



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: admin@angmering-pc.gov.uk

Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 18 MARCH 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, Norma Harris and Carey Bennett
- In attendance:** Tracy Lees, Committee Clerk and two members 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	24/274	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield and Nikki Hamilton-Street. Apologies were not received from Cllr. Bicknell and therefore were not approved.	
2	24/275	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. The Chair declared a non-pecuniary interest in application A/12/25/CLP as she is a close neighbour.	
3	24/276	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 25 February 2025 were agreed by all and signed by the Chair.	
4	24/277	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 went through the following amendments to her report:

Additional items:

a)

- * ADC Planning – Agenda published no applications or other matters relating to Angmering.
- * ADC Planning Policy – Agenda now published (see item 3 on my report). As this meeting is being held today, 18th March, it would be useful if committee members viewed this meeting when archived as there are 5 items that could affect Angmering, then make any comments to the Clerk and myself. There is a possibility that the next meeting will be held on 12th June 2025, we are currently awaiting approval of the ADC calendar at their next Full Council meeting.
- * WSCC PRow – Agenda published with nothing that affects Angmering.
- * WSCC Communities, Highways & Environment Scrutiny Committee – Minutes of the meeting held on 3rd March have now been published with items that could affect Angmering.

b) Information has been sent regarding the next meeting of the **Arun Flood Forum** which is due to be held on 24th April – despite previous attempts by the Clerk that Angmering should be included on this Forum due to its flooding problems, only 4 Parish/Town Councils may be represented at a time – this does not include Angmering for this meeting. The Clerk will ensure that relevant paperwork and minutes of that meeting will be forwarded to Angmering and then to Councillors.

c) **Application A/151/24/DOC** – Land off Arundel Road (Harvest Rise) relating to Conditions 24 and 25 – Surface water drainage and maintenance and management of surface water drainage system. This application has been partially approved with the exception of the area designated for commercial dwellings. APC currently awaits construction details of this site together with an indication of the start of construction.

d) The Chair said that she attended an **online seminar** this morning given by the Town & Country Planning Association (TCPA) entitled “Infrastructure Delivery” – This was centred around the developing of **NEW** Towns and the construction of a major infrastructure - a new railway station at Bewley in Essex. There was also a presentation regarding the new 616 housing community social infrastructure at Pease Pottage near Crawley. Further details to follow.

e) **TRO Station Road.** You will all have been sent the paperwork from WSCC. Are there any comments. There were no questions or comments.

Action List – None

5 24/278 **PUBLIC CONSULTATION**

Two members of the public were present and wanted to discuss the Dappers Lane Survey. They said that now the 20mph limit was in the



process of being imposed for Dappers Lane they hoped that the survey that had been worked on with APC in 2024 could now be published. To reach the largest audience possible they asked if the survey could be put on the APC website, Facebook page and advertised in the office window and also in the noticeboards. Paper copies were also mentioned, however, as the office is still closed due to water damage it was agreed that the members of the public may ask local business to hold copies if the office was still not able to open when the survey went live. They suggested a possible launch date of Thursday 1 May.

The Chair commented that she would speak with the Clerk on how this request could be moved forward and either she or the Clerk would be in touch with what was possible.

Both members of the public left the meeting at 19:51.

6 24/279 PLANNING APPLICATIONS

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

FILE LIST 211: Observations to Arun District Council by 18 March 2025

<u>A/21/25/S73</u>	<u>ADDRESS</u>
<p>Variation of conditions 12, 14, 25, 26, 28 and 29 imposed under A/64/21/PL relating to rewording of conditions.</p> <p>DECISION: Objection</p> <p>COMMENT: APC feels that irrespective of the outcome of the appeal all conditions should, in the interest of public amenity, adhere to the decisions made under application A/64/21/PL. together with any decisions made by the Appeal Inspector today.</p> <p>APC reserves the right to make further comment when a report has been published by the Drainage Engineers in respect of Conditions 26, 28 and 29.</p> <p>It is not clear from the letter dated 4th February 2025 by Knights, the application reasoning behind "the occupation of the 35th dwelling" request.</p>	<p>Shrublands Roundstone Lane Angmering</p>

FILE LIST 212: Observations to Arun District Council by 27 March 2025

<u>A/30/25/DOC</u>	<u>ADDRESS</u>
<p>Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 7 - public open space and play areas, condition number 8 landscaping, open space and play areas and condition number 13 - road(s), cycleways, footways, and casual parking areas serving the development have been constructed, surfaced, and drained.</p>	<p>Rustington Golf Centre Golfers Lane Angmering</p>

<p>DECISION: No Objection COMMENT: APC supports the comments by WSCC Highways and Arun Parks & Landscapes. However, APC still has concerns regarding the exits from the play areas and open spaces onto Golfers Lane and the site internal roads. APC still feels that in the interest of public safety some form of barrier should be provided to ensure a safe exit from these areas.</p> <p><u>A/31/25/CLP</u> Lawful development certificate for a proposed single-storey rear extension. DECISION: No Objection COMMENT: Although APC has no objection to this application there is no indication in this presented application of the materials to be used, therefore APC requests that a sample of the material to be used is shown to ADC.</p>	<p><u>ADDRESS</u> 1 Nursery Road Angmering</p>
--	---

FILE LIST 213: Observations to Arun District Council by 3 April 2025

<p><u>A/33/25/T</u> Fell 1 No. Monterey Pine (T1) DECISION: Support COMMENT: APC Supports the recommendations of the nominated Tree Surgeon but in accordance with its tree policy and in the interest of biodiversity net gain any felling of trees must be replaced by two British native trees on site and must not be whips.</p> <p><u>A/28/25/CLP</u> Lawful development certificate for the proposed re-development of roof space including a new rear dormer. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Beech Glade 4 Blue Cedars Close Angmering</p> <p><u>ADDRESS</u> 12 Greenacres Ring Angmering</p>
---	---

- 7 24/280 **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 24/281 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
[WSCC/012/25](#)
Installation of two new external canopies.
ADDRESS: The Angmering School, Station Road, Angmering, BN16 4HH
DECISION: Support
COMMENT: None
- 9 24/282 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

- 10 24/283 **PLANNING DECISIONS – NOT APPROVED/REFUSED**
None.
- 11 24/284 **LICENSING MATTERS**
None.
- 12 24/285 **CONSERVATION AREA REPORTS**
No further update.
- 13 24/286 **SOUTH DOWNS NATIONAL PARK MATTERS**
Next planned meeting is to be held on 10th April 2025. Awaiting publication of the agenda. However, we still await the dates of the Planning Meetings for the rest of the year to May 2026.
- Tomorrow the Chair will be attending the South Downs National Park's Parishes meeting, again details will be forwarded at a later date.
- 14 24/287 **COMPLIANCE**
The Chair gave the following update:
- ENF/236/22 - Mayflower Meadows (Shrublands development)
Applicant is going to appeal on 18th March associated documents here - <https://www1.arun.gov.uk/aplanning/OcellaWeb/appealDetails?appeal=2679&back=no>
- 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.
- No further updates.
- 15 24/288 **APPEALS**
The Chair gave the following update:
- Mayflower Meadows (Shrublands) Roundstone Lane.**
Associated documents here - <https://www1.arun.gov.uk/aplanning/OcellaWeb/appealDetails?appeal=2679&back=no>
- **Appeal B** – Against the Planning Refusal.
An Informal Hearing is to be held into the appeal at Council Chambers, Arun Civic Centre, 1 Maltravers Rd, on **18th March 2025** at 10:00hrs. Result of today's informal appeal to be relayed in due course.
 - **Appeal A** - No information regarding the Enforcement Notice.
- 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.

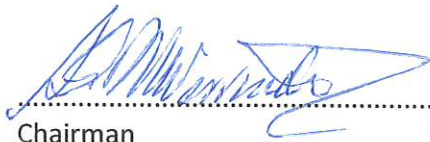
- 16 **24/289 CORRESPONDENCE**
A resident has replied to the Local Flood Risk Management Strategy 2025-2030 Survey and forwarded the comments made to APC.
- 17 **24/290 HIGHWAYS MATTERS**
Highways Action List Updates – There are no updates since the last P&I meeting. The Clerk continues to contact the appropriate Authority for further information and action.
- 18 **24/291 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
Planning Committee Meeting
Next meeting is on 26 March 2025 – awaiting the agenda

Planning Policy Committee
Next meeting is on 18th March 2025 – awaiting the agenda

Meetings are held at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.
- 19 **24/292 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 8 April 2025** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:23**.


.....
Chairman

Date... 08/04/25