



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 25 NOVEMBER 2025 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: Alan Evans, John Oldfield, Norma Harris, Sally Taylor, Carey Bennett & James Thompson
- In attendance:** Katie Herr (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	PI25/161	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Nikki Hamilton-Street and Cllr. Sylvia Verrinder. Apologies were not received from Cllr. Paul Bicknell, and were therefore not approved.  In the absence of the Chair, Councillor Alan Evans was elected to act as Chair for this meeting.	
2	PI25/162	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b>	
3	PI25/163	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 4 November 2025</b> were agreed by all present and signed by the Chair.	
4	PI25/164	<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 Clerk then reminded councillors the Angmering Community Survey was still live and encouraged councillors to spread the word and get as many residents as possible to fill it out – there are only 3 questions. Majority of the answers so far are regarding not saying yes to planning applications, lack of infrastructure and traffic.

**Action List** None.

**5 PI25/165 PUBLIC CONSULTATION**

No members of the public were present.

**6 PI25/166 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 247, 248 and 249 of 2025:

**FILE LIST 247**

<p><b><u>A/160/25/NMA</u></b> Non-material amendment following the grant of A/129/21/PL relating to amendments to plots 91-191 to respond to the proposed deed of variation and amendments to the layout to respond to the amended surface water drainage scheme. <b>Application was noted.</b></p>	<p><b><u>ADDRESS</u></b> Rustington Golf Centre Golfers Lane Angmering</p>
<p><b><u>A/161/25/NMA</u></b> Non-material amendment following the grant of A/36/24/S73 relating to materials on plot 105 (condition 1). <b>Application was noted.</b></p>	<p><b><u>ADDRESS</u></b> Land off Arundel Road Angmering</p>
<p><b><u>A/162/25/DOC</u></b> Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 4-schedule of materials and finishes, 13-Construction Management Plan, 18-protection of retained trees/bushes/hedges, 24-fire hydrant location and 25-Employment and Skills Plan (please see A/163/25/DOC for conditions 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage). <b>Application was noted.</b></p>	<p><b><u>ADDRESS</u></b> Broadlees Dappers Lane Angmering</p>
<p><b><u>A/163/25/DOC</u></b> Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage system (please see A/162/25/DOC for</p>	<p><b><u>ADDRESS</u></b> Broadlees Dappers Lane Angmering</p>



<p>conditions 4-schedule of materials and finishes, 13-Construction Management Plan, 18-protection of retained trees/bushes/hedges, 24-fire hydrant location and 25-Employment and Skills Plan).</p> <p><b>Application was noted.</b></p> <p><b>A/163/25/DOC</b> - Councillors requested the Clerk to contact ADC to raise concerns around the Construction Management Plan and the lack of detail regarding vehicle movements in and out of the village. The Clerk will update all councillors once a response has been received.</p>	
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#### **FILE LIST 248**

<p><b><u>A/165/25/TC</u></b></p> <p>Fell 1 No. Leyland Cypress (T1). This tree is located within the Angmering Conservation Area.</p> <p><b>Application was noted.</b></p> <p><b>Councillors had questions regarding this application and would like to see an arborists/tree officers report and one from the Conservation Area officer at ADC. The Clerk will contact ADC and update all councillors.</b></p>	<p><b><u>ADDRESS</u></b></p> <p>Pound House Roundstone Lane Angmering</p>	KH
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#### **FILE LIST 249**

<p><b><u>A/170/25/HH</u></b></p> <p>Proposed demolition of existing single storey rear extension and new single storey rear and side extension.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: APC have concerns over the plans, as it appears the new single storey extension extends into a neighbours land. APC would like to seek clarification from ADC on the plans proposed.</b></p>	<p><b><u>ADDRESS</u></b></p> <p>5 The Cottrells Angmering</p>	KH
<p><b><u>A/166/25/DOC</u></b></p> <p>Approval of details reserved by condition imposed under A/2/25/PL relating to condition 3-protection from noise and vibration from railway.</p> <p><b>Application was noted.</b></p>	<p><b><u>ADDRESS</u></b></p> <p>110 Downs Way Angmering</p>	
<p><b><u>A/167/25/DOC</u></b></p> <p>Approval of details reserved by condition imposed under A/109/23/PL relating to condition 26-SuDS verification.</p> <p><b>Application was noted.</b></p>	<p><b><u>ADDRESS</u></b></p> <p>Land off Arundel Road Angmering</p>	



**A/168/25/TC**

Crown reduction to 1 No. Ash tree (T1) to leave a height of 16m and spread of 11m. This tree is in the Angmering conservation area.

**Application was noted.**

**ADDRESS**

Gothic House High Street  
Angmering

- 7 PI25/167 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8 PI25/168 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9 PI25/169 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10 PI25/170 PLANNING DECISIONS – NOT APPROVED**  
There were no refused applications.
- 11 PI25/171 LICENSING MATTERS**  
None.
- 12 PI25/172 CONSERVATION AREA REPORTS**  
None.
- 13 PI25/173 SOUTH DOWNS NATIONAL PARK**  
None.
- 14 PI25/174 COMPLIANCE/ENFORCEMENT  
ENF/6/20**  
Land at Merry England Nursery/Swallows Gate, Dappers Lane  
More information on the progress of this is awaited. It is possible that the upcoming appeal will relate to this part of Condition 10. The developer still has until April 2026 to comply with the Enforcement Notice.
- 15 PI25/176 APPEALS**  
Sought by an applicant as a result of an application refusal by the Local Planning Authority.
- 1) Swallow Gate Vehicle Access, Dappers Lane. - PINS ref:  
APP/C3810/C/25/3364403  
This appeal is against the issue of Enforcement Notice ENF/6/20 (above) for non-compliance of Condition 10 of A/142/16/OUT as varied by A/91/18/PL and detailed by A/111/23/DOC of 27th June 2023. The procedure is by Written Representation and may be decided at the Planning Inspectorate, date yet to be notified.
- 2) Land West of Bewley Road. - PINS.ref: APP/C3810/W/25/3369419  
The Inquiry has been held; we now await the Inspectors' decision which is due at the beginning of 2026.
- 16 PI25/177 CORRESPONDENCE**  
We have been copied into emails to WSCC and Sussex Police regarding incidents outside of School House, Arundel Road regarding injuries sustained due to being struck by a car. There is an ongoing complaint between the resident and WSCC. APC will continue to liaise with both the resident and WSCC in order to assist where we can.



**17 PI25/178 HIGHWAYS MATTERS**

**Highways Action List**

The list was sent out with the supporting papers and uploaded to the APC website prior to tonight's meeting. The Clerk talked through all items that had been updated and asked for any questions. She advised the date for the Keep Clear sign to be re-painted at the Blue Star roundabout would be 3<sup>rd</sup> December 2025 – if anything changes, the Clerk will advise.

**18 PI25/179 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

1) Planning Committee Meeting

Wednesday 17 December at 2pm

Wednesday 14 January 2026 at 2pm

Council Chamber, Arun Civic Centre, Maltravers Road,  
Littlehampton, BN17 5LF.

2) Planning Policy Committee

Thursday 26 November at 6pm

Thursday 27 January 2026 at 6pm

Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

**19 PI25/180 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee:
2. Full Council:

**DATE OF NEXT MEETING**

The Committee's next meeting is on Tuesday 16 December 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:29**

  
Chairman

Date 16/12/25