



Established 1894

## Angmering Parish Council

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### MINUTES OF THE MEETING OF ANGMERING PARISH COUNCIL HELD ON MONDAY 11 AUGUST 2025 AT THE ANGMERING VILLAGE HALL, KING SUITE

**Present:** Councillors Nikki Hamilton-Street (Chair), Sylvia Verrinder, Alan Evans (Vice Chair), Alison Reigate and David Marsh

**In Attendance:** Katie Herr (Clerk), Tracy Lees (Committee Clerk), and 36 members of the public

**Acronym:** Angmering Parish Council – APC; West Sussex County Council – WSCC; Arun District Council – ADC; Angmering Community Land Trust – ACLT; Planning & infrastructure Committee – PI; Community, Leisure, Environment & Wellbeing Committee – CLEW; Neighbourhood Plan – NHP; Traffic Regulation Order – TRO. Angmering Flood Alleviation Scheme – AFAS; Tree Protection Order - TPO

| AGENDA<br>ITEM | MINUTE<br>NO. | AGENDA POINT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ACTION<br>FOR |
|----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1              | F25/065       | <b>APOLOGIES FOR ABSENCE</b><br>Apologies were received and approved for Cllrs Paul Bicknell, Carey Benett, John Oldfield, Norma Harris, ADC Cllr. Andy Copper and WSCC Cllr. Deborah Urquhart.<br>Apologies were not received and therefore not agreed for ADC Cllr. Amelia Worne.                                                                                                                                                                                                                                                                                                                                                             |               |
| 2              | F25/066       | <b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b><br>Cllr. Verrinder declared a non-pecuniary interest in Item 20 regarding the Twinning Associations grant request.                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |
| 3              | F25/067       | <b>APPROVAL OF MINUTES</b><br>A request was made by the Save Dappers Lane Group to change how a minute had been recorded, the minute number in question is F25/055.<br><br>The original minute was written as follows:<br>The Chair did question the point made around the emergency services not needing access, it was agreed that this point had been misinterpreted by the group.<br><br>The group requested the minute to be re-written as follows:<br>The Chair did question the point made around the emergency services not needing access, it was agreed that the source of this point could not be immediately obtained by the group. |               |



The above change was read out to the committee and all agreed that the minute could be amended to the groups preferred wording. The Clerk will make the amendment to the minute.

Approval of the minutes of the meeting of the Council on **Monday 14 July 2025** were then agreed and signed by the Chair.

**4 F25/068 PUBLIC CONSULTATION**

One member of the public asked about the new incorrect road markings at the bottom of Arundel Road onto Station Road. The Clerk confirmed that this had already been noted and would be corrected before the road works moved further up to Water Lane.

Regarding the current roadworks in the centre of the village – were they still on schedule. The Clerk said APC had no reason to believe they weren't on schedule but will check with Clancy and Southern Water and will put out an update on social media when available.

Another member of the public asked about the recent closure of the Discovery Play Park located at the entrance to Mayflower Park. The Clerk advised that this would be discussed at Item 17 and that it was due to a recent External Play Area Inspection.

Finally, Cllr. Verrinder advised that the August issue of the SDNP newsletter was now out and had some interesting articles.

At this point the Chair advised that **Item 10. Bewley Road Appeal Update** would be brought up the agenda and discussed before any other agenda items. This meant that those attending the meeting for this item only could leave before the other agenda items were heard.

**10 F25/069 BEWLEY ROAD APPEAL UPDATE**

36 members of the public had turned out to support this agenda item. The Chair welcomed them and thanked them for coming and their continued support.

One member of the group read a pre-prepared statement, a copy of this can be found at the end of these minutes marked as Appendix 1.

The statement was very thorough, and the Clerk stated that she did not have much more to add other than that at this meeting APC were not able to agree funding to support the appeal and that this would have to be done at an Extraordinary Meeting, she then went on to explain the process for this.

The Chair then asked all councillors present if they had any questions. Cllr. Evans wanted to congratulate the group for all their work so far and gave his views on why he thought ADC needed to support this. Cllr. Verrinder made the point that it wouldn't stop here, and other proposed development would need this type of support, she also thanked the group for their work on this appeal and Cllr. Marsh drew the group's attention to the Chatsworth Farm appeal and also thanked the group.

The Chair then asked the group if they had any questions. A question was asked if this was the last step, sadly it is not and the Chair explained the process around appeals and if they were successful/unsuccessful, she also explained the next steps and gave examples of previous appeals.

A discussion then took place regarding other possible areas for development, the extra traffic on the roads in and around Angmering and that some felt the top of the village by the A27 was not thought about. Parking at the proposed new sports hub was also discussed.

A member of the group commented that they felt aspects such as flooding were missed at the original hearing as well as poor access for emergency vehicles, the group have great concerns regarding this particular issue.

The question was asked as to when WSCC undertook their report, was it during the School Holidays? It was felt that it was not done at peak times. The Clerk and Chair stated that APC commissioned experts to conduct their own report on behalf of APC and the results showed there was nothing strong enough to argue.

Another question was raised asking if people needed to object again. The spokesperson for the group said there is no need to do this, but a letter/email could be written to the Planning Inspector to register an initial objection or offer additional reasons why this appeal should not be upheld. The Chair commented that this would probably be better as a group letter/email.

The discussion ended with comments being made about the work in the centre of the village and the capacity of the water supply/drainage for these new developments, including the potential Bewley Road development.

The Chair then said that a decision needed to be made tonight to decide if APC were happy to work with the group in applying for Rule 6 status, with an agreed budget being decided at an Extraordinary Meeting on Monday 18 August at 2pm.

|                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cllr. Marsh <b>PROPOSED</b> in principle that APC were happy to work with the group in applying for Rule 6 status, with an agreed budget being decided at an Extraordinary Meeting on Monday 18 August at 2pm. Cllr. Verrinder <b>SECONDED</b> and <b>ALL AGREED</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Chair explained the next steps and that the appeal was due to be heard on Tuesday 28 October 2025.

The spokesperson for the group thanked everyone for attending the meeting and APC as this could not be done without them.

**34 members of the public left the meeting at 20:14.**



**5 F25/070 THE CLERK'S REPORT ON MATTERS OUTSTANDING FROM PREVIOUS MEETINGS, BUT NOT INCLUDED ON THIS AGENDA, WHICH WILL INCLUDE SPECIFIC UPDATES ON:**

The Clerk asked if there were any questions regarding her report, none were asked. She said that now the 20-mph limit was active in Dappers Lane she would be looking to see if a speed indicator device could be installed as part of the project to identify suitable locations for a movable device for the village.

The Committee Clerk updated the committee on the following:

- The Village Trail is now live with at least 30 copies already given out.
- The 2026 calendar pictures have now been chosen by Wadars and production of the calendar will start ASAP.
- The recent Cycle Event and Stunt Show was very well attended, and APC will hopefully be able to run an enhanced version next year.
- Angmering Revealed is well underway with most of the available stands now taken.
- Planning for Angmering @ Christmas is also well underway with all the necessary licenses etc. now applied for.
- Three applications of Assets of Community Value have been submitted and we await the outcome. These were for the Honey Lane Allotments, the Scout Hut on Fletchers Field and Angmering Village Hall. This year the ADC have changed some of the criteria needed however this was not advised beforehand.
- The Community Networking group has been relaunched, and it is hoped the first meeting will take place on Thursday 2 October.

No questions were asked of the Committee Clerk.

**6 F25/071 CHAIR'S REPORT**

The Chair started by advising the committee that Mathew Want had stepped down and was no longer a councillor. While he could not commit to being a member of the council, he would like to be kept up to date with any volunteering opportunities at events.

Questions were asked regarding her report, but none were asked.

**7 F25/072 REPORT FROM THE WEST SUSSEX COUNTY COUNCILLOR**

Cllr. Urquhart was not able to attend the meeting, no report was submitted.

**8 F25/073 REPORT FROM THE ARUN DISTRICT COUNCILLORS**

Cllr. Cooper had given his apologies for not attending the meeting, no report was submitted. However, he did say by email that there was nothing of any real note to report, he was keeping an eye on the Bewley Road appeal and the Sports Hub and if there was anything that required his attention to please let him know.

Three Assets of Community Value are due to expire in September, and it was not until the email to advise of this came through that a lot more work would be required to re-apply. APC would like to ask why this change was not communicated when it was originally made.

- 9      **F25/074 DEVOLUTION UPDATE & LOCAL GOVERNMENT REORGANISATION UPDATE**  
The Chair advised that Katy Bourne was the chosen Mayoral candidate by the Conservatives, but she could not find and further information relating to other political parties.

No other updates have been received from ADC but will be shared once received.

The Shaping West Sussex Survey needs to be completed by Wednesday 13 August.

**Item 10 was covered after Item 4.**

**The following 6 items had all been taken to Governance and Oversight Committee to be discussed and updated before bringing them to Full Council.**

- 11      **F25/075 GENERAL RISK REGISTER & FINANCIAL RISK REGISTER**  
This item was to review the updated registers.  
It was confirmed by the Clerk that nothing had been added and was for information only.

- 12      **F25/076 INVESTMENT POLICY 2025**  
This item was to review the updated policy with a view to readopt for use by Angmering Parish Council. The updated parts had been highlighted in yellow and the Clerk explained what there were – no questions were asked.

Cllr. Verrinder **PROPOSED** that the policy was readopted. Cllr. Reigate **SECONDED** and **ALL AGREED**

- 13      **F25/077 DATA PROTECTION POLICY 2025**  
The Clerk explained that the changes related to some incorrect spelling, and this has now been corrected.

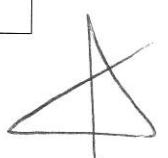
Cllr. Reigate **PROPOSED** that the policy was readopted. Cllr. Evans **SECONDED** and **ALL AGREED**

- 14      **F25/078 CODE OF CONDUCT TABLE 2025**  
This item was to review the updated policy with a view to readopt for use by Angmering Parish Council. The Clerk advised the changes had been highlighted in yellow and were around the Civility and Respect Pledge.

Cllr. Marsh **PROPOSED** that the policy was readopted. Cllr. Evans **SECONDED** and **ALL AGREED**

- 15      **F25/079 COMMUNITY ENGAGEMENT POLICY 2025**  
This item was to review the updated policy with a view to readopt for use by Angmering Parish Council. The Clerk confirmed that the electronic noticeboards and councillor pop ups had been added and stressed how important this policy was.

Cllr. Reigate **PROPOSED** that the policy was readopted. Cllr. Verrinder **SECONDED** and **ALL AGREED**



**16 F25/080 SCHEME OF DELEGATION 2025 – AMENDMENT**

This item was to review the updated policy with a view to readopt for use by Angmering Parish Council. The Clerk read out the updated sentence regarding submission of comments, no questions were asked.

Cllr. Verrinder **PROPOSED** that the policy was readopted. Cllr. Marsh **SECONDED** and **ALL AGREED**

**17 F25/081 DISCOVERY PLAY AREA**

The Clerk explained that the reason for the closure was due to a recent annual external play park inspection where a lot of concerns had been raised over the safety of the equipment and therefore a decision had been made to close the park on health and safety grounds. The park has been in place for 25 years so has lasted well.

A survey will be going out to ask people for their thoughts on what should be put in this area taking into account what is nearby and what is felt is needed in this area.

**18 F25/082 COMMUNITY HUB/NEW OFFICES**

The Clerk reported that APC were at a stand still and explained the current situation. The Chair explained that the Trustees (5 people) were not prepared to amend the lease boundary, allowing APC access to feed off the utilities (all at APC expense), extend the car park or sign a party wall agreement. APC were now looking more in depth at the utilities in the area because if the costs are significant this could prohibit the project. A company has been instructed to carry out a report on potential costings and councillors will be updated and the information will be brought to the next meeting.

**Item 19 was moved to the end of the agenda as two members of the public were still present, and this item was of a confidential nature.**

**20 F25/083 COMMUNITY GRANT APPLICATIONS**

The 2025/2026 budget for Community Grants is £5,000.

Three grant requests have been submitted for consideration this month.

- Angmering Football Club – £277
- Angmering Twinning Association – £488
- Arun Counselling Centre – £250
- Friends of Angmering Station - £200

After discussion, the following decisions were made:

Cllr. Reigate **PROPOSED** that a sum of £277 was granted to Angmering Football Club. Cllr. Marsh **SECONDED** and **ALL AGREED**

Cllr. Evans **PROPOSED** that a sum of £488 was granted to Angmering Twinning Association. Cllr. Reigate **SECONDED** and **4 AGREED** with one abstaining due to declaring a non-pecuniary interest at the start of the meeting.

Cllr. Reigate **PROPOSED** that a sum of £250 was granted to Arun Counselling Centre. Cllr. Marsh **SECONDED** and **ALL AGREED**

Cllr. Verrinder **PROPOSED** that a sum of £200 was granted to Friends of Angmering Station. Cllr. Reigate **SECONDED** and **ALL AGREED**

A member of the public asked about the grant process and the Chair explained. The Chair also continues to encourage councillors to make it known that APC grants are still available.

**21 F25/084 2025/26 FINANCIAL REPORT**

The reports were presented, no questions were asked.  
Cllr. Verrinder signed the reconciliations for July 2025.

**22 F25/085 QUESTIONS ON THE ALREADY CIRCULATED NOTES OF MEETINGS OF PARISH COUNCIL WORKING PARTIES, REPRESENTATIVES ON OTHER ORGANISATIONS OR NOTES ON OTHER MEETINGS ATTENDED**

None.

**23 F25/086 QUESTIONS FROM COMMITTEES HELD SINCE THE LAST MEETING**

The Planning and Infrastructure Committee – None.  
Governance & Oversight Committee – None.

**24 F25/087 TO CONSIDER ANY URGENT MATTERS, FOR INFORMATION ONLY, ARISING SINCE THE PREPARATION OF THIS AGENDA**

None.

The remaining two members of the public left the meeting at 20:56

Item 19 was then discussed after the members of the public had left the room.

**19 F25/088 INCREASE WORKFORCE – ASSISTANT GROUNDS PERSON**

The Chair drew the council's attention to the supporting paper and explained the reasoning behind this proposal. This includes, among other things, being able to cover when the current Groundsman is off, potential to complete more work around the village and the download of valuable village knowledge. A short discussion took place. It was confirmed that further tree work could be completed in-house due to having 2 members of staff on site and there would be more cover for weekend events.

Cllr. Marsh **PROPOSED** that increasing the Grounds Maintenance Team should go ahead. Cllr. Verrinder **SECONDED** and **ALL AGREED**

**DATE OF NEXT MEETING**

The Committee's next meeting will be on **Monday 8 September 2025** at 7:30pm in the King Suite, Angmering Village Hall.

**The meeting concluded at 21.02.**

.....  
Chairman

Date.....08/09/2025

## Appendix 1

### PFWBR Bewley Road Appeal Update

PFWBR wish to thank Angmering Parish Council for their continued support for our Campaign. We know how hard Katie and Nikki have been working behind the scenes to gather the necessary information to enable a decision on the best way forward to defend the Bewley Road Appeal. In the spirit of partnership, they have been regularly updating PFWBR on the advice they have received from Steve Tilbury, as well as a Barrister who has defended similar Appeal cases.

We too, have been reaching out to our contacts, including Haslemere Residents Association and Parish Council, who are facing a similar Appeal from developers in their area. They have been advising us on the Rule 6 process and how to keep costs to a minimum. It has been a steep learning curve for us due to the extremely tight timetable, especially during the peak Summer holiday period.

Following our “fact finding mission” PFWBR are convinced that becoming a Rule 6 Party jointly with Angmering Parish Council and potentially others (i.e. the CPRE) is both desirable and achievable. The feedback from everyone we have spoken to, has been overwhelmingly in support of Rule 6 status rather than Interested Party since it will grant us the same rights and responsibilities as the main parties. This includes attending pre-inquiry meetings, submission of a statement of case, as well as affording us the opportunity to cross-examine Gleeson’s expert witnesses. Interested Party status would restrict us to written representations only, which we believe would seriously disadvantage us against a big developer like Gleesons.

Through reaching out to our contacts, we were recommended to get in touch with Richard Buxton Solicitors, who specialise in environmental and planning law with a focus on protecting our environment. They have a track record in taking on Appeal cases like ours. Each case presents its own challenges but Buxton’s Associate Barrister, Patrick Lyons, has read Gleesons Appeal documents, together with the Council’s Reasons for Refusal and believes that the case can be successfully defended. Patrick has also intimated that he has expert witnesses in Hydrology, BMV agricultural land and Planning who can provide evidence and will be willing to be cross-examined at the Inquiry.

We passed on Patrick’s details to Katie at APC. Following a conversation with him and some further email correspondence, she is equally convinced that Buxton’s have the necessary expertise and experience to take our case on. We are both awaiting a more detailed breakdown of costs from Patrick but he seemed to think a sum of around £45,000 should cover most of the costs. It would be very challenging to afford all of these costs on our own. Therefore, PFWBR’s becoming a Rule 6 Party is contingent on the Parish Council joining forces with us.

In the past few weeks, PFWBR have been busy preparing for the Planning Inquiry to ensure that we are in the best possible position to be taken seriously by the Inspector. That is why PFWBR decided it would be better to adopt a Constitution and hold an Annual General Meeting to elect officers. I am pleased to say that we are now a formally constituted community group with elected officers and have a membership of over 282 supporters. We hope to grow our membership to around 400 by the time the Inquiry commences.



Finally, we are in the process of applying for a Community Group Bank account with NatWest which is free to existing customers. Once this is in place, we will be launching our Crowd Funding campaign to cover the Appeal costs and are hoping to raise a minimum of £15-20,000 from our 1,700 supporters. We feel this fundraising target should be achievable.

With this in mind, we hope that this Committee feels able to make a decision to join us as a Rule 6 Party and finally put this totally unsustainable housing scheme on farmland and stunning countryside where it belongs – in the BIN!!

