



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE ORIGINALLY SCHEDULED TO TAKE PLACE ON TUESDAY 10 JUNE 2025 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 and John Oldfield
- 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;

Note on Meeting Cancellation and Approval of Minutes:

Due to the non-attendance of several councillors, the meeting was not quorate and therefore could not proceed. As a result, the minutes of the previous meeting and the proposed comments (detailed below) were circulated via email to members of the Planning and Infrastructure Committee for agreement. No objections or questions were raised regarding the minutes or the proposed comments, and they are therefore deemed to be agreed.

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	PI25/023	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Carey Bennett and Cllr. Hamilton-Street. Apologies were not received for Cllrs. Bicknell and Harris and therefore were not approved.	
2	PI25/024	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 20 May 2024 were agreed by all and signed by the Chair.	
3	PI25/025	PLANNING APPLICATIONS To consider Arun District Council File Lists 220, 221 and 222 of 2025: FILE LIST 223: Observations to Arun District Council by 13 June 2025	
		A/76/25/HH Erection of single storey rear extension	ADDRESS

<p>DECISION: No Objection COMMENT: None</p> <p><u>A/81/25/T</u> 1 No. Oak (T1) and 1 No. Ash (T2) reduce back northern canopy spread to leave a length of 7-7.5m. Withdrawn on 09.06.2025</p> <p><u>A/78/25/HH</u> Single storey side and rear extension, infill front veranda and widen existing detached garage. DECISION: No Objection COMMENT: Materials and finishes to match existing main building. APC supports the extension of the garage provided it is used for that purpose and not for any current or future residential occupation.</p> <p><u>A/77/25/T</u> 1 No. Monterey Pine (T1) works to 4 branches: hanging limb back to stem and removal of tips of 3 higher branches, leaving a height of 20m and spread of 10m. DECISION: No Objection COMMENT: None</p>	<p>10 Bramley Way, Angmering</p> <p><u>ADDRESS</u> Ayton House, 2 Shepherds View Dappers Lane, Angmering</p> <p><u>ADDRESS</u> West End Cottage Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Beech Glade 4 Blue Cedars Close Angmering</p>
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FILE LIST 224 – Observations to Arun District Council by 19 June 2025

<p><u>A/82/25/DOC</u> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 – surface water drainage system. DECISION: Objection COMMENT: APC P&I reserve the right to make comment when the ADC Drainage Engineers have made their report and approved this application, until then APC offers an objection to this application.</p> <p><u>A/88/25/NMA</u> Non-material amendment following the grant of A/129/21/PL in order to respond to the proposed Deed of Variation and amendments to the surface water drainage scheme. DECISION: Objection COMMENT: APC P&I reserve the right to make comment when the ADC Drainage Engineers have made their report and approved this</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
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application, until then APC offers an objection to this application.	
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FILE LIST 225 – Observations to Arun District Council by 26 June 2025

<p><u>A/83/25/HH</u> Single storey rear extension. External kitchen to northwest. New office to southwest. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Rond Point Ham Manor Way Angmering</p>
<p><u>A/84/25/PL</u> Installation of 4 No. 6m solar lamp columns along the path through Mayflower Park, Angmering. This application is in CIL zone 3 (zero rated). DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Mayflower Park Angmering</p>
<p><u>A/89/25/PL</u> Retention of 1.8m high Heras security fencing and planting of a mixed species landscape buffer. This application is in CIL zone 2 (zero rated). DECISION: No Objection COMMENT: As the approved application for a dwelling on this site is not being followed through, APC welcomes the use of the site as a car storage facility together with the efforts to surround the site with landscaping, thereby increasing and encouraging the natural habit for wildlife and other biodiversity net gains. APC also suggests that any lighting on this site is kept to a minimum with down lights that has regard to the dark night sky and light pollution policies in force.</p>	<p><u>ADDRESS</u> Caffyns Audi Worthing Roundstone-by-pass Angmering</p>
<p><u>A/90/25/NMA</u> Non-material amendment following the grant of A/41/25/HH relating to changing the walls from brick to textured light grey cladding and removal of 1 No. roof light. DECISION: Objection COMMENT: The proposed materials are not in keeping with those of the main building</p>	<p><u>ADDRESS</u> 66 Downs Way Angmering</p>
<p><u>A/91/25/DOC</u> Approval of details reserved by condition imposed under reference A/71/23/PL relating to condition number 3 – schedule of materials and finishes, condition number 4 - Arboricultural Method</p>	<p><u>ADDRESS</u> The Beeches Crete House Dappers Lane Angmering</p>

<p>Statement (AMS), Tree Protection Plan (TPP), and details of the fencing for the Construction Exclusion Zone (CEZ), condition number 7 - cycle parking provision, condition number 8 - Ecological Survey and condition number 9 - Construction Exclusion Zones.</p> <p>DECISION: Objection</p> <p>COMMENT: Information has been received that Conditions 8 & 9 are withdrawn at the Planning Officers request as they do not require discharge, only compliance with the approved details as laid out in the wording of the conditions. The Applicant has confirmed withdrawal of these conditions.</p> <p>Condition 3: Insufficient Information. A single photo is not a schedule of materials and finishes which should be provided to ADC for their approval. APC feels that as this proposed dwelling abuts and opens onto Dappers Lane the materials and finishes should be in keeping with other properties on Dappers Lane thereby maintaining the street scene and having no negative effect on the ancient rural lane street scene. Condition 4: Insufficient Information Condition 7: No Objection “bike area” clearly shown on the attached site plan towards the rear of the garden area therefore APC feels that this condition has been complied with.</p>	
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4 **PI25/026 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS – Comments by 23 June 2025**

SDNP/25/01003/FUL

Conversion of the remaining 119.8 sqm of agricultural floorspace within Building B, following grant of approval SDNP/24/02261/PA3R. Elevational changes, including insertion of galvanised metal roller shutter doors to southern elevation. The re-siting of the approved parking area to existing area of hard standing to the south of the existing buildings.

ADDRESS Priors Lease Farm, Dover Lane, Angmering, BN18 9PX

DECISION: No Objection

COMMENT: None

DATE OF NEXT MEETING

The Committee’s next meeting is on Tuesday 1 July 2025 at 7.30pm, King Suite, Angmering Village Hall.

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Chairman

Date.....