



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 12 AUGUST 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, John Oldfield and Nikki Hamilton-Street

In attendance: Tracy Lees (Committee Clerk), 1 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	PI25/065	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Carey Bennet, Alan Evans, David Marsh, Norma Harris and Paul Bicknell. The Chair reminded everyone that when verbally making an apology this is to be followed up with an e-mail notification to the Committee Clerk.
2	PI25/066	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.
3	PI25/067	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 22 July 2025 were agreed by all and signed by the Chair.
4	PI25/068	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: The West Sussex Local Flood Risk Management Strategy 2025-2030 was approved on 23 rd June 2025.

WSSC Communities, Highways and Environment Scrutiny Committee

The minutes of the meeting held on Wednesday 23 June 2025 has been published. Items 8-11 will affect Angmering, please see these items which refers to:

- Section 19 Flood Investigations Winter 2023-2024
- Local Flood Risk Management Strategy 2025-2030
- Environment & Climate Change and Highways & Transport
- West Sussex Transport Plan: Performance Update.

Action List

None

5 **PI25/069 PUBLIC CONSULTATION**

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

6 **PI25/070 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 232, 233 and 234 of 2025:

FILE LIST 232: Observations to Arun District Council by 14 August 2025

None.	<u>ADDRESS</u>
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FILE LIST 233 – Observations to Arun District Council by 21 August 2025

<u>A/102/25/T</u> Crown lift to 3m from ground level for 1 No. Sycamore (T1), 1 No. Horse Chestnut (T2), 50 linear meters of mixed species (G3), 1 No. Horse Chestnut (T4) and 1 No. Callery Pear Tree (T5). DECISION: Support COMMENT: No Comment	<u>ADDRESS</u> Angmering Medical Centre Station Road Angmering
<u>A/109/25/HH</u> Single storey rear extension constructed of matching materials to provide additional accommodation. Substitute Plans (10B, 11A and 12A). DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> Roundstone Cottage 48 Old Worthing Road East Preston
<u>A/110/25/HH</u> Single storey rear extension and reposition existing solar panels. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> 23 Mill Road Avenue Angmering
<u>A/111/25/HH</u> Proposed side and rear extensions. Proposed garage roof remodeling to integrate with the side and rear extensions. Proposed porch to the front elevation. Fenestration alterations. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> Meadows End The Thatchway Angmering

FILE LIST 234 – Observations to Arun District Council by N/A

None.	<u>ADDRESS</u>
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7 PI25/071 PLANNING APPLICATIONS NOT ON A WEEKLY LIST

None.

8 PI25/072 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS

None.

9 PI25/073 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS

[SDNP/25/03093/FUL](#)

Change of use from offices back to residential, no other changes proposed.

ADDRESS The Woodmans, Arundel Road, Angmering, BN16 4EU

DECISION: No Objection:

COMMENT: APC has no objection to the change of use from offices to residential use provided there are no alterations to the external area or building.

However, APC does have concerns like the Environment Agency regarding the flooding in that area. Due to the past experience of deep flooding from the SDNP run-off, the whole area becomes a water catchment before spilling over onto the A27. The current properties in that area do suffer flooding problems and damage. Although this property is on slightly higher ground to the other properties water runoff from this site will collect in the aforesaid catchment area.

To enable ease of access into the SDNP there has historically been a car park opposite the property, for the benefit of the residents of Angmering and the SDNP, APC requests that this area is retained as a car parking area, bearing in mind that there is very limited access into the Park for Angmering and the wider community.

[SDNP/25/03031/SCREEN](#)

Request for Screening Opinion under T&CP (Environment) Regs 2017

ADDRESS: Clapham Wastewater Treatment Works Water Lane,

DECISION: Support:

COMMENT: None

10 PI25/074 PLANNING DECISIONS – NOT APPROVED

The refusals were noted by the committee.

11 PI25/075 LICENSING MATTERS

None.

12 PI25/076 CONSERVATION AREA REPORTS

Apart from the one outstanding matter awaiting a reply by the Conservation Officer, there are no other conservation matters relating to Angmering.

13 PI25/077 SOUTH DOWNS NATIONAL PARK

The SDNP Authority has put out a call for sites for Gypsy, Traveller, and Travelling Show people accommodation needs, which will be open until 5th October 2025, this may affect the Parish of Angmering.

Awaiting the response to the Partnership Management Plan Consultation.

The next Planning Committee meeting is to be held on Thursday 11 September 2025

14 PI25/078 COMPLIANCE

None.

15 PI25/079 APPEALS

Broadlees 20 dwellings Dappers Lane

PINS ref. APP/C3810/W/24/3358077

Application A/133/24/RES was Refused by ADC on 3rd 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. Awaiting the date and location of the appeal.

Swallow Gate Vehicle Access, Dappers Lane

PINS ref: APP/C3810/C/25/3364403

We have been advised that from the 29th May 2025, the issue of an Enforcement Notice (ENF/6/20) 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 27th June 2023. Closure date for comments is 31st July 2025. A date and venue for the hearing is yet to be decided.

Land West of Bewley Road

PINS ref: APP/C3810/W/25/3369419

Gleeson Land have now appealed against the refusal by ADC for the development of 190 residential dwellings and a community building together with the provision of open space, landscaping and associated infrastructure. Application A/154/24/OUT refers.

Information has been received that the Appeal **Inquiry** will start at 10:00 on Tuesday 28 October 2025 and is expected to last for at least 8 days. We currently await the venue for the **Inquiry**.

16 PI25/080 CORRESPONDENCE

APC have received a letter from Rustington Parish Council seeking our support/comment on their concerns over the application [LU/93/25/PL](#) by Hallway Properties Ltd regarding the demolition of the former Body Shop premises on Norway Lane off the A259 and construction of 9 retail units as well as large car parking facilities, landscaping and play area. This was discussed.

17 PI25/081 HIGHWAYS MATTERS

The Highways Action List (a copy was sent out with the Supporting Papers) was talked through by the Chair drawing the committee's attention to any updates. No questions were asked.

18 PI25/082 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 17 September at 2pm
Awaiting agenda

Planning Policy Committee

Next meeting to be held on: Thursday 13 November at 6pm - Awaiting agenda
The meeting due to take place on Thursday 4 September has been cancelled

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

1. This Committee:
 None.
2. Full Council:
 None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 2 September 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:03**

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Chairman

Date.....

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