



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 8 APRIL 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, John Oldfield, Norma Harris, Carey Bennett and Nikki Hamilton-Street
- 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	24/293	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Bicknell.	
2	24/294	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	24/295	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 18 March 2025 were agreed by all and signed by the Chair.	
4	24/296	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. No questions were asked.	

The Chair added the following **Additional items:**

As we have been advised the unauthorised encampment season is now upon us. Will Councillors on their travels around the Parish have a look to see any areas that could be accessed and report them to the Clerk.

There is to be a NALC workshop on Saturday 25 October 2025 (online) – “Planning for the Future: Navigating the New Planning Framework”. In view of all the changes taking place, Councillors are asked to contact the Clerk if they wish to attend this workshop.

Action List – None

5 24/297 PUBLIC CONSULTATION

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

Cllr. Bennett gave a short update on a conversation he had been having with some residents regarding planting around the village and advice was given on how to respond and who they should contact, either ADC or WSCC depending on the issue.

6 24/298 PLANNING APPLICATIONS

To consider Arun District Council File Lists 211, 212 and 213 of 2025:

FILE LIST 214: Observations to Arun District Council by 10 April 2025

<u>A/35/25/HH</u> Single storey front/side extension and new crossover. DECISION: No Objection COMMENT: None	<u>ADDRESS</u> 7 Ambersham Crescent Angmering
<u>A/34/25/HH</u> Drop kerb. DECISION: No Objection COMMENT: None	<u>ADDRESS</u> 20 Dell Drive Angmering
<u>A/26/25/DOC</u> Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 4 - fence to be erected along the northern site boundary. DECISION: Objection COMMENT: In the interest of safety to the residents and pets of Langmead Place and the motorists on the A27, APC has no objection to a fence/noise barrier between the residences of Langmead Place and the A27 as it feels this fencing could be a good deterrent preventing any access from the site onto the A27. However, it feels that the application as presented is not clear as to the materials to be used, the actual location of the fence, the design and measurements of the barrier, and its relationship with the already erected and approved planted bund.	<u>ADDRESS</u> Land North of Water Lane Angmering

<p>Whilst APC does not object to a fence it does also questions the need for such a fence when the bund was deemed to be of a sufficient noise barrier between the A27 and the dwellings on the northern boundary. It also feels that it would detract from the natural and ecological landscape settings of the area with a harmful impact on the SDNP that is in close proximity to the development.</p> <p>The Phlorum Noise Assessment dated February 2025 is of very poor quality on the website making it almost unreadable, so until clear appropriate plans relating to condition 4 of A/88/24/S73 have been produced and published APC feels it has to object to this application.</p> <p>Relating to Condition 4 (A/88/24/S73) which clearly states, "Prior to first occupation" it must be noted that properties on this development site known as Langmead Place are already being occupied, therefore the developer is in breach of this condition.</p> <p><u>A/40/25/TC</u> Removal of 3 No. overhanging branches from 1 No. Cordyline. Pollard 1 No. Willow (T6) to leave a height of 8m and a spread of 5 m. These trees are within Angmering Conservation Area. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> The Pigeon House High Street Angmering</p>
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Cllr. Harris temporarily left the meeting at 19:55 and returned at 20:00.

FILE LIST 215: Observations to Arun District Council by 17 April 2025

<p><u>A/39/25/HH</u> Erection of two storey side extension. DECISION: No Objection COMMENT: It must be noted that this is the third application for this extension using the same unaltered plans and design. Applications A/125/22/HH and A/110/19/HH refer. It must also be noted that ADC approved the two previous applications and APC raised no objection.</p>	<p><u>ADDRESS</u> Field House The Thatchway Angmering</p>
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<p><u>A/41/25/HH</u> Demolish existing conservatory and replace with a single storey rear extension. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 66 Downs Way Angmering</p>
<p><u>A/46/25/T</u> 1 No. Lime (T07) spread reduced to leave 4m to the southern canopy aspect and crown lift to 3m above ground level, 1 No. Sycamore (T08) removal of deadwood and spread reduced to leave 2.5 m to the southern canopy aspect and 1 No. Sycamore (T14) spread reduced to leave 2m to the northern canopy aspect. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> The Spotted Cow High Street Angmering</p>
<p><u>A/52/25/NMA</u> Non-material amendment following the grant of A/109/23/PL relating to the rewording of condition 13 (pedestrian links to the site boundary). DECISION: No Objection COMMENT: APC strongly hopes that residents from the development site will have access at all times.</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
<p><u>A/50/25/TC</u> 1 No. London Plane (T1) crown reduction to leave a height of 10m and radial spreads of 4.5m on the north and east aspects. Removal of significant deadwood from 1 No. Beech (T2) and fell 1 No. Laylandii (T3). These trees are within the Conservation Area. DECISION: No Objection COMMENT: Whilst APC has no objection to the work to be carried out it does regret, in the interest of biodiversity, the loss of the felled tree which in accordance with the APC tree policy should be replaced with at least two native British species on site and should not be whips.</p>	<p><u>ADDRESS</u> Angmering Conservation Area The Old House High Street Angmering</p>

FILE LIST 216: Observations to Arun District Council by 26 April 2025

None.	<u>ADDRESS</u>
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- 7 24/299 **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
Pre application for the Installation of a Mobile Phone Base Station
Upgrade at CS1168204

ADDRESS Land at Rustington Golf Club (Junction of the 2 arms of the Black Ditch on Ham Manor)

DECISION: No Objection

COMMENT: None

- 8 24/300 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.

- 9 24/301 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**

[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 hardstanding to the south of the existing buildings.

ADDRESS Priors Lease Farm, Dover Lane, Angmering,

DECISION: No Objection

COMMENT: None

[SDNP/25/01118/FUL](#)

Conversion of the remaining 464.2 sqm of agricultural floorspace within former dairy building, following grant of approval SDNP/24/02260/PA3R to flexible commercial use. Elevational changes and enlargement of the approved parking area within area of existing hard standing.

ADDRESS Lee Farm, Michelgrove Lane, Patching,

DECISION: No Objection

COMMENT: None

- 10 24/302 **PLANNING DECISIONS – NOT APPROVED/REFUSED**
None.

- 11 24/303 **LICENSING MATTERS**
None.

- 12 24/304 **CONSERVATION AREA REPORTS**

The Chair commented that an update on the Weavers Hill extension assessment is still required from APC. It must be noted that this project has been ongoing since 2022. She stated that the Clerk is continually asking for an update from the Conservation Area Officer at ADC, however, it is hoped that an answer will be forthcoming prior to the advent of "Devolution" to enable further work on the assessment or a closure of this item.

This on-going situation was discussed, and committee members feel that the ADC Director of Place, Karl Roberts, is approached with a view to having this project progressed to a conclusion asap. Therefore the following was requested:

Action: The Clerk to write a letter to Karl Roberts to ask that the process is advance as soon as possible.

KH

- 13 24/305 **SOUTH DOWNS NATIONAL PARK MATTERS**

The next planning meeting is to be held on 10th April 2025.

The agenda has been published and there are three items that may have an effect on Angmering: -

- Agenda Item 9 plus appendix 1 – Duty to Co-operate

- Agenda Item 10 – Planning & Infrastructure Bill and Written Ministerial Statement
- Agenda Item 11 plus appendix 1 & 2 – Community Planning Update.

The Chair commented that she had attend the Parish Workshops since the last P&I meeting and gave the committee the following overview:

SDNP Parishes Meeting on 19th March 2025 (online)

This was well attended and Chaired by the SDNP Chair Vanessa Rowland. Also in attendance were 4 of the senior management team that relayed what was currently happening within the Authority, The Partnership Management Plan and the Local Plan Reviews and 5 of the authority elected parish members who relayed what was happening in their areas of the National Park. The new Chief Executive Siôn McGeever was introduced to the meeting who said that apart from getting to know everyone and the workings of this NP he was also looking at the **Local Governments re-organisation** and the **creation of a Strategic Authority** as both will affect the NP in some way especially as the NP will span two Strategic Authorities. He also said that with these two events the quota of Parish Councils who sit on the board, currently 14, could/may disappear, but what would replace them is as yet an unknown? Therefore, many challenges lie ahead. The floor was then open to questions from the members present.

14 24/306 COMPLIANCE

The Chair gave the following update:

ENF/236/22 - Mayflower Meadows (Shrublands development) - As a result of the decision made at the appeal on 18th March 2025 the Enforcement Notice is quashed. **Case now closed.**

ENF/267/23 - 8 Meadowside – Fencing. Part compliant, Remaining row of panels still to be removed at the front of the property this is an ongoing case.

There were no further updates.

15 24/307 APPEALS

The Chair gave the following update:

Mayflower Meadows (Shrublands) Roundstone Lane

Appeal A – against the issue of an Enforcement Notice is quashed

Appeal B – against the Planning Refusal of application A/57/24/DOC. The appeal heard on 18th March 2025 is Dismissed.

As a result of this decision, the Clerk has spoken to the Planning Officer at ADC as to the way forward and been advised that discussions will commence between ADC and Sigma Homes to ensure the developer complies with the planning conditions. ADC will be keeping APC informed of the progress.

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.

16 24/308 CORRESPONDENCE

We have received notification that the Secretary of State has granted a Development Consent Order for the construction of Part II of the Rampion Wind Turbine Project off the coast of Sussex, therefore construction may begin in the near future.

17 24/309 HIGHWAYS MATTERS

The Chair talked through the updates on the Highways Concerns spreadsheet which was sent out to all committee members in the supporting papers prior to the meeting.

She then went on to say that APC had received an e-mail from a resident regarding the item relating to flooding:

“Flooding – Station Road Outside the Cottages”

The resident commented that from the table of actions that WSCC had done about the highway drainage problem in Station Road is unclear. Because of the recurrent nature of the flooding there, he believed the problem was in the drainage system away from that area and simply clearing the gully would not solve the problem. He suggested asking WSCC to confirm they were happy with the efficacy of the drainage system away from the gully they cleared in 2024.

A discussion then took place. WSCC have been approached regarding this situation on a few previous occasions. As there is no drainage in that area, there is nothing that could be done. The Clerk is requested to contact WSCC to find out when they will be doing the next gully clearance.

Action: Contact WSCC to ask when the next gully clearance will take place and report back.

KH

The Chair finished by stating that it must be remembered that in the long-ago historical past prior to any development there, this area was a natural pond where rainfall collected and probably still thinks it can. For the sake of the residents that are affected the drainage of this site has got to be resolved.

18 24/310 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting is on 8 May 2025 at 2pm – awaiting the agenda

Planning Policy Committee

Next meeting is on 12 June at 6pm 2025 – awaiting the agenda

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



19 24/311 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 29 April 2025** at 7.30pm,
King Suite, Angmering Village Hall.

The meeting concluded at **20:28**.


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Chairman

Date.....29/4/25.....