



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 31 MARCH 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)  
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, James Thompson, Sally Taylor 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, Sally Taylor, Norma Harris, Paul Bicknell & James Thompson
- In attendance:** Rachael Wilkes (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	PI25/277	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Hamilton-Street, Evans and Oldfield.	
2	PI25/278	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	PI25/279	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 10 March</b> were agreed by all present and signed by the Chair.	
4	PI25/280	<b>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.</b> 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 gave the following update:

## **Additional Items to the report**

### **Application A/147/25/RES – Broadlees 19, Dappers Lane.**

This application just north of the Ayton Care Home, after refusals and an unsuccessful appeal, has now run out of date and as of 19<sup>th</sup> December 2025 is no longer a valid application. An update is requested from ADC Planning as to whether another application is forthcoming from the developer NATTA Building Company Limited or any other developer, and if not, will ADC be requesting the developer to tidy up the land and remove its fencing, cabins, and material. The Clerk has been in touch with the Planning Officer David Easton who has advised that the developer intends to submit another application which may be an Outline Application. We now await further action on this site.

### **WSSC – Bus Stop Improvement Programme (BSIP)**

Bus Stops and Shelters are part of the P&I Terms of Reference. As previously stated at Full Council, The Clerk has been in constant communication with WSSC and Stagecoach regarding installation of more bus shelters and electronic timetables.

More needs to be asked regarding additional bus routes to and from Angmering. We have heard from WSSC of upcoming works taking place as part of the WSSC BSIP which aims to:

- Improve accessibility
- Reduce bus journey times, and
- Increase overall user quality

An FAQ has been produced by WSSC from March 2026 to April 2027.

Clerk

### **WSSC – Land North of Mayflower Park**

We still await information and action regarding this land which WSSC has earmarked for a primary school for many years since the development of Bramley Green. The Clerk has written to our MP Dr Becky Cooper for advice and an update from WSSC and the Department for Education (DfE). The Clerk also raised our concerns regarding the Section 106 money involved together with suggestions from Councillors for the site to have a benefit to Angmering as a whole should there be no school. Such suggestions are :

- SEN (Special Education Needs) for the school,
- relocation of the Angmering Scout premises
- youth provision for the young of Angmering or
- extending Mayflower Park for the benefit and welfare of all.

We have had a reply from our MP who states that there has been no update from either WSSC or the DfE and understands our concerns regard S106 monies and their possible loss. She has again written to both for an update

### **Neighbourhood Plan**

As the Neighbourhood Plan is part of P&I's Terms of Reference, I hope you will all attend the "Neighbourhood Plans Going Forward" meeting on Thursday 23<sup>rd</sup> April 2026 from 1400 – 1600 in Room 1 of the Community Centre. Once again, our Consultant Steve Tilbury will be giving the presentation. Please come prepared with questions and ideas – I would suggest you all spend some time having a look at the current plan and how it may need updating or is currently not fit for purpose.

### **Ham Manor – Phase 1**

As you are all aware the developer Persimmon has made its intention clear to apply to develop once again the site on Ham Manor opposite Sainsbury's and north of the A259. A consultation was held for Councillors and then members of

the public. Our planning consultant has been informed and will be pleased to assist when and if an application is published.

**Community Infrastructure Levy (CIL) / Section 106 Monies**

As I said in my Chairs Report, I watched the ADC Planning Policy Meeting regarding the Infrastructure Improvement Plan (IIP). These monies are occasionally brought to Full Council, but we need a more substantial breakdown on a regular basis, therefore as a result of that meeting I would like to ask the Clerk, that on perhaps a 6 monthly basis with the monthly financial reports, to present Councillors with an updated report of Angmering’s entitlements and usage since CIL as follows:-

CIL Income breakdown :

- a) Angmering’s 25% entitlement received to-date
- b) Any ADC’s contribution to Angmering projects
- c) Any WSCC’s contribution to Angmering’s projects

CIL Expenditure breakdown :

- d) On projects proposed and completed

Section 106 monies :

- e) Total received and
- f) For what projects

CIL/S106 Projects

- g) Proposed – known
- h) Proposed – would like.

The CIL/S106 pot

- i) Total remaining unspent
- j) Total Expected over the next 5 years.

Councillor Paul Bicknell asked at the ADC Planning Policy meeting for a more regular update and notification than the current annual basis. This was discussed and will be considered.

It was recommended that this be brought to APC Full Council on 13<sup>th</sup> April 2026 before the new Council Year 2026/27. This was discussed and unanimously agreed.

CLERK

**5 PI25/281 PUBLIC CONSULTATION**

No members of the public were present at the meeting and no questions had been sent in.

**6 PI25/282 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 265, 266 and 267 of 2026:

**FILE LIST 265**

<p><u><a href="#">A/18/26/HH</a></u>            Extension to attached garage.  <b>DECISION: No Objection</b>  <b>COMMENT: APC has no objection to this extension provided it is for the use as described, namely a garage. APC also asks that in accordance with its Tree Policy the trees to be removed are replaced as semi-mature trees and not whips, either on the property or in accordance with other location advice from APC.</b></p>	<p><b>ADDRESS</b>            Lucks Mill House            Old Mill Lane            Angmering</p>
<p><u><a href="#">A/26/26/HH</a></u>            Construction of a new, single storey extension to the rear elevation and internal alterations.  <b>DECISION: No Objection</b></p>	<p><b>ADDRESS</b>            23 Hornbeam Avenue            Angmering</p>

**COMMENT: Whilst APC has no objection to this application it was commented that sufficient parking spaces should be considered for any additional cars.**

**FILE LIST 266**

<p><b><u>A/30/26/PL</u></b> Demolition of existing open sided structures and erection of retail canopies and restaurant lobby. This application is in CIL Zone 3 (Zero Rated) as other development. <b>DECISION: Support</b> <b>COMMENT: APC considers that this is a good addition to a growing and thriving business and an asset to the economy of both Angmering and Arun District.</b></p> <p><b><u>A/31/26/CLP</u></b> Application for certificate of lawfulness for a proposed partial demolition and rebuild of single storey at rear of terraced house, increased height of Party Wall to create parapet in order to accommodate replacement flat roof. <b>NOTED</b></p>	<p><b><u>ADDRESS</u></b> Highdown Garden Centre Littlehampton Road Ferring</p> <p><b><u>ADDRESS</u></b> 5 The Cottrells Angmering</p>
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**FILE LIST 267**

<p><b><u>A/28/26/HH</u></b> Front porch extension, infill to front elevation and replacement windows. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><b><u>A/33/26/HH</u></b> Single storey front and rear extension, hip to gable loft conversion with front and rear dormers, new car port and alterations to fenestration. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><b><u>A/37/26/L19</u></b> Variation of condition 2 following the grant of A/151/25/L for approved plans. <b>DECISION: Support</b> <b>COMMENT: This is a listed building within the Conservation Area. APC sees no problem with the proposed new plan 9482-A-L-(00)-03 and welcomes the renovations being carried out to preserve this listed building.</b></p> <p><b><u>A/32/26/DOC</u></b> Approval of details reserved by condition under A/99/17/OUT relating to condition 10- Schedule of Works (based on Preliminary Ecological Appraisal Report). <b>NOTED</b></p>	<p><b><u>ADDRESS</u></b> 13 Weavers Ring Angmering</p> <p><b><u>ADDRESS</u></b> 29 Mill Road Avenue Angmering</p> <p><b><u>ADDRESS</u></b> The Vestry Cottage Arundel Road Angmering</p> <p><b><u>ADDRESS</u></b> Land South of Water Lane Angmering</p>
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<p><u><a href="#">A/34/26/DOC</a></u>  Approval of details reserved by condition under A/248/21/PL relating to condition 11- Schedule of Works (based on the recommendations within the Preliminary Ecological Appraisal Report).  <b>NOTED</b></p>	<p><b><u>ADDRESS</u></b>  Land North of Water Lane Angmering</p>
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- 7      **PI25/283 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8      **PI25/284 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **PI25/285 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
The agenda for the meeting on the 9<sup>th</sup> April has been published and there are no applications relating to Angmering.
- 10     **PI25/286 PLANNING DECISIONS – REFUSED - Noted**  
**A/176/25/DOV** – Affordable Housing - Land off Arundel Road (Harvest Rise)  
Application to enter a Deed of Variation to modify the Section 106 dated 13th March 2020 (as amended) linked to A/122/19/OUT in relation to sections 2.1.2,2.1.3, 2.1.4 Affordable Housing.
- 11     **PI25/287 LICENSING MATTERS**  
None.
- 12     **PI25/288 CONSERVATION AREA REPORTS**  
**Weavers Hill Assessment** - Has the Clerk had any response from the Conservation Officer as to when the survey is being produced and published.      **CLERK**
- 13     **PI25/289 SOUTH DOWNS NATIONAL PARK**  
**Local Plan Update**  
The Proposed Submission of the South Downs Local Plan was considered by Planning Committee on 12 February 2026 and then at the Full National Park Authority Meeting on 20 March 2026. Papers for Planning Committee can be viewed here:  
<https://www.southdowns.gov.uk/national-park-authority/committees-meetings/committees/planning-committee/>.  
I watched this meeting online and can state that the timeline has been updated as follows:
- May – June Regulation 19 Publication. To be published for formal comment. Date to be notified.
  - July – December Review the feedback
  - November 2026 Submission of Plan for Examination
  - 2027 Examination of the Plan
  - 2027/2028 Adoption of the Plan which will replace the 2019 Plan.
- All recommendations at this meeting were approved unanimously with one abstention (very new member). We are currently awaiting the minutes of the meeting.  
When Reg 19 is published should APC form a working group to view this to make their comments? It was agreed that once published, interested councillors should meet to discuss it further.

### **NP Planning Meeting on 9<sup>th</sup> April**

On the agenda under item 11 Policy and Strategy there is an item which may influence the Angmering Review of its Neighbourhood Plan where it affects the National Park. The meeting starts at 1000hrs and can be watched live stream. It is worth viewing this in view of our Neighbourhood plan meeting on 23rd April. In the paperwork that was sent to you, is a letter that we should be aware of, from an Inspectorate Examiner Derek Stebbing advising the Coldean Parish Council of the Government changes in the “Levelling-up and Regeneration Act 2023”

#### **14 PI25/290 COMPLIANCE/ENFORCEMENT**

The office and a resident have notified the Compliance team at ADC of the parking on Water Lane by the BMW/Chandlers/Oakleaf Place construction team which is causing traffic movement and parking problems along the lane. The compliance team have under ENF/79/26 informed the resident that this has been registered for further action. It must be noted that, being aware of the problems that could ensue, APC’s original comments were, that parking by constructor vehicles should be on the development site and not on Water Lane. We await the result of Compliance investigation and action.

#### **15 PI25/291 APPEALS**

##### **A/39/23/PL - Land west of Brook Lane and South of A259 – Employment / Business site.**

Appeal Ref: 2752 : PiNS Reference: 6003625. This application was refused on 17<sup>th</sup> July 2025 at ADC Planning Committee and subsequently appealed. Awaiting result of the Appeal which is by way of a written representation and not an inquiry.

#### **16 PI25/292 CORRESPONDENCE**

None

#### **17 PI25/293 HIGHWAYS MATTERS**

##### **1) Highways Action List (attached)**

To receive resolution updates on the ongoing issues still affecting Angmering’s highways.

2 Changes noted

##### **2) Other Highways Issues:**

##### **Dappers Lane Footpath**

At the request of a resident the Clerk advises that there has been no update on the construction of this long awaited and proposed footpath, but she will continue to pursue the relevant Authority.

##### **Long Furlong**

We have been advised that the Long Furlong A280 will be closed to traffic from 13<sup>th</sup> to 22<sup>nd</sup> April 2026 due to installation of new ducts and fibre optics cabling. Access is only available to residents and businesses. This will of course affect Angmering’s residents that use that route.

##### **West Sussex Newsletter**

The latest WSCC Highways, Transport & Planning Newsletter has been published. You should all have received a copy.

#### **18 PI25/294 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

1) Planning Committee Meeting

Wednesday 15 April at 2pm  
Council Chamber, Arun Civic Centre, Maltravers Road,  
Littlehampton, BN17 5LF.

- 2) Planning Policy Committee  
Thursday 4th June 2026  
Council Chamber, Arun Civic Centre, Maltravers Road,  
Littlehampton, BN17 5LF.

**19      PI25/295    MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

This Committee:

- i) Update on the proposed 20mph village scheme and Community Highways Scheme
- ii) Viewing applications – a discussion will be held with the Clerk relating to iPad use and previously investigated solutions.

Full Council:

- iii) CIL / S106 regular notification and breakdown of income and expenditure.

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 21 April 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at 20:30

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Chairman

Date.....