



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 21 APRIL 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, Alan Evans.
- 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	PI25/296	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Hamilton-Street, Thompson, Bicknell and Oldfield.	
2	PI25/297	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/298	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 31 March were agreed by all present and signed by the Chair.	
4	PI25/299	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 gave the following update:

Additional Items to the report

- a) **ADC Planning Powers** – Discussed and noted at the ADC Planning meeting on 15th April under Agenda Item 11 – Consulting the Secretary of State on planning decisions – consultation.
Consultation - This is open until 4th May 2026 with 3 Sections.
Section 1 – Proposals for new consultation requirements where LPAs are minded to refuse planning permission for commercial development with a floorspace of 15,000m² or more. This is the only section applicable to Angmering and Arun District.
Sections 2 & 3 relate to Nuclear Power facilities and Emergency Planning Zones such as Aldermaston.
Major Housing Schemes – There is a new Government Directive that local planning authorities must notify the Secretary of State if they intend to refuse planning permission for a housing scheme of 150 dwellings or more.
The question we must ask is “how will this affect Angmering and the other Parishes and Towns within Arun District”
- could they lose their voice and right to comment?
 - will they even be notified of planning applications and other planning matters that affect them?
- I ask Councillors to view the paperwork for
- the ADC Planning meeting on the 15th April,
 - the statement in Parliament by Matthew Pennycook Minister of State for Housing & Planning, and
 - the minutes of the ADC Planning meeting when published.
- The Clerk has forwarded the link to this Agenda item to you.
- b) **ADC Proposed National Scheme of Delegation** – This was also discussed at the Planning meeting on the 15th April under Agenda Item 12. The consultation covers:
- i) the introduction of a national scheme of delegation and
 - ii) changes to the size and composition of planning committees.
- Again, this begs the question “how will this affect the operating viability of the Planning Committees of Angmering and Arun District Council. Will Councillors please view this document and the minutes of the meeting once published. The Clerk has forwarded to you the link to this Agenda item.
- RECOMMENDATION Items a) and b) :**
I do not want to enter into a long discussion at this meeting but would recommend that this is placed for discussion as a P&I agenda item at a later date to give councillors time to assimilate the stated documents and the presentation by Steve Tilbury on the renewal of our Neighbourhood Plan. **This was agreed.**
- c) **Shrublands – Mayflower Meadow (Platinum Way)**
The Clerk has been in touch (26 March) with ADC for an update on the progress of this development and the effect the problem is having on the residents that currently occupy the site, she still awaiting a reply. Another request for an update was sent on 20th April 2026. It is to be noted that the residents are keeping APC informed of what is happening.

5 PI25/300 PUBLIC CONSULTATION

One member of the public was present and no questions had been sent in.

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

FILE LIST 268

<p><u>A/39/26/L</u> Listed building consent for the installation of a single commemorative blue plaque on the external Vestry wall. Substitute Plaque Plan. DECISION: APC Application COMMENT: None</p> <p><u>A/24/26/PL</u> Installation of new palisade fencing at a height of approximately 2400mm to the perimeter of the site. DECISION: No Objection COMMENT: Whilst APC has no objection to the erection of this fencing it does have concerns that currently available parking space for Station Users and Taxis will be lost. APC also respects the need for such fencing, but it does have concerns as to the length of time this fence will be in place before there is any development on this site of much needed employment premises within Angmering and Arun, therefore APC requests in the interest of health and safety that a time limit is placed on the enclosure of this site.</p>	<p><u>ADDRESS</u> St Margarets Church Arundel Road Angmering</p> <p><u>ADDRESS</u> Taxi Office Angmering Railway Station Station Road</p>
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FILE LIST 266

<p><u>A/40/26/PL</u> Hand car wash facilities including awning and portable cabin. This application is in CIL Zone 3 (Zero Rated) as other development DECISION: No Objection COMMENT: APC welcomes the intention to further improve the facilities and growth of business on this site</p>	<p><u>ADDRESS</u> Highdown Nursery Littlehampton Road Ferring</p>
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FILE LIST 269

<p><u>A/41/26/PL</u> Demolition of existing hotel restaurant and replacement with hotel extension and guest restaurant, together with alterations to the car park and all associated works. This application is in CIL Zone 4 (Zero Rated) as other development</p> <p>DECISION: No Objection</p> <p>COMMENT: APC welcomes the intention to improve and maintain the current business of the Premier Inn on this site and requests that light and noise pollution is maintained at either a lower or same level as currently experienced, and also that light pollution does not have an increased harmful effect on the line of sight from Highdown Hill in the SDNP. APC also requests that any trees that are removed are replaced either on site or elsewhere within the Parish in accordance with the APC Tree Policy. APC questions the name of the new hotel and regards it as inappropriate as Littlehampton is 4 miles from the site and therefore requests that it is call either the "Angmering Premier Inn" or "Roundstone Premier Inn".</p>	<p><u>ADDRESS</u> Premier Inn Roundstone Lane Angmering</p>
<p><u>A/38/26/HH</u> Detached curtilage building for carer's accommodation and 2 No. additional parking spaces with permeable surface</p> <p>DECISION: No Objection</p> <p>COMMENT: APC P&I notes that there has been a similar application approved on this site which has lapsed. It welcomes the intention for the design and materials of the building to match the existing Field House thereby maintaining the street scene of The Thatchway and the grade II* listed church close by. It also welcomes the intention not to cause harm to the surrounding vegetation and to respect and improve the wildlife habitation in that area. However, APC does have concerns of the closeness and strength of the boundary with the Black Ditch which is prone to major flooding as in 2012/2014.</p>	<p><u>ADDRESS</u> Field House The Thatchway Angmering</p>

File List 270 - No Applications

<p>None.</p>	<p><u>ADDRESS</u></p>
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7 **PI25/302 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.

8 **PI25/303 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
We are still awaiting the minutes of the priority rights of way meeting held on the 14th April 2026.



- 9 **PI25/304 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
Applications:
 There are no planning applications affecting Angmering.
Appeals:
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.
 The appeal documents are available for inspection at:
<https://planningpublicaccess.southdowns.gov.uk/> by searching using the
 SDNPA appeal reference SDNP/26/00014/REF. This appeal is being heard by
 Written Representation and not an Inquiry. The right to make a comment is
 available by 5th May 2026.
- This was discussed and concerns raised as the history of the current and
 former Woodman show that this has been a business premise since the
 15th/16th Century providing employment to residents and trade to the wider
 travelling public.
- 10 **PI25/305 PLANNING DECISIONS – REFUSED**
 None.
- 11 **PI25/306 LICENSING MATTERS**
 None.
- 12 **PI25/307 CONSERVATION AREA REPORTS**
 Still awaiting the outcome of the Weavers Hill extension assessment and
 consultation. It is understood that this consultation is not yet out for
 consultation.
- 13 **PI25/308 SOUTH DOWNS NATIONAL PARK**
 We are still awaiting the minutes of the Planning Committee on 9th April where
 there was an update discussion on Neighbourhood Plans across the National
 Park. Councillors are reminded that this will affect APCs review of its
 Neighbourhood Plan as the Parish is within the National Park and therefore
 subject to the policies of the National Park Local Plan.
- 14 **PI25/309 COMPLIANCE/ENFORCEMENT**
Compliance Case ENF/79/26 - Water Lane Parking
 The Clerk has been in touch with the Compliance Team and been assured that
 they will be visiting the site and will report back to us. We await the result of
 the Compliance investigation and action taken. Councillors and Residents are
 requested to report to the Clerk any further problems.
- 15 **PI25/310 APPEALS**
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. The ability to comment has now closed.
- 16 **PI25/311 CORRESPONDENCE**
 Correspondence has been received from a resident that a tree with a nesting
 box has been felled on the footpath between the CALA development and
 Dappers Lane. This has been passed to both CALA and ADC for information and
 action. We now await a reply from both.
- 17 **PI25/312 HIGHWAYS MATTERS**
 1) **Highways Action List (attached)**
 There are no Updates to the list.

2) **Angmering Highways Condition and Situation**
Following on from the Full Council meeting on 13th April 2026 the entire issue of Traffic, Roads (condition and routes), Speeds, footpaths and cycleways within Angmering will be discussed at a meeting of all Council members on the current situation and the way forward. Date of this meeting is yet to be decided.

3) **Other Highways Issues**
Apart from the various pockets of road repairs and the yet again closure of Water Lane due to road sinkage there is no other notified areas of maintenance or work throughout Angmering. It must be noted that the Water Lane works are now complete and the road is fully open.


18 **PI25/313 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Planning Committee Meeting
Next meeting 19th May 2026 - Agenda awaited
Planning Policy Committee Meeting
Next meeting 9th June 2026 - Agenda awaited

19 **PI25/314 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**
• This Committee:
• Full Council:

Finally: As this is the last P&I meeting of the current council year, I would like to thank all members of this Committee for the support they have given to Angmering and to me as the current Chair, during this past year, including our former Committee Clerk Tracy who did a sterling job of making sense of our meetings and to wish Rachael all the best as the incoming Committee Clerk. I do hope that you will all consider continuing as a member of Planning and Infrastructure and continue the fight to ensure Angmering gets the right dwellings and infrastructure in the right place over the next council year, especially with the continuing Government changes to “planning” and the introduction of re-organization and devolution and what that could mean for Angmering in 2026-2027.

DATE OF NEXT MEETING
The Committee’s next meeting is on Tuesday 12 May 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at 20:20


Date 12/5/26
Chairman