



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 4 AUGUST 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
Paul Bicknell, John Oldfield, Alan Evans, Norma Harris, Carey Bennett, James Thompson, Sally Taylor, Jo Thompson, (Co-opted member of the public) 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, Alan Evans, Norma Harris, Sally Taylor, James Thompson, Paul Bicknell, Carey Bennett and Jo 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	PI26/063	APOLOGIES FOR ABSENCE Apologies were received and approved from: Cllr. Hamilton-Street and Cllr Oldfield.	
2	PI26/062	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllr. Bennett declared a pecuniary interest in application A/84/26CLE and left the room when this application was discussed. Cllr. Thompson and Jo Thompson declared a non-pecuniary interest in planning application number A/89/26/HH.	
3	PI26/063	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 14 July were agreed by all and signed by the Chair.	
4	PI26/064	THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. There were no questions or comments on the Chair's issued report. Additional items to the Chair's report received since the original report was issued.	

WSSC Newsletter

The latest Highways, Transport & Planning newsletter has been published showing the work that is being done on road conditions during the hot weather, other road improvement schemes throughout the county and a Utility projects update, so far nothing planned for Angmering.

Town & Country Planning Association (TCPA)

The latest edition of the TCPA Newsletter has been published and forwarded to you. You will find some interesting planning information regarding:

- The national scheme of delegation: - A blog by the TCPA Director of Policy Dr Hugh Ellis.
- The Planning System: "The UK's greatest adaptation opportunity" – There is a webinar on 6 October 2026 – Councillors if interested in attending should contact the Clerk to register your interest.

Level Crossing Data Summary

Following on from the information in my Chairs Report, Harry Riley from Network Rail has replied in response to the letter to Heidi Alexander MP with a data summary of up and down times at the relevant level crossings between 29th June 2026 and 4th July 2026. The Angmering data shows the length of time the gates were down and the road closed. The summary data shows that the average barrier down time was 3mins 47secs, however, there were 11 down times of over 10mins during this period.

Planning Application

Application A/80/26/CLP relating to 56 Arundel Road for a Lawful development certificate for a proposed single storey rear extension – We have been advised that Planning Permission is not required for this application.

WSSC Education Land

A resident has questioned the use of the land south of Bramley Green and North of Mayflower Park which is earmarked for a WSSC primary school to which we have been informed will not now happen at this present time. The Clerk has been asked to contact WSSC for a serious discussion regarding the Section 106 monies involved and the use of this site as the time limit and conditions mentioned in the various agreements may no longer be valid.

5 PI26/065 PUBLIC CONSULTATION

Six members of the public attended regarding application A/84/26/CLE. One member of the public read out a statement on behalf of the six residents present. The speaker argued that insufficient evidence had been provided to demonstrate a continuous lawful use over the required 10-year period and alleged a material change of use at Unit 7. Significant concerns were also raised regarding noise, fumes, safety risks, and the impact on neighbouring residents' amenity and wellbeing. The transcript of the residents statement has been shared with all members of the PI Committee.

6 PI26/066 PLANNING APPLICATIONS

FILE LIST 283

<u>A/83/26/HH</u> Single Storey extension to north elevation <u>Comment of this Application by 06 August 2026</u> Decision: No Objection No comment	<u>ADDRESS</u> 20 East Drive Angmering
<u>A/84/26/CLE</u>	<u>ADDRESS</u>

Lawful development certificate for existing office, storage and repairs. <u>Comment on this Application by 06 August 2026</u> Decision: Objection Comment: The Parish Council notes that this is a Certificate of Lawfulness application rather than a planning application and understands that Arun District Council must determine whether sufficient evidence exists to demonstrate continuous lawful use of the site for office, storage and repair purposes. However, the Parish Council remains concerned about apparent gaps in the documentary evidence, including missing lease information and changes in occupiers over time. The Council also notes significant concerns raised by local residents regarding the nature of activities currently taking place on the site and questions whether these activities are fully reflected within the use described in the application. The Parish Council therefore requests that Arun District Council carefully scrutinise the evidence submitted and satisfy itself that the claimed continuous lawful use has been demonstrated before determining the application. Therefore, APC objects to this application on the grounds of insufficient information regarding the: • stated gaps in documentation • actual site activity and • environmental, health and safety concerns associated with the conducted business. APC also requests that a sound survey is conducted to ascertain what level of noise is being experienced by surrounding residents. <u>A/61/26/HH</u> Extension of porch. <u>Approved subject to Conditions: 06.07.2026</u> <u>A/69/26/DOC</u> Approval of details reserved by condition under A/109/23/PL relating to condition 26-SuDS verification. <u>Approved 06.07.2026</u>	St Denys Nursery Units 4-8 Dappers Lane Angmering <u>ADDRESS</u> Madingley The Thatchway Angmering <u>ADDRESS</u> Land off Arundel Road Angmering
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FILE LIST 284

<u>A/89/26/HH</u> Rear extension to replace conservatory. <u>Comment on this Application by 13 August 2026</u> Decision: No Objection No Comment <u>A/42/26/HH</u>	<u>ADDRESS</u> 50 Palmer Road Angmering
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Replacement of the existing flat roof to a detached double garage with a pitched gable roof finished in roof tiles to match the house. <u>Approved subject to Conditions</u> <u>A/67/26/DOC</u> Approval of details reserved by condition under A/129/21/PL (Appeal ref: APP/C3810/W/22/3298192) relating to condition 7- Public Open Space and Play Areas. <u>Part Approved</u> <u>A/68/26/T</u> Crown lift to provide a maximum of four metres overhead clearance on all aspects, to 1 no. lime tree (T1). <u>Approved subject to Conditions</u> <u>A/86/26/NMA</u> Nonmaterial amendment following the grant of A/186/25/HH to replace the false garage door with a window on the front elevation, reduce the opening size of the bi-fold doors on the rear elevation and the addition of 2 No roof lights to the front elevation. <u>Approved</u> <u>A/95/26/CLP</u> Application for certificate of lawfulness for a proposed single story flat roof rear extension. <u>Decision due by: 04-09-26</u> <u>Decision: Objection</u> <u>Comment:</u> APC considers that there is insufficient evidence regarding this application and requests it is deferred until more evidence is provided.	<u>ADDRESS</u> Elm Lodge Rectory Lane Angmering <u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering <u>ADDRESS</u> 24 The Groves Angmering <u>ADDRESS</u> 16 Speedwell Chase Angmering <u>ADDRESS</u> 8 Darlington Close Angmering
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FILE LIST 285

<u>A/101/26/DOC</u> Approval of details reserved by condition under A/11/23/PL relating to condition 8-Cycle Parking. <u>Decision due by: 11-09-26</u> <u>Decision: Objection</u> <u>Comment:</u> APC does not support the reduction of 8 cycle parking Bays to 4 when we are all trying to encourage people to cycle more. <u>A/91/26/DOC</u> Approval of details reserved by condition under A/248/21/PL relating to condition 29- Surface Water Drainage. <u>Decision due by: 11-09-26</u> <u>Decision: Objection</u> <u>Comment:</u> APC will support this application once the Drainage Engineers Report is Approved and Published. <u>A/96/26/NMA</u>	<u>ADDRESS</u> BMW House, (Oak Leaf Place), Chandlers Garage Ltd Water Lane Angmering <u>ADDRESS</u> Show Home and Marketing Suite 1 Buxton Crescent Angmering <u>ADDRESS</u>
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Nonmaterial amendment following the grant of A/11/23/PL for the regularisation of the roof finishes and minor alterations to the design. Decision due by: 10-08-26 Decision: Objection Comment: APC request a deferral of this application until a full explanation as to the reasoning for the proposed alterations and any impact this may have on residents close to the proximity of this building. <u>A/59/26/HH</u> Demolition of existing conservatory and construction of a single storey, monopitched extension at rear. Removal of garage. <u>Approved subject to Conditions</u>	BMW House, Chandlers Garage Ltd Water Lane Angmering <u>ADDRESS</u> 115 Downs Way East Preston
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- 7 **PI26/067 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI26/068 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI26/069 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI26/070 PLANNING DECISIONS – NOT APPROVED**
A/85/26/NMA
Land North of water Lane (Langmead Place) Angmering
Non material amendment following the granting of A/256/21/RES (as
(as amended by A/88/24/S73) regarding play space.
REFUSED
- This was an interesting refusal as the Planning Authority considered the proposed changes would fundamentally alter the character of the approved nature playscape from a landscape-led nature place experience to a conventional equipped playground which would be a material change and not in accordance with the meaning of non-material and would therefore require a full application. APC fully support the officers' recommendations whose reasons for refusal were that the proposed changes to the equipment specification which was originally for a 'nature play space' and what the proposal now offers is a more traditional space that is replicated across many of the new estates in the village of Angmering. This area is on the edge of the SDNP and should be in keeping with a nature environment and open space.
- 11 **PI26/071 LICENSING MATTERS**
None.
- 12 **PI26/072 CONSERVATION AREA REPORTS**
Nothing further to report on the progress of the Weavers Hill extension assessment.
- 13 **PI26/073 SOUTH DOWNS NATIONAL PARK (SDNP)**
Local Plan - Update
More than 2,700 representations of the SDNP's new Local Plan are currently being analysed in preparation for the next important stages of the planning process. The latest consultation on the new SDLP closed on 23 June, with 2,700 comments submitted from around 1,300 people and organisations. All representations

received during the consultation, together with supporting evidence and submission documents, have been registered and are now being reviewed by officers at the National Park Authority.

The new Local Plan will guide how and where development takes place in the National Park over the next two decades, replacing the current Local Plan adopted in 2019.

The goal of the Local Plan is to address vital issues such as the need for affordable housing, quality development, restoring nature, climate action, a flourishing rural economy and helping local communities thrive. In November and December this year, the National Park's Planning Committee and the Full Authority will consider the outcomes of the consultation, including any proposed modifications to address the representations and any other changes since the Local Plan was agreed last March.

14 PI26/074 COMPLIANCE & ENFORCEMENT

ENF/6/20 – Construction of the Footpath along Dappers Lane from the Swallows Gate Development to Merryfield Crescent. Still awaiting further information and action. It was hoped that this situation would have been decided at the ADC PI Committee meeting on 22nd July, but this has now been deferred to the next meeting on 26th August.

ENF/47/26 – St Denys Nursery Units 4-8, Dappers Lane. Information as to the nature of this enforcement is being requested. **ENF/47/26** is currently an open investigation, and an Enforcement Notice has not been issued at this time. We await further information and any action on this notice.

15 PI26/075 APPEALS

ADC:

Land west of Brook Lane and South of A259 – Employment / Business site.

A/39/23/PL - Appeal Ref: 2752 : PiNS Reference: 6003625 - Written Representation

Awaiting a result of this Appeal.

SDNP:

The Woodman, Arundel Road, Angmering, West Sussex BN16 4EU

Planning Inspectorate Reference: 6006529 / SDNPA Reference: SDNP/25/03093/FUL

Change of use from offices back to residential, no other changes proposed. Awaiting result of the Appeal.

Still awaiting a date for a Site Visit.

16 PI26/076 CORRESPONDENCE

Correspondence (letter/e-mail) received relating to the P&I Terms of Reference.

- School House / Arundel Road – see Chairs Report
- St Denys Nursery activity – This correspondence is being dealt with under agenda items relating to Chairs Report, Enforcement and Application A/84/26/CLE.
- Land North of Mayflower Park – WSCC Education Land.
- Local Cycling & Walking Infrastructure Plan, (LCWIP), Cllr Evans gave an update –

Arun District Council is developing a Local Cycling and Walking Infrastructure Plan to improve active travel across the district. Cllr Evans advised that a Southampton Company, (Ethos), were hired by WSCC to hold public consultations about walking and cycling across the district. They held a consultation session at Angmering Community Centre on the 9 July for residents to take part. It seems that this drop-in session was not

communicated in anyway to us and therefore we were not able to publicise the session. They have reported back to APC that four people turned up. The office will continue to promote the consultation and urge people to complete the survey.

17 PI26/077 HIGHWAYS MATTERS AND THE SAFETY ACTION PLAN

Update on the Safety Action Plan: None

TRO ARN-9016-MM – Waiting Restrictions

You will have received information regarding the Traffic Regulation Order (TRO) that has been applied for relating the land at the junction of Barncroft Gardens with Drift Road and Long Lakes Way which are located on the Manor Place development south of the A259/A280 roundabout (TRO valid 30th July to 20th August). Since this was published, we have received correspondence from a resident about this TRO and lack of resident consultation. The Clerk is investigating this with WSCC.

A response from the Legal Officer – TRO Team, has now been received regarding the request from the developer, for a TRO as a result of complaints about vehicles parking. The consultation continues – we await WSCC decision.

I made a visit to the site at 1130 on Monday 3rd August, the only vehicles parked on those roads were either within the resident driveways and the parking bays with one vehicle parked on the highway itself (tradesman). We appear to have no indication as to when the unwelcome parking occurs.

APC P&I are opposed to any form of parking, permanent or otherwise, that restricts the flow of traffic on the highway.

There followed a discussion regarding the issue and frequency of TRO's. APC have been advised that only one per year would be issued to an area but are concerned that there is an inconsistency in the issue of TRO's.

Can the Clerk ascertain if the TRO for Manor Place - Barncroft Gardens with Drift Road, although being requested and paid for by the developer, (Redrow), count as one of Angmering's TRO's, i.e. does this impact any fixed number of TRO's we are allowed to apply for in any set amount of time.

KH

a) 20mph Highway speed, Highway Access Gates & Community Highways Scheme:

Councillor James Thompson gave an update on the work being carried out. There has been correspondence between the Clerk and Gary Jannaway (Assistant Area Highways Manager WSCC – Arun & Lavant). A discussion followed where it was suggested as there was going to be a signalised crossing put in opposite St Margarets School, perhaps the 20mph zone could be extended from the village centre to just past St Wilfrid's School. This was noted and will be put to WSCC.

There was discussion about gathering public opinion on the village-wide 20mph scheme, it was felt that this should be done sooner rather than later and should not form part of any Annual Community Survey but a survey under its own merits. It was also stated that the Village-wide 20mph project should go to Full Council as soon as possible, (to get things moving).

It is understood that a Community Highways Scheme is being discussed for Arundel Road. The Chair requested that a member of the P&I Committee

should be involved in these discussions and that an update relayed to the P&I Committee at its meetings.

18 P126/078 ARUN DISTRICT COUNCIL PLANNING COMMITTEES
Council Chamber, Arun Civic Centre, Matravers Road, Littlehampton,
BN17 5LF

- **Planning Committee Meeting**
Wednesday 26 August at 2pm
- **Planning Policy Committee Meeting**
Next meeting 3 September 2026

19 P126/079 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

This Committee: 20pmh speed limit
Full Council: TRO Matters

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 25 August 2026 at 7.30pm,
King Suite, Angmering Village Hall, Station Road, Angmering BN16 4HL.

The meeting concluded at **21:10**


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Chairman

Date: 25 Aug 26