



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE ORIGINALLY SCHEDULED TO TAKE PLACE ON TUESDAY 10 JUNE 2025 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
Paul Bicknell, John Oldfield, Norma Harris, Carey Bennett 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 and John Oldfield
- In attendance:** Tracy Lees (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;

Note on Meeting Cancellation and Approval of Minutes:

Due to the non-attendance of several councillors, the meeting was not quorate and therefore could not proceed. As a result, the minutes of the previous meeting and the proposed comments (detailed below) were circulated via email to members of the Planning and Infrastructure Committee for agreement. No objections or questions were raised regarding the minutes or the proposed comments, and they are therefore deemed to be agreed.

| AGENDA ITEM | MINUTE NO. | | ACTION FOR | | |
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| 1 | PI25/023 | APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Carey Bennett and Cllr. Hamilton-Street. Apologies were not received for Cllrs. Bicknell and Harris and therefore were not approved. | | | |
| 2 | PI25/024 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 20 May 2024 were agreed by all and signed by the Chair. | | | |
| 3 | PI25/025 | PLANNING APPLICATIONS To consider Arun District Council File Lists 220, 221 and 222 of 2025: <u>FILE LIST 223: Observations to Arun District Council by 13 June 2025</u> | | | |
| | | <table><tr><td>A/76/25/HH Erection of single storey rear extension</td><td><u>ADDRESS</u></td></tr></table> | A/76/25/HH Erection of single storey rear extension | <u>ADDRESS</u> | |
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| <p>DECISION: No Objection COMMENT: None</p> <p><u>A/81/25/T</u> 1 No. Oak (T1) and 1 No. Ash (T2) reduce back northern canopy spread to leave a length of 7-7.5m. Withdrawn on 09.06.2025</p> <p><u>A/78/25/HH</u> Single storey side and rear extension, infill front veranda and widen existing detached garage. DECISION: No Objection COMMENT: Materials and finishes to match existing main building. APC supports the extension of the garage provided it is used for that purpose and not for any current or future residential occupation.</p> <p><u>A/77/25/T</u> 1 No. Monterey Pine (T1) works to 4 branches: hanging limb back to stem and removal of tips of 3 higher branches, leaving a height of 20m and spread of 10m. DECISION: No Objection COMMENT: None</p> | <p>10 Bramley Way, Angmering</p> <p><u>ADDRESS</u> Ayton House, 2 Shepherds View Dappers Lane, Angmering</p> <p><u>ADDRESS</u> West End Cottage Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Beech Glade 4 Blue Cedars Close Angmering</p> |
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FILE LIST 224 – Observations to Arun District Council by 19 June 2025

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| <p><u>A/82/25/DOC</u> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 – surface water drainage system. DECISION: Objection COMMENT: APC P&I reserve the right to make comment when the ADC Drainage Engineers have made their report and approved this application, until then APC offers an objection to this application.</p> <p><u>A/88/25/NMA</u> Non-material amendment following the grant of A/129/21/PL in order to respond to the proposed Deed of Variation and amendments to the surface water drainage scheme. DECISION: Objection COMMENT: APC P&I reserve the right to make comment when the ADC Drainage Engineers have made their report and approved this</p> | <p><u>ADDRESS</u> Land North of Water Lane Angmering</p> <p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p> |
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| application, until then APC offers an objection to this application. | |
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FILE LIST 225 – Observations to Arun District Council by 26 June 2025

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| <p><u>A/83/25/HH</u> Single storey rear extension. External kitchen to northwest. New office to southwest. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Rond Point Ham Manor Way Angmering</p> |
| <p><u>A/84/25/PL</u> Installation of 4 No. 6m solar lamp columns along the path through Mayflower Park, Angmering. This application is in CIL zone 3 (zero rated). DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Mayflower Park Angmering</p> |
| <p><u>A/89/25/PL</u> Retention of 1.8m high Heras security fencing and planting of a mixed species landscape buffer. This application is in CIL zone 2 (zero rated). DECISION: No Objection COMMENT: As the approved application for a dwelling on this site is not being followed through, APC welcomes the use of the site as a car storage facility together with the efforts to surround the site with landscaping, thereby increasing and encouraging the natural habit for wildlife and other biodiversity net gains. APC also suggests that any lighting on this site is kept to a minimum with down lights that has regard to the dark night sky and light pollution policies in force.</p> | <p><u>ADDRESS</u> Caffyns Audi Worthing Roundstone-by-pass Angmering</p> |
| <p><u>A/90/25/NMA</u> Non-material amendment following the grant of A/41/25/HH relating to changing the walls from brick to textured light grey cladding and removal of 1 No. roof light. DECISION: Objection COMMENT: The proposed materials are not in keeping with those of the main building</p> | <p><u>ADDRESS</u> 66 Downs Way Angmering</p> |
| <p><u>A/91/25/DOC</u> Approval of details reserved by condition imposed under reference A/71/23/PL relating to condition number 3 – schedule of materials and finishes, condition number 4 - Arboricultural Method</p> | <p><u>ADDRESS</u> The Beeches Crete House Dappers Lane Angmering</p> |

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| <p>Statement (AMS), Tree Protection Plan (TPP), and details of the fencing for the Construction Exclusion Zone (CEZ), condition number 7 - cycle parking provision, condition number 8 - Ecological Survey and condition number 9 - Construction Exclusion Zones.</p> <p>DECISION: Objection</p> <p>COMMENT: Information has been received that Conditions 8 & 9 are withdrawn at the Planning Officers request as they do not require discharge, only compliance with the approved details as laid out in the wording of the conditions. The Applicant has confirmed withdrawal of these conditions.</p> <p>Condition 3: Insufficient Information. A single photo is not a schedule of materials and finishes which should be provided to ADC for their approval. APC feels that as this proposed dwelling abuts and opens onto Dappers Lane the materials and finishes should be in keeping with other properties on Dappers Lane thereby maintaining the street scene and having no negative effect on the ancient rural lane street scene.</p> <p>Condition 4: Insufficient Information</p> <p>Condition 7: No Objection "bike area" clearly shown on the attached site plan towards the rear of the garden area therefore APC feels that this condition has been complied with.</p> | |
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4 **PI25/026 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS – Comments by 23 June 2025**

SDNP/25/01003/FUL

Conversion of the remaining 119.8 sqm of agricultural floorspace within Building B, following grant of approval SDNP/24/02261/PA3R. Elevational changes, including insertion of galvanised metal roller shutter doors to southern elevation. The re-siting of the approved parking area to existing area of hard standing to the south of the existing buildings.

ADDRESS Priors Lease Farm, Dover Lane, Angmering, BN18 9PX

DECISION: No Objection

COMMENT: None

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 1 July 2025 at 7.30pm, King Suite, Angmering Village Hall.

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Chairman

Date.....



Planning & Infrastructure Committee

Chairs Report 1st July 2025

1) **Future Dates of Authority Planning Committees**

Applications and matters that could affect Angmering

Members are requested to view the following agendas, planning matters and websites, then make comment where necessary.

| Authority & Committee | | Next Date 2025/26 | Comment |
|-----------------------|--|----------------------------|------------------|
| ADC | Planning | 9 th July | Awaiting Agenda |
| ADC | Planning Policy | 4 th September | Awaiting Agenda |
| SDNP | Planning | 10 th July | Awaiting Agenda |
| WSCC | Planning & Rights of Way | 22 nd July | Awaiting Agenda |
| WSCC | Community, Highways & Environment Scrutiny | 12 th September | Awaiting Agenda. |

2) **Angmering Parish Applications:**

Information extracted from the ADC Weekly Lists of APC applications that are either, Part Approved, Withdrawn, Refused or do not require planning permission.

Part Approved

- * A/4/25 Land North of Water Lane. Condition 6 in so far as it relates to sites 156 – 525
- * A/4/25 Land North of Water Lane. Condition 16 in so far as it relates to sites 353 – 525
- * A/67/25 Land North of Water Lane. In so far as it relates to Phase 2 of the Cala site. Approval is still sought in relation to Phase 2 (plots 156-352) of this site.

Refused

- * A/4/25 Land North of Water Lane. Condition 16 in so far as it relates to sites 353 – 525
- * A/69/25. Land North of Water Lane. Refused due to poor quality and capacity of the LAP/LEAP equipment suggested.
- * A/37/25 – Langmead Place on 25th April 2025. The Green Infrastructure Space Specification was

3) **West Sussex : Communities, Highways & Environment**

This committee held a meeting on 23rd June 2025 with the following items that could affect or be of interest to Angmering:

- * Agenda Item 8 : Section 19 Flood Investigations – Winter 2023-2024
- * Agenda Item 9 : Local Flood Risk Management Strategy 2025-2030. This includes a Report of the recent Consultation.
- * Agenda Item 11 : West Sussex Transport Plan – Performance Update

We currently await the publication of the minutes.

4) **Angmering Flood Alleviation Scheme - Phase 1**

We have been advised by the Drainage & Flooding Professionals at WSCC that the construction stalled this year, due to unforeseen circumstances, will now take place sometime next year (2026). A new application has to be put forward to ADC which must now include a Biodiversity net gain (BNG) statement and a new ecology survey, this will take some time.

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee 2025/2026

Angmering Parish Council

HIGHWAY CONCERNS

| Highway Issue | Location | Issue/Concern | Method of Resolution | Comment | Date last updated | Delegated to |
|---------------------------------|---|--|---|--|-------------------|--------------|
| Highways Lines | Station Road | Parking along Station Road, heading to the station. This is causing issues with sight lines of vehicle turning out of roads/Teulon Court. When train gates are down, this is exacerbated. | WSCC Traffic Regulation Order (TRO)ARN2401 - Station Road | The yellow lines hav been painted and the TRO completed | 10/06/2025 | KH |
| Highways Lines | Station Road and A259 Roundabout | Blue Star Roundabout - Should the former keep clear markings on this roundabout be reinstated to alleviate the blocking of this roundabout when the level crossing barriers are closed at Angmering Station. | Logged on WSCC Portal | Update received from WSCC - "The site has been inspected and a job has been raised to reinstall the “KEEP CLEAR” markings on the Blue Star Roundabout, Angmering. The job has been placed onto a priority ranking system and will be completed once funding has been allocated." Latest - Due in next few weeks | 23/06/2025 | KH |
| Road Signs | Bramley Way and Nursery Road | More speed signs stating 20mph through Bramley Green Estate All road markings are very worn, especially those indicating whose right of way it is at pnch points, speed humps and into adjoining roads. Need for more 20mph roundels on posts along the length of Roundstone Lane to help with speeding and floor markings on speed bumps. | WSCC Enquiry | All issues discussed with WSCC Officer. Nursery Road - Clerk thas logged road marking issues on portal again and mention that WSCC Officer has visited site and to liaise with him. Update: Nursery Road – Road Markings - 3285669: I have inspected site and noted that these roads meet our investigatory levels for intervention. With this said, subject to future funding Nursery Road, Rowan Way and Bramley Way will be added to a future programme of refurbishment road marking works. Enquiry 3285669 - work needed will be completed once funds have been allocated. Bramley Way - As per the above. Roundstone Lane - As per above (part of same equiry) stating repeaters needed for 20mph signs. Update - Lack of 20mph signage – Roundstone Lane - 3285669: I have done some further digging into this section of road and I missed on site that this forms part of the 20mph Zone! The Department of Transport Traffic Signs Manual Chapter 3 (Section 8.7.1) specifies within a 'zone', speed limit repeater signage isn’t required, so long as there is a sufficient traffic calming feature at regular 100m intervals. There are many types of traffic calming features that can be used within a zone, including speed humps, road marking roundels, pedestrian refuge, junctions or bends in the road. Within nearby roads such as Nursery Road/Bramley Way, the priority/give way systems are essentially traffic calming features in themselves and unless there is evident need or fundamental change for additional signage at this location, extra 20mph repeater signage would not currently be a high priority at this time. Been replaced | 12/02/2025 | KH |
| Road Signs | High Street into village | Fast traffic – suggestion slow sign on the bend at the top of the hill? A report has been submitted for the yellow lines to be repainted, 20mph floor markings to be repainted, as well as the addition of a SLOW floor marking as you travel from the top of the hill, towards the village square. | WSCC Enquiry | WSCC have previously not agreed to any of the suggestions made. WSCC officer is visiting Angmering in November and the Clerk will take him to this area as part of their walk around to demonstrate the issues. Chatted re Speed Indicator Devices and a scheme could be put together to include Water Lane, Highstreet and Weavers Hill. Suggestion made about parking on the hill - The Clerk will contact WSCC and the S278 agreement for Chandlers - to see if something can be added. Advice given to raise a TRO or consider one way traffic again. | 06/01/2025 | KH |
| Road Signs | Arundel Road | Speed of traffic in Arundel Road. APC wanted to extend the 20mph limit to the full length of Arundel Road. | WSCC Enquiry - with potential TRO. | We can now not go forward (at this time) with extending the 20mph zone due to the change to 30mph further north along Arundel Road by the developer. We will move forward once this has been completed. Still awaiting the completion of the speed change at the north of Arundel Road by the developer (S278/S38). Clerk to continue pursuing a completion date of this alteration and then to go forward with a TRO. 20mph signs have been moved further north as suggested by WSCC. Electronic sign now working. I have requested an update on the situation from both WSCC and ADC regarding the S278 works needed by the developer. | 10/06/2025 | KH |
| Road Signs and speed reduction. | Dappers Lane | Speed of traffic using the road and increase in traffic, walkers, users of the road. | WSCC Traffic Regulation Order (TRO) | ARN2304 - Dappers Lane: This has been passed to contractor for implementation and is currently in the process of being programmed subject to street works permitting/road space. Meeting on site next week to assess the current situation and determine if there are other means of Temporary Traffic Management that may be possible to install the TRO sooner rather than later, of which I am confident in working collaboratively to achieve this with a view to completion in July. | 10/06/2025 | KH |
| Parking | Parking outside the shops and white parking lines | Concerns being raised by shop owners as customers are not able to park due to cars being parked in spaces for days on end. | WSCC Traffic Regulation Order (TRO) | ARN2404 – Water Lane/Station Road/The Square: Sorry for the delay on this, we are still waiting on dates for the Public Consultation. I have chased our TRO Legal Team for an update and will provide you the details as and when I have it. Public consultation open | 23/06/2025 | KH |
| Planting, Foliage & Trees | Roundabout – Palmer Road | Submitted a planting request to WSCC to improve this area | WSCC Enquiry | License received, but issues over planting/installation of planters. Working with Ferring Nurseries. | 20/11/2024 | KH |
| Flooding | Area outside houses on Station Road | Flooding constantly and near a school. Ongoing issue for many years and nothing done. Officer stated that gully clearing is to be done – probably in the next 6-9 months. | WSCC Enquiry | Gulley clearance took place in August 2024. If issues are noted again. Original request under 3246000, quote this if there are further issues. Contact WSCC to ask when the next gully clearance will take place and report back. Information requested Requested WSCC look into this - they replied to state -"Without sufficient ponding evidence, I can’t really answer this question. The weather has been mostly dry. Our scheduled maintenance has now been reduced across the county from a max of 4 years per clean, down to 2. When it comes to reactive work, we can only raise jetting and cctv if the ponding is evident, and longer lasting than 2 hrs. I have had very little enquires come through about station road regarding drainage, which is telling the issue isn’t severe. I can keep an eye during wet weather, but at this time there is nothing to update your customer" | 22/04/2025 | KH KH |
| Road Condition | Entrances to the village | Unsuitable for HGV signs. HGV's using village as a cut through. | WSCC Enquiry | Blue Star roundabout has a sign. A27 entrance (Arundel Rd) - WSCC Officer will relook at this one. Clerk to forward over email from National Highways regarding design and location. Update - HGV signage request – Arundel Road: I have looked into this again and discussed this with my Assistant Area Highways Manager. Ultimately, our stance remains the same as my previous email from Enquiry 3239955 in that there would be no suitable location for a sign at this junction within the Highway Boundary. Any signage advising vehicles that the road is unsuitable for HGVs could inadvertently cause a safety issue by alerting drivers too late as they approach the junction. This junction is sharp and manoeuvres could prove difficult, and telling vehicles in advance of the turning would be the most practicable solution. With this said, our stance regarding Unsuitable for HGV signs is that these are not currently a high priority. WSCC has adopted an evidenced based approach for these signs, and with the caveat that access is required to Arundel Road (a C-classification road with genuine business access), there may be no alternative route that is suitable for HGVs to use to enter Angmering. A280 - now the roundabout is being constructed - a sign may possible be added to say "Angmering Village Only" and "Not suitable for HGV's". Need to wait for final sign off of roundabout first. WSCC enquiry logged on roundabout has been completed. Your case reference is: 900386 - WSCC-721894990. | 10/06/2025 | KH |
| Standing Water | Station Road, Weavers Ring | Large puddles/pools of water collect and cause issues with pedestrians getting splashed and causing access issues. | WSCC Enquiry | MOP bought up at recent meeting. Not witnessed - but next time heavy rain send Groundsman for photos and report. | 19.11.2024 | |
| Footpath Signage | Footpath to A27 from Pine Trees Close | There are no signs stating that you are about to reach the A27. Pedestrians may not be aware of the possible danger. | Email to Public Rights of Way Team | Email sent to PROW Team at WSCC 12/02/2025 Update "Road ahead signs is not something that we would provide however we don't have a problem with people putting up more local signs if they want as long as they are not to deter people from using the path" Signs being looked into by APC Office | 31/03/2025 | KH |
| Parking Issues | Greenwood Drive and Rowan Way | This includes road markings, cycle paths and engineered solutions to resolve issues with parking. | WSCC Enquiry/TRO | Issues raised via The Angmering School. The meeting with WSCC Highways has taken place - awaiting feedback - Nikki will report back. Will be a CHS or Active Travel Plan | 06/01/2025 | NHS |
| Speeding within the village | Various | Speeding vehicles in both 20mph and 30mph zones. | Speed Indicator Devices - WSCC/Enervio | Initial meeting held with WSCC engineers about locations. They will asses and get back to me. Request out for quotes of moveable units to cover all the locations. | 23/06/2025 | KH |

Latest updates in **BOLD**

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|-----------------------------------|
| Key |
| Task has been started |
| Task to remain on the list |
| Task not yet started |
| Task completed - on separate page |

WSCC Officer visited Angmering on 20.11.2024