident was informed that this sign had been on the green for many years and that to the Councils knowledge there had not been any work done to alter it. However, the Office Team would speak with WSCC Highways Department to gain further information. This issue is to be deferred to the PI Committee and APC will advise the member of the public when this will appear on an agenda.

7) Gleeson Development Public Consultation 21st May 2024

Councillors Hamilton-Street, Marsh, Bennett, Want, Hall, and Verrinder and the Parish Clerk attended this public consultation which was held in the Community Centre. It was attended by Angmering Ward District Councillors and by over 150 residents who questioned Gleeson about the proposed development of up to 212 dwellings off Bewley Road. The Councillors listened to the comments being made by the residents and saw the emotions that they displayed towards such a development. Councillors also advised residents to pop into the office to collect a copy of Find Your Voice leaflet which will help with writing comments on the application.

Councillors are reminded that as there is currently no application in place, they must not be seen to be offering an opinion with members of the public or anyone else, on behalf of Angmering Parish Council. This could be seen to be pre-determining any application and may have consequences.

8) Application A/44/24/PL

Land At Wilmington, Arundel Road - Erection of detached 4-bedroom house with associated car port, storage, car parking facilities, access, and landscaping. This application for a single dwelling has been approved by ADC, with 15 conditions. Councillors are requested to view these conditions because of the location of this development and precedents set that could affect other developments, e.g.: Car Parking. This application does not relate to other applications on the Wilmington site.

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

22nd May 2024