



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 22 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, David Marsh 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	PI25/046	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Nikki Hamilton-Street, Alan Evans and John Oldfield. Apologies were not received for Cllr. Paul Bicknell and therefore were not approved.	
2	PI25/047	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/048	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 1 July 2025 were agreed by all and signed by the Chair.	
4	PI25/049	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:

- a) **Mayflower Park:** - You will have received information on our application success with the installation of a further 4 solar lamp columns on the footpath in Mayflower Park. Congratulations to the team for work done in putting this through to ADC.
- b) **Update on two developments:**
- **A/154/24/OUT – Land West of Bewley Road** – You will by now be aware that an appeal has been lodged by Gleesons with the Planning Inspectorate. The Clerk has advised that there will be a lot of investigative work to be done in the coming weeks and requests Councillors to let her know if they want to be part of that investigative team.
 - **Mayflower Meadows (Sigma Homes)** – The Clerk has been in touch with Enforcement at ADC for an update on the situation. She has been advised that the developer is making efforts to improve the situation and may submit a new application which may not be until Spring 2026 at the earliest.
- c) **Angmering Advisory Group**
There is to be a meeting tomorrow of this group to discuss the following developments:
- A/154/24/OUT – Land West of Bewley Road
 - A/40/18/OUT – Land North of Water Lane
 - A/99/17/OUT – Land South of Water Lane
- You will be advised of the outcome of this meeting.

Action List

None

5 PI25/050 PUBLIC CONSULTATION

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

6 PI25/051 PLANNING APPLICATIONS

To consider Arun District Council File Lists 229, 230 and 231 of 2025:

FILE LIST 226: Observations to Arun District Council by 24 July 2025

<u>A/101/25/DOC</u>	<u>ADDRESS</u>
<p>Approval of details reserved by condition imposed under reference A/163/24/PL relating to condition number 4 - Biodiversity Enhancement Layout, condition number 5 - Lighting Plan, condition number 6 - surface water drainage scheme, condition number 7 - maintenance and management of the surface water drainage system and condition number 8 - Biodiversity Gain Plan.</p> <p>DECISION: Objection</p> <p>COMMENT: Whilst APC makes no comment relating to conditions 4 and 8, it does have concerns relating to condition 5 that due consideration has been paid to any effect this lighting may have on the South Downs National Park, the A27 and the Dark Night Skies/Light Pollution policies in force.</p> <p>As there has been no comment from the Authority Drainage Engineers, APC must object to conditions 6 and 7 and reserves the right to make comment when the Drainage Engineers have presented their</p>	<p>Rustington Golf Centre Golfers Lane Angmering</p>

report, there also appears to be no report from the Local Flood Authority.	
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FILE LIST 227 – Observations to Arun District Council by 31 July 2025

<u>A/105/25/T</u> Crown lift overhang to Flint House garden to a height of 7m to 1 No Purple Leafed Beech Tree. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> Flint House Mulberry Hollow Angmering
<u>A/104/25/TC</u> 1 No. Willow (T1) pollard to previous points to leave a height of 3.5m. These trees are within the Angmering Conservation Area. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> St Wilfrids Roman Catholic Junior And Infants School Arundel Road Angmering

FILE LIST 228 – Observations to Arun District Council by 7 August 2025

None.	<u>ADDRESS</u>
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- 7 **PI25/052 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/053 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/054 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
[SDNP/25/02543/APNB](#) - Cladding of external walls, including inserting roller shutter door.
ADDRESS Lower Barpham, Michelgrove Lane, Patching, West Sussex BN13 3XW

This property is totally within the Parish of Angmering, but because of the post code it was included in the applications list for Patching and not Angmering, however on 15th July 2025 the NP Planning Authority decided that they did not wish to formally determine the details of this application therefore work can begin subject to two conditions. Therefore APC had no objection or comment to this application.

I wish to thank our committee clerk for spotting this application, it has highlighted yet again the problem with post coding and parish boundaries..
- 10 **PI25/055 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
- 11 **PI25/056 LICENSING MATTERS**
None.
- 12 **PI25/057 CONSERVATION AREA REPORTS**
None.
- 13 **PI25/058 SOUTH DOWNS NATIONAL PARK**
The date of the next Planning Meeting is on Thursday 11 September 2025, this can be viewed virtually.

14 PI25/059 COMPLIANCE

None.

15 PI25/060 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. We now await a date and venue for the inquiry hearing. A collaborative meeting was held earlier on today by interested parties, to discuss the way forward for Angmering in answering this appeal.

16 PI25/061 CORRESPONDENCE

A report has been received that extensive work has been carried out to a Grade II Listed building without application or approval. This is currently being investigated and will be reported back as soon as the situation is clear.

17 PI25/062 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 PI25/063 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 6 August at 2pm

Awaiting agenda

A special planning meeting was held on Monday 21 July relating to a major development associated with the realignment of the A29 at Barnham, Westergate and Eastergate – 1250 residential dwellings, a Care Home, a Primary School, retail facilities and community dwelling. Vote in favour.

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 PI25/064 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 12 July 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **19:50**

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Chairman

Date.....

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