



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 2 SEPTEMBER 2025 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)  
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, David Marsh 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, Carey Bennett, Norma Harris and David Marsh
- In attendance:** Tracy Lees (Committee Clerk), 5 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	PI25/084	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Nikki Hamilton-Street and Alan Evans. No apologies were received for Cllr. Paul Bicknell and therefore not approved.	
2	PI25/085	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	PI25/086	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 12 August 2025</b> were agreed by all present and signed by the Chair.	
4	PI25/087	<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 Chair then reported on these Additional items:

## **WSCC Highways, Transport & Planning Newsletter has been published**

There are articles that will relate to Angmering:

- a) New Flood Risk Management Strategy for West Sussex
- b) Signalised junction refurbishment on the A259 by Rustington Retail Park  
*From Monday 8 September 2025, West Sussex County Council's Traffic Signals team will begin the refurbishment of traffic signals at the junction on the A259 with the Rustington Retail Park. The works will last about 7 weeks and will be managed using temporary traffic signals. The works will involve replacing all signal equipment, updating the control system to the latest technology, installing low-energy LED lights, replacing tactile paving, and improving visibility by clearing overgrown vegetation. Apologies for any inconvenience. Further details at <https://one.network/?GB142626653>*
- c) West Sussex can now be followed on Facebook under "West Sussex Highways"

## **The Town & Country Planning Authority e-Bulletin for August 2025**

Under News & Blogs, there are two very interesting articles in this edition ([tcpa.org.uk](https://tcpa.org.uk)) of the bulletin regarding the Governments Planning & Infrastructure Bill (PIB), they are entitled:

- a) Planning & Infrastructure Bill: Developers' friend or foe? by Sally Haymes
- b) Is this the end of democratic planning? by Hugh Ellis

It is to be noted that Part 3 of the Bill will resume and progress its way through the House of Lords in early September.

**Action List** None.

## **5 PI25/088 PUBLIC CONSULTATION**

The members of the public were in attendance to discuss Mayflower Meadows a development by Sigma Homes.

It was stated by one member of the public saying that what had actually been built was not what was detailed on the submitted drawings. There were also issues with, amongst other things, the top soil (tests have been done which shows that the top soil used did not meet the specifications required) the lighting bollards are unsafe i.e. can be easily pushed over or not working which leaves the site in darkness three quarters of the time, not enough EV charging points and drainage concerns.

The same member of the public reported that Sigma have done nothing to address these issues and the whole site was a mess with many of the houses unoccupied.

It was reported that a meeting had taken place with ADC, which at the time was productive but then Sigma did nothing to rectify the issues. In total these issues have been going on for at least 70 weeks.

The meeting was then joined at 19:40 by two more members of the public who were also there to discuss Mayflower Meadows.

Cllr. Oldfield asked who the members of the public have been speaking with at ADC and advised that this is a compliance issue so can only be dealt with by ADC.

Cllr. Marsh commented that he could see these issues were causing distress to the residents and that there seemed to be no incentive for Sigma to put these and other issues right. A lengthy discussion then took place.

APC feel the bulk of the problem is the drainage and this needed to be addressed as a matter of urgency. The Chair explained the process and that APCs comments would be added to the portal.

Different time scales were discussed relating to different routes that could be taken. It was also a concern that refusing the application will delay things even further.

It was clear during the meeting that there are differences of opinion between residents on what had been reported and that some feel the application should be agreed and some not, both sides put their points across with one stating they felt Sigma were trying very hard to put things right, this was disputed by the other members of the public.

The Chair stated she would bring the application to the top of Item 6 so members of the public did not have to stay any longer than they needed/wanted to. This did happen, however, no members of the public left before the meeting ended.

Before moving on Cllr. Oldfield suggested the Clerk write to ADC to inform them of tonight's discussion and asked the members of the public to send in their concerns to the Clerk so she had all the points to enable her to write the letter, this was agreed.

Action: The Clerk to write a letter to ADC once information has been received from the members of the public.

KH

Cllr. Marsh finished by saying it was sad that this whole situation had resulted in a split within the community.

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## PI25/089 PLANNING APPLICATIONS

To consider Arun District Council File Lists 235, 236 and 237 of 2025:

### **FILE LIST 235: Observations to Arun District Council by 26 September 2025**

<p><b><u>A/116/25/DOC</u></b> Approval of details reserved by condition imposed under reference A/248/21/PL relating to condition number 11 - Schedule of Works. <b>DECISION: Objection</b> <b>COMMENT: APC supports the comments in the Ecology Report and reserves the right to make a comment on sight of the requested further information by the Ecology Officer.</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
<p><b><u>A/118/25/DOC</u></b> Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 6 - landscaping of northern bund. <b>DECISION: Objection</b> <b>COMMENT: APC feels that the number of trees quoted would be insufficient to reduce the noise generated and for Co2 absorption adjacent to the A27, it also feels that this number is contrary to early discussions.</b></p>	<p><b><u>ADDRESS</u></b> Land North of London Road Angmering</p>
<p><b><u>A/119/25/DOC</u></b> 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 with the A27.</p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>

This application has already been heard by ADC and was <b>refused</b>	
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**FILE LIST 236 – Observations to Arun District Council by 12 September 2025**

<p><b><u>A/115/25/PL</u></b> Retention of 40 No. dwellings (after demolition of previous buildings) and associated operations. This application is in CIL Zone 2 and is CIL Liable as new dwellings. <b>DECISION: Objection</b> <b>COMMENT: APC objects to this application as it feels it does not address the problems of the previous application that was refused and dismissed at an appeal. No Drainage Engineers Reports are presented therefore APC objects to this application but reserves the right to make comment once the reports are published.</b></p>	<p><b><u>ADDRESS</u></b> Former Shrublands Nursery Roundstone Lane Angmering</p>
<p><b><u>A/122/25/DOC</u></b> Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 19 - surface water drainage scheme. <b>DECISION: Objection</b> <b>COMMENT: APC feels there is a lack of clarity on changes since 2022 and that as no Drainage Engineers report has been published APC reserves the right to make comment when this report is published.</b></p>	<p><b><u>ADDRESS</u></b> Rustington Golf Centre Golfers Lane Angmering</p>

**FILE LIST 237 – Observations to Arun District Council by 27 September 2025**

<p><b><u>A/124/25/TC</u></b> 1 No. Purple Leaf Plum (T1) to fell. This tree is within the Angmering Conservation Area. <b>DECISION: No Objection</b> <b>COMMENT: APC has no objection to the felling of this tree, however, in accordance with the requirements of ecology, environment and biodiversity and its Tree Policy, APC requests that a replacement natural British tree is planted either within the property or close by as agreed with APC.</b></p>	<p><b><u>ADDRESS</u></b> Brocketts High Street Angmering</p>
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| 7 | PI25/090 | <b>PLANNING APPLICATIONS NOT ON A WEEKLY LIST</b><br>None.        |
| 8 | PI25/091 | <b>WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS</b><br>None. |
| 9 | PI25/092 | <b>SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS</b><br>None.   |

- 10 PI25/093 PLANNING DECISIONS – NOT APPROVED**  
The refusals were noted by the committee.
- 11 PI25/094 LICENSING MATTERS**  
None.
- 12 PI25/095 CONSERVATION AREA REPORTS**  
Apart from the one outstanding matter regarding the extension to the current Conservation Area awaiting a reply by the Conservation Officer, there are no other conservation matters relating to Angmering.
- 13 PI25/096 SOUTH DOWNS NATIONAL PARK**  
The Chair reported that in the latest edition (Summer/Autumn) of the “SDNP Planning Newsletter” there are articles that could affect Angmering:
- the update progress of the Local Plan Review,
  - an article by Claire Tester a former planning adviser to APC and now the Planning Policy Manager for the SDNPA
  - Best practice for highway planning
  - Call for traveller sites
- She also reported that APC have received the Agenda for the SDNP Planning Meeting on 11<sup>th</sup> September 2025. This meeting can be watched “livestream”. There are no applications relating to Angmering but under “Policy & Strategy” there is an item (Agenda item 7) to approve the Infrastructure Business Plan and spending of the 2024/2025 Community Infrastructure Levy (CIL) receipts. Angmering is mentioned twice at appendix 3 on page 21.
- 14 PI25/097 COMPLIANCE/ENFORCEMENT**  
*Breaches of conditions set at application approval, and breaches of other matters requiring enforcement.*  
**ENF/6/20**  
**Land at Merry England Nursery/Swallows Gate, Dappers Lane.**  
It appears that the entrance into the development and footpath along the eastern side of Dappers Lane from the site, part towards Merryfield Crescent is now constructed, ADC has yet to confirmed they are satisfied with this construction work.
- The Chair stated that she had walked to the site from Merryfield Crescent, and that the footpath on the western side of Dappers Lane to Merryfield Crescent from the crossover point is still to be constructed, therefore Condition 10 cannot be deemed as having been fully complied with so cannot be discharged. There are no signs that the developer intends to construct this footpath. 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 (7 months) to comply with the Enforcement Notice.
- Cllr. Bennett gave his views and a short discussion then took place saying that this was a valuable route.
- 15 PI25/098 APPEALS**  
**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. We await a date of the appeal hearing and venue
- Swallow Gate Vehicle Access/footpaths, Dappers Lane - PINS ref: APP/C3810/C/25/3364403**

We have been advised that from the 29<sup>th</sup> May 2025, the issue of an Enforcement Notice (ENF/6/20) is being appealed. we currently await further information on this appeal regarding the non-compliance with Condition 10 of A/142/16/OUT as varied by A/91/18/PL and detailed by A/111/23/DOC of 27<sup>th</sup> June 2023. Date for comments is now closed. See 14 above. We await a date of the appeal hearing and venue

**Land West of Bewley Road. - PINS ref: APP/C3810/W/25/3369419**

Gleeson Land has now appealed against the refusal by ADC for the development of 190 residential dwellings and a community building together with the provision of open space, landscaping and associated infrastructure. Application A/154/24/OUT refers. **Date of the Inquiry is 28<sup>th</sup> October 2025 for a period of approx. 8 days.**

To fight this appeal, APC is partnering with the Protect Farmland West of Bewley Road Group in an alliance to be known as the “Angmering Community Alliance”. News has been received that the CPRE - The Countryside Charity would like to join the alliance.

Meetings are being held to discuss the way forward and all Councillors are being updated as matters progress. There will be a meeting on Tuesday 9 September in Angmering Community Centre from 19:30 hosted by the Angmering Community Alliance, this meeting will be discussed at the next Full Council meeting on Monday 8 September.

16      **PI25/099      CORRESPONDENCE**  
None.

17      **PI25/100      HIGHWAYS MATTERS**

The Highways Concerns Spreadsheet (a copy was sent out with the Supporting Papers) was talked through by the Chair drawing the committee’s attention to the following updates:

**Update on Blue Star Roundabout markings**

The Clerk has been chasing this one and WSCC are saying they have heard back from their contractors regarding the keep clear lining. The traffic management team has attended the site twice, but on both occasions, they refused to set up the traffic management required for the lining work to proceed. Our contractors are currently investigating the reasons behind this refusal. WSCC will also continue to monitor the situation and will update us as soon as they receive any further progress.

**Traffic Regulation Orders (TRO)**

**ARN2404 – Water Lane/Station Road/The Square**

We currently await the result of the consultation and more information on the progression of the TRO relating to the car parking spaces outside the Village Square retail premises.

No questions were asked.

18      **PI25/101      ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting will be held on: Wednesday 17 September at 2pm  
Awaiting agenda

**Planning Policy Committee**

Next meeting to be held on: Thursday 13 November at 6pm - Awaiting agenda

The meeting due to take place on Thursday 4 September has been cancelled

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

**19      PI25/102    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 23 September 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:29**

..... Date.....  
Chairman