



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 23 SEPTEMBER 2025 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, David Marsh, James Thompson 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, Alan Evans, Carey Bennett, Norma Harris, James Thompson and Nikki Hamilton-Street
- In attendance:** 1 member 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	PI25/103	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield, David Marsh and Tracy Lees (Committee Clerk). No apologies were received for Cllr. Paul Bicknell and therefore not approved.	
2	PI25/104	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/105	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 2 September 2025 were agreed by all present and signed by the Chair.	
4	PI25/106	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 reported on these additional items:

Western Sussex Rivers Trust

On Wednesday 10th September 2025, Councillor Alan Evans and I attended a workshop at ADC given by the Western Sussex Rivers Trust, Aldingbourne Parish Council (Aldingbourne Rife) and ADC. The Event was to look at the problems facing our water environment and how they impact on our communities and environment, and the actions Town and Parish Councils can take to address these problems – bearing in mind that part of the P&I remit is towards all aspects relating to water, such as supply, drainage, sewage, flooding. From the paperwork provided a report to Council will be written as to how Angmering is affected and what as a council we can do about it. A suggestion is that maybe one of the tasks of the new Groundsman would be to take on the role of “River Guardian” – training and kit will be provided. A report has been written for presentation at the next Full Council. Cllr Evans explained in more detail.

WSSC – Extraordinary Meeting

This meeting was held earlier today to discuss:

- Devolution – Leader to make a statement on Devolution so far, and
- Local Government Re-organisation. Request for Council to support Option A – A single unitary council.

The outcome and more information will be relayed to Council at the next Full Council Meeting on 13th October 2025. Councillors are reminded that this meeting can be watched on the WSSC website. Any comments and questions are to be directed to The Clerk and The Chair of Council.

The Chair watched the meeting which she felt was very interesting to see the various viewpoints on re-organisation and the various options. The vote eventually went in favour of Option A – A Single Unitary Authority for West Sussex.

Action List None.

5 **PI25/107 PUBLIC CONSULTATION**

The member of the public was present but no questions were asked.

6 **PI25/108 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 238, 239 and 240 of 2025:

FILE LIST 238: Observations to Arun District Council by 25 September 2025

A/126/25/CLE Lawful development certificate to establish the existing lawful use as dwellings for 68a and 68b Arundel Road. DECISION: No Objection COMMENT: None	<u>ADDRESS</u> 68A Arundel Road Angmering
A/128/25/T 1 No. Mature Beech (T1) crown reduction to leave a height of 22m and radial spread of 3.5m (north), 5m (east), 5.5m (south) and 4.5m (west). DECISION: No Objection COMMENT: None	<u>ADDRESS</u> Beech Glade 4 Blue Cedars Close Angmering

FILE LIST 239 – Observations to Arun District Council by 2 October 2025

<p>A/125/25/T 1 No. Sycamore (T1) crown reduction (southern side) to leave a spread of 10m and height to remain 15m and crown lift to 5.2m from ground level. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS Pinehurst West Drive Angmering</p>
<p>A/130/25/T 2 No. Beech (G1) crown reduction to leave a height of 9m and a spread of 6m, 2 No. Popular (G2) pollard to leave a height of 7m, 1 No. Cedar (T1) crown reduction to leave a height of 10.5m and a spread of 8.5m, 1 No. Cedar (T2) crown reduction to leave a height of 10.5m and a spread of 8.5m and 1 No. Cherry (T3) crown reduction to leave a height of 8.5m and a spread of 7m. Application withdrawn at the applicant's request</p>	<p>ADDRESS The Firs Roundstone Lane Angmering</p>
<p>A/129/25/DOC Approval of details reserved by condition following the grant of A/129/21/PL (appeal ref APP/C3810/W/22/3298192) relating to the partial discharge of condition 19 - surface water drainage scheme. DECISION: Objection COMMENT: APC reserves the right to comment at a later date when the Drainage Engineers Report has been published – currently not on the ADC Website.</p>	<p>ADDRESS Rustington Golf Centre Golfers Lane Angmering</p>

FILE LIST 240 – Observations to Arun District Council by 4 November 2025

<p>A/136/25/DOC Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition 4 - fence along northern site boundary. DECISION: Objection COMMENT: APC has concerns that this design will not prevent access onto the A27 by adults, especially children and animals, therefore in the interest of public safety APC would suggest that a close boarded design in a more robust material would be more appropriate</p>	<p>ADDRESS Land North of Water Lane Angmering</p>
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| 7 | PI25/109 | PLANNING APPLICATIONS NOT ON A WEEKLY LIST
None. |
| 8 | PI25/110 | WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS
None. |
| 9 | PI25/111 | SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS
None. |

- 10 **PI25/112 PLANNING DECISIONS – NOT APPROVED**
None.
- 11 **PI25/113 LICENSING MATTERS**
None.
- 12 **PI25/114 CONSERVATION AREA REPORTS**
Apart from the one outstanding matter awaiting a reply by the Conservation Officer, there are no other conservation matters relating to Angmering.
- 13 **PI25/115 SOUTH DOWNS NATIONAL PARK**
The chair gave the following updates:
- The latest edition of the South Downs News has been published and forwarded to all councillors.
- The Authority has published its “Water in The Park” Report which highlights the state of the waterways across the South Downs region, this does of course affect Angmering where run off from the Downs flows across the A27 to the residential area by various watercourses and The Black Ditch.
- The Authority is also leading on two other projects “Downs to the Sea” and “Pounds to Ponds”. These can be read by going to the SDNP website. This links in with the Western Sussex River Trust meeting that Cllr. Evans and the Chair attended.
- The next SDNP Town & Parish Council meeting will be held online on Wednesday 1st October 2025 at 18:30h. The Chair and Cllr. Bennett will be attending. A report, when available will be given at a Full Council meeting of the meeting will follow in due course.
- The SDNPA has advised that there is a short time left to let them know of any sites that could be considered to meet Gypsy, Traveller and Travelling Show people accommodation needs. This call for sites is due to end on 5th October 2025.
- 14 **PI25/116 COMPLIANCE/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 confirm they are satisfied with this construction work. However, the Chair said that having walked to the site from Merryfield Crescent, the footpath on the western side of Dappers Lane to Merryfield Crescent from the crossover point is still to be constructed, therefore Condition 10 has **not** been fully complied with (nor are there signs that they intend to do so) so cannot be discharged. 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.
- APC are still awaiting a reply from ADC that the work done so far is acceptable. The Clerk will continue to speak to compliance to find out if they are happy with the work done and whether the developer will start/complete the condition by April 2026 and not go to an Appeal.

15 PI25/117 APPEALS

Swallow Gate Vehicle Access, Dappers Lane. - PINS ref: APP/C3810/C/25/3364403

APC have been advised that from the 29th 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 27th June 2023. The closure date for comments was 31st July 2025.

We also currently await the date and location for the hearing. (see item 17)

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

Gleeson Land have 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.

The date of the Inquiry is 28th October 2025 from 10:00, to be held in the Civic Centre, Littlehampton for a maximum of 8 days. (Timings: on Tues 28th – Fri 31st October and Tues 4th - Fri 7th November).

The “Angmering Community Alliance” continues to meet and communicate with residents, the Legal Team and experts to discuss the strategy to put to the Planning Inspector for dismissal. On Wednesday 17th the Legal Team made a site visit which was followed by a meeting to discuss the findings and process, this meeting was attended by 2 members of the Alliance.

16 PI25/118 CORRESPONDENCE

None.

17 PI25/119 HIGHWAYS MATTERS

Highways Action List

The Chair advised that they were 5 updates to note, one being that the SID is now in place on Station Road for three weeks after which it will be relocated elsewhere within the Parish. Councillors are asked to report to the office any problems or comments etc. by our residents.

The Clerk will continue to pursue action or closure of the other matters.

Traffic Regulation Orders

ARN 2404 – Parking outside the Retailers in the Square.

As stated in the Chairs Report this application is now closed, therefore there are no other TROs in force or application.

Other Highways Matters affecting Angmering

Update on Water Lane Sewer work

The first tranche of work within the village centre is now complete so the village centre and the High Street are now open. The works are moving towards Cumberland Crescent which means that Water Lane into the Village Square will remain closed with access only.

The Clerk and her Staff continue to monitor the situation and discuss with Southern Water / Clancy any problems that may arise.

Update on Traffic Lights replacement on the A259

Work is continuing and causing holdups on the A259 between the Blue Star Roundabout and Windmill Roundabout at the location of the Traffic Signals outside the retail park and South Drive. These are being refurbished between

Monday 8 September and Wednesday 24 October 2025. Road Closures notices and Directions will continue to be in place.

There are complaints about the blocking of the Blue Star Roundabout, what can be done about it? Suggestions have been made that some form of traffic control is installed such as temporary traffic lights to ease the flow of through traffic and prevent blockage:

Despite attempts to have the hatching replaced, WSCC are still not making any headway. The Clerk will continue to pursue the matter and to find out why the holdup and to enquire about temporary traffic lights.
This was discussed at length.

No other questions were asked.

18 PI25/120 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 15 October at 2pm
Awaiting agenda

Planning Policy Committee

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

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

19 PI25/121 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 14 October 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:29**

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Chairman

Date.....