



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 01 JULY 2025 AT 7.30PM

Committee: Sylvia Verrinder (Chair)
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, David Marsh 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, Carey Bennett, Alan Evans and Norma Harris

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	PI25/027	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Nikki Hamilton-Street, Paul Bicknell, David Marsh and John Oldfield. Cllr Bennett arrived late to the meeting at 19:36.	
2	PI25/028	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/029	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 10 June 2024 were agreed by all and signed by the Chair.	
4	PI25/030	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 Chair then reported on these Additional items:

- 1) Rule 6 of the Town & Country Planning Act

With regard to application A/154/24/OUT as a result of the refusal by ADC there is the possibility of an appeal being put forward by Gleesons, however, should this happen, we must be prepared. We have been advised that a similar case is going through the process of a [*Rule 6 for interested parties involved in an inquiry – planning appeals and called-in applications*](#) (Government Guidance) under the Town & Country Planning Act. This is something we should consider if/when the time arises. To view this document, contact the Clerk.

2) Action on Buses

You may have seen in a Newsletter from our MP Dr Beccy Cooper an article regarding the cuts to local services especially those to the Worthing Hospital. She says that the Government is investing £1Billion to support, improve and protect bus services especially the “Bus Services Bill”. This means that Local Authorities will have the power to set routes, fares and frequencies. Bus operators will not have the ability to decide on routes themselves. She said she would continue the campaign for her constituency and calling on WSCC to take up the new powers available in the Bill. The Bill started in the House of Lords and is now at the Committee Stage in the House of Commons.

There is to be another meeting for APC with the MP later in the year. Should Angmering be pressing now for a better more frequent service(s) for our ever-increasing community.

3) NALC – Joint Publication

In the latest NALC Chief Executive Bulletin dated 26 June 2025 the CEO states that he has been in discussion with CPRE regarding a Joint Publication “How to respond to Planning Applications”, now published. They are also discussing the updating of the publications “Neighbourhood Planning” and “Planning Explained”. All of these are useful publications that may help APC P&I with the applications they have to comment on. Contact the Clerk for copies of these documents.

4) Deferred Application A/39/23/PL

This refers to the construction of an Employment Park in Brook Lane, south of the A259 which was deferred at the ADC Planning meeting on 26th March 2025. It was deferred as a result of the change of flooding zone by the Environment Agency which needed to be investigated further. It will now be heard at ADC on the 9th July 2025. P&I offered no objection to this initial application as it would bring much needed employment and businesses to the Parish, however, it did raise concerns about the highways, footpaths and cycle-way links to the site, the rail link access and the nature/wildlife of the site and suggested a SuD be considered.

5) Western Sussex Rivers Trust Event

You will all have received an e-mail from the Clerk with two dates and times to be considered for a meeting in September to look at the problems facing our water environments and how they impact our communities and environment. As Flooding etc is part of P&I ToRs and experience, I would ask members to consider attending a meeting to find out what we can do to improve our own situation. Please notify your preferred date and time. I have stated 23rd September at 10:30-13:30 but am okay with the date & timings.

Action List – the remaining item on this list referred to the conservation area extension (see agenda item 12). It was agreed that this item is now deferred until 2027 due to matters outside of APC control.

5 **PI25/031 PUBLIC CONSULTATION**

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

To consider Arun District Council File Lists 226, 227 and 228 of 2025:

FILE LIST 226: Observations to Arun District Council by 3 July 2025

<p><u>A/87/25/L</u> Listed building consent to replace existing ground floor rear aluminum windows and doors with double glazed timber units to match first floor. DECISION: No Objection COMMENT: APC welcomes the replacement windows and doors to be in timber, thereby ensuring the heritage of the listed building and the street-scene.</p>	<p>ADDRESS The Old Cottage Station Road Angmering</p>
<p><u>A/85/25/HH</u> Single storey side/rear extension, following demolition of existing detached garage. DECISION: No Objection COMMENT: APC has no objection to this application provided the materials match those of the main building.</p>	<p>ADDRESS 21 Pine Trees Close Angmering</p>
<p><u>A/95/25/CLP</u> Lawful development certificate for the proposed erection of a 2m high close boarded fence with concrete posts and gravel board erected on the existing boundary line. DECISION: Objection COMMENT: APC objects to this application as there is sufficient footpath from the street to their garages on the right-hand side of the property and between the garage of number 5 Pillman Place. Should it be agreed to place this enclosed footpath on the left-hand side of the property then there is concern about the width measurements of the footpath to be enclosed and the vehicle access of no. 1 Pillman Place. These width measurements are not mentioned on the application. APC is also concerned about a harmful effect this will have on the street-scene.</p>	<p>ADDRESS 3 Pillman Place Angmering</p>

FILE LIST 227 – Observations to Arun District Council by 10 July 2025

<p><u>A/97/25/DOC</u> Approval of details reserved by condition imposed under reference A/153/24/S73 relating to condition number 3 - details of the windows and doors, condition number 4 - details of the roof lights, condition number 5 - details of all external materials and condition number 7 - details of any external lighting. DECISION: No Objection COMMENT: APC has no objection to the discharging of all conditions as it feels they have been complied with. It is also felt that there will be no harmful</p>	<p>ADDRESS The Decoy Decoy Lane Angmering</p>
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<p>effect to the listed building (Decoy Cottage) and the area.</p> <p>A/98/25/NMA</p> <p>Non-material amendment following the grant of A/71/23/PL relating to the removal of an existing hedge to be replaced with 1.8m acoustic timber fence.</p> <p>This application was refused at ADC on 25th June 2025 as being unacceptable as an NMA.</p>	<p>ADDRESS</p> <p>Land adjacent to Crete House The Beeches Dappers Lane Angmering</p>
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FILE LIST 228 – Observations to Arun District Council by 17 July 2025

<p>A/99/25/NMA</p> <p>Non-material amendment following the grant of A/163/24/PL relating to a small extension at end of driving range for golf ball washing facilities</p> <p>DECISION: Objection</p> <p>COMMENT: Whilst APC may have no objection to the full application, it must object to this application as it feels that the proposed building is a substantial addition (3.3m+ x 4.5m+) to the side of application A/163/24/PL. It must be understood that this proposal was not included or considered within that (A/163/24/PL) application. APC therefore feels that this is not a Non-Material Amendment, and full application must therefore be submitted.</p>	<p>ADDRESS</p> <p>Rustington Golf Centre Golfers Lane Angmering</p>
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- 7 **PI25/033 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/034 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/035 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI25/036 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
A correction was noted for [A/59/25/HH](#) – 14 Hillside – extension. This application was **Approved Conditionally** on 19th June 2025
- 11 **PI25/037 LICENSING MATTERS**
None.
- 12 **PI25/038 CONSERVATION AREA REPORTS**
The Chair has e-mailed the working group members of the Weavers Hill Conservation Area Extension Assessment, explaining the below from ADC

“Work is progressing on the production of the appraisal. I have been working on this alongside other some other appraisals, and my normal workload. The key dates we have been given for reorganisation/devolution are some way off – 2027/28, and this appraisal will be completed prior to that”

The Chair said she would like to thank those members of the working group for all the hard work they did in putting this assessment together with the advice and guidance of Mr Brian Bannister of the Arun Conservation Area Advisory Panel.

She then asked if all those present agreed with this and all agreed therefore this item is now deemed deferred until sometime in 2027.

13 PI25/039 SOUTH DOWNS NATIONAL PARK

Planning Committee Agenda

The Chair advised that the agenda for the planning meeting on the Thursday 10 July 2025 is now published. There are no applications affecting Angmering but under Policy & Strategy at Agenda Items 15, 16 and 17 are the following subjects which could all effect Angmering:

- Agenda Item 15 - Local Plan Review Update
- Agenda Item 16 - Planning Reform Update
- Agenda Item 17 - Enforcement Update – there are no enforcements affecting Angmering.

The date of the next meeting is to be confirmed. Councillors are advised they can view this meeting online by going to the SDNP Planning Committee website.

Partnership Management Plan (PMP)

The Chair also reported that the consultation relating to the **Partnership Management Plan** (PMP) is now live until Friday 1 August 2025.

At Full Council on Monday 9 June, Cllr Evans offered to work with Cllr Verrinder to complete this consultation on behalf of APC. P&I Committee members are requested to have a look at this document and make any comments to the Chair, Cllr Evans and the Clerk.

The Chair and Cllr Evans reviewed this consultation on Tuesday 24 June. As there has been no comments from the rest of the committee it was submitted on Wednesday 25 June.

The content of the submission was discussed and Cllr Evans relayed some of the suggestions made, no questions were asked. Should any members of the committee like a copy of our comments then please contact The Clerk.

14 PI25/040 COMPLIANCE

ENF/267/23 - 8 Meadowside – Fencing. Part compliance.

The Chair has noticed that the remaining panels have now been removed.

ACTION: The Clerk has been asked to seek confirmation from the Enforcement Officer that this item is now complied with and therefore closed, this has now been actioned.

ENF/6/20 – Land at Merry England Nursery/Swallows Gate, Dappers Lane – Tuesday 11 March 2025 Failure to comply with condition 10 of A/142/16/OUT as varied by A/91/18/PL and detailed by A/111/23/DOC of Tuesday 27 June 2023.

The item relating to the footway has now been approved by ADC, but the vehicle access is still ongoing. The Clerk has sought information from the Enforcement Officer regarding the current situation, who states that the Enforcement Notice has been appealed (ref. 3364403) and that any comments can be submitted by Thursday 10 July 2023. He also said that the appeal will run its course and then they will take it from there. We now await the hearing and result.

15 PI25/041 APPEALS

Broadlees 20 dwellings Dappers Lane - PINS Ref APP/C3810/W/24/3358077

Application **A/133/24/RES** was Refused by ADC on Monday 3 February 2025. Approval of reserved matters (appearance, landscape, layout, and scale) following outline consent A/153/22/OUT. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Councillors will now be aware that this appeal was heard on the Friday 6 June 2025 and dismissed by the Planning Inspectorate. Unfortunately, the appeal regarding costs did not go in favour of ADC due to, as the Inspector said, “unreasonable behaviour by the Council (ADC)”.

This was discussed with the Ward District Councillors at Full Council on Monday 9 June who were requested to take the matter back to ADC expressing the dissatisfaction and fear shown by APC. It was agreed that the Clerk and Chair of Council would write to the CEO Dawn Hudd.

A letter was sent to the CEO who replied and is looking into the matter as she does not agree with the decision, and needs the reasoning explained in more detail as to what the “unreasonable behaviour” was that the Parish & District now have to pay for.

Government Guidance on Appeals states that unreasonable behaviour in the context of an application for an award of costs may be either:

***procedural** – relating to the process; or*

***substantive** – relating to the issues arising from the merits of the appeal.*

The Inspector has discretion when deciding an award, enabling extenuating circumstances to be taken into account.

P&I has asked the Clerk to follow this through with the CEO and awaits the outcome.

Swallow Gate Vehicle Access, Dappers Lane. PINS ref: APP/C3810/C/25/3364403

We have been advised that from the Thursday 29 May 2025, the issue of an Enforcement Notice (as above) is being appealed. We currently await further information on this appeal regarding the non-compliance with Condition 10 of A/142/16/OUT as varied by A/91/18/PL and detailed by A/111/23/DOC of Tuesday 27 June 2023. Closure date for comments is Thursday 31 July 2025. A date and venue for the hearing is yet to be decided.

16 PI25/042 CORRESPONDENCE

- 1) Correspondence dated Tuesday 3 June 2025 has been received from McCarthy Stone notifying APC of the upcoming S278 highways works on Water Lane from Monday 9 June until Thursday 28 August 2025. This will of course go along side with the Southern Water sewage works also on Water Lane. The office is monitoring the situation with updates from both companies in order that disruption to the travelling public can be kept to the minimum. Any problems noticed are to be taken to the Clerk.
- 2) Correspondence was received from Mr Geoff Gibbs regarding application A/154/24/OUT expressing his views on this application.
- 3) Correspondence was received from the Planning Officer for application A/66/25/DOC – Wilmington, Arundel Road that the concerns addressed by APC after the approval by ADC of the Construction Management Plans routing of contractor's vehicles. The Planning Officer has spoken to the developer regarding the concerns, and it has been agreed by the developer that all vehicles to and from the site **must** use the A27 and not through the village centre via Arundel Road. Signage will be installed at the site exit to remind all site traffic to exit left for the A27.

- 4) We have received an e-mail from a Horsham District Councillor asking us to complete an e-petition <http://westsussex.moderngov.co.uk/mgEPetitionDisplay.aspx?> to help reduce the traffic speed in the villages along the A283 of Storrington, Sullington, Cootham and Cowfold. As our Parish borders Storrington and Sullington it could be affected by any pollution generated, the Chair felt APC should help our neighbouring councils, as we would hope they would help us, in their attempts to make changes by completing this e-petition which closes on the Sunday 6 July. The Chair suggested individual replies.

17 PI25/043 HIGHWAYS MATTERS

The Highways Action List (a copy was sent out with the Supporting Papers) was talked through with the Chair drawing the committees attention to the following actions:

- a) **TRO ARN2401** - Station Road Highways Lining – Information together with a photograph has been received showing that this TRO is now complete and can be removed from the list of outstanding highways matters.
- b) **TRO ARN2304** - Dappers Lane Road Signs and Speed reduction. Relating to this the Save Dappers Lane Group produced their survey which closed on Monday 30 June. We now await the outcome before the group goes through the process of a Community Highways Scheme with WSCC.
- c) **TRO ARN2404MM** consultation relating to parking outside the shops went live on Thursday 19 June and closed today Thursday 10 July 2025. We now await the result of the consultation.

No questions were asked.

18 PI25/044 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting to be held on: Wednesday 9 July at 2pm

The agenda has now been published

There is to be a Special Planning Committee Meeting on Monday 21 July 2025. Awaiting publication of the Agenda

Planning Policy Committee

Next meeting to be held on: Thursday 4 September at 6pm

Awaiting agenda

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

19 PI25/045 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 22 July 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:32**

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Chairman

Date.....