



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 22 JULY 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, Carey Bennett, David Marsh and Norma Harris
- 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;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	PI25/046	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Nikki Hamilton-Street, Alan Evans and John Oldfield. Apologies were not received for Cllr. Paul Bicknell and therefore were not approved.	
2	PI25/047	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/048	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 1 July 2025 were agreed by all and signed by the Chair.	
4	PI25/049	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:

- a) **Mayflower Park:** - You will have received information on our application success with the installation of a further 4 solar lamp columns on the footpath in Mayflower Park. Congratulations to the team for work done in putting this through to ADC.
- b) **Update on two developments:**
- **A/154/24/OUT – Land West of Bewley Road** – You will by now be aware that an appeal has been lodged by Gleesons with the Planning Inspectorate. The Clerk has advised that there will be a lot of investigative work to be done in the coming weeks and requests Councillors to let her know if they want to be part of that investigative team.
 - **Mayflower Meadows (Sigma Homes)** – The Clerk has been in touch with Enforcement at ADC for an update on the situation. She has been advised that the developer is making efforts to improve the situation and may submit a new application which may not be until Spring 2026 at the earliest.
- c) **Angmering Advisory Group**
There is to be a meeting tomorrow of this group to discuss the following developments:
- A/154/24/OUT – Land West of Bewley Road
 - A/40/18/OUT – Land North of Water Lane
 - A/99/17/OUT – Land South of Water Lane
- You will be advised of the outcome of this meeting.

Action List

None

5 PI25/050 PUBLIC CONSULTATION

No members of the public were present, no questions had been sent in.

6 PI25/051 PLANNING APPLICATIONS

To consider Arun District Council File Lists 229, 230 and 231 of 2025:

FILE LIST 226: Observations to Arun District Council by 24 July 2025

<p><u>A/101/25/DOC</u></p> <p>Approval of details reserved by condition imposed under reference A/163/24/PL relating to condition number 4 - Biodiversity Enhancement Layout, condition number 5 - Lighting Plan, condition number 6 - surface water drainage scheme, condition number 7 - maintenance and management of the surface water drainage system and condition number 8 - Biodiversity Gain Plan.</p> <p>DECISION: Objection</p> <p>COMMENT: Whilst APC makes no comment relating to conditions 4 and 8, it does have concerns relating to condition 5 that due consideration has been paid to any effect this lighting may have on the South Downs National Park, the A27 and the Dark Night Skies/Light Pollution policies in force.</p> <p>As there has been no comment from the Authority Drainage Engineers, APC must object to conditions 6 and 7 and reserves the right to make comment when the Drainage Engineers have presented their</p>	<p><u>ADDRESS</u></p> <p>Rustington Golf Centre Golfers Lane Angmering</p>
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report, there also appears to be no report from the Local Flood Authority.	
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FILE LIST 227 – Observations to Arun District Council by 31 July 2025

<u>A/105/25/T</u> Crown lift overhang to Flint House garden to a height of 7m to 1 No Purple Leafed Beech Tree. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> Flint House Mulberry Hollow Angmering
<u>A/104/25/TC</u> 1 No. Willow (T1) pollard to previous points to leave a height of 3.5m. These trees are within the Angmering Conservation Area. DECISION: No Objection COMMENT: No Comment	<u>ADDRESS</u> St Wilfrids Roman Catholic Junior And Infants School Arundel Road Angmering

FILE LIST 228 – Observations to Arun District Council by 7 August 2025

None.	<u>ADDRESS</u>
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- 7 **PI25/052 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/053 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/054 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
[SDNP/25/02543/APNB](#) - Cladding of external walls, including inserting roller shutter door.
ADDRESS Lower Barpham, Michelgrove Lane, Patching, West Sussex BN13 3XW

This property is totally within the Parish of Angmering, but because of the post code it was included in the applications list for Patching and not Angmering, however on 15th July 2025 the NP Planning Authority decided that they did not wish to formally determine the details of this application therefore work can begin subject to two conditions. Therefore APC had no objection or comment to this application.

I wish to thank our committee clerk for spotting this application, it has highlighted yet again the problem with post coding and parish boundaries..
- 10 **PI25/055 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.
- 11 **PI25/056 LICENSING MATTERS**
None.
- 12 **PI25/057 CONSERVATION AREA REPORTS**
None.
- 13 **PI25/058 SOUTH DOWNS NATIONAL PARK**
The date of the next Planning Meeting is on Thursday 11 September 2025, this can be viewed virtually.

14 PI25/059 COMPLIANCE

None.

15 PI25/060 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. Awaiting the date and location of the appeal.

Swallow Gate Vehicle Access, Dappers Lane

PINS ref: APP/C3810/C/25/3364403

We 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. Closure date for comments is 31st July 2025. A date and venue for the hearing is yet to be decided.

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. We now await a date and venue for the inquiry hearing. A collaborative meeting was held earlier on today by interested parties, to discuss the way forward for Angmering in answering this appeal.

16 PI25/061 CORRESPONDENCE

A report has been received that extensive work has been carried out to a Grade II Listed building without application or approval. This is currently being investigated and will be reported back as soon as the situation is clear.

17 PI25/062 HIGHWAYS MATTERS

The Highways Action List (a copy was sent out with the Supporting Papers) was talked through by the Chair drawing the committee's attention to any updates. No questions were asked.

18 PI25/063 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 6 August at 2pm

Awaiting agenda

A special planning meeting was held on Monday 21 July relating to a major development associated with the realignment of the A29 at Barnham, Westergate and Eastergate – 1250 residential dwellings, a Care Home, a Primary School, retail facilities and community dwelling. Vote in favour.

Planning Policy Committee

Next meeting to be held on: Thursday 4 September at 6pm

Awaiting agenda

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

19 PI25/064 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 12 July 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **19:50**

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Chairman

Date.....

DRAFT



Planning & Infrastructure Committee Chairs Report 12th August 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	17 th September	Awaiting Agenda. The agenda for the 6 th August has been published and there are no Applications or other matters relating to Angmering.
ADC	Planning Policy	4 th September	This meeting has been Cancelled
SDNP	Planning	11 th September	Awaiting Agenda
WSCC	Planning & Rights of Way	2 nd September	Awaiting Agenda
WSCC	Community, Highways & Environment Scrutiny	12 th September	Awaiting Agenda.

2) Angmering Parish Applications:

Decision by ADC of applications observed by APC that are either, Part Approved, Withdrawn, or do not require planning permission.

Part Approved

[A/91/25/DOC](#) **Part Approved** - The Beeches Crete House Dappers Lane Angmering

View Details Approval of details reserved by condition imposed under reference A/71/23/PL relating to condition number 3 - schedule of materials and finishes, **Approved**

condition number 4 Arboricultural Method Statement (AMS), Tree Protection Plan (TPP), and details of the fencing for the Construction Exclusion Zone (CEZ), **Refused**

condition number 7 - cycle parking provision, **Approved**

condition number 8 Ecological Survey, **Withdrawn**

condition number 9 Construction Exclusion Zones. **Withdrawn**

Withdrawn

[A/224/24/DOC](#) Land to the North of 68 (now 68A and 68B) Arundel Road.

Approval of details reserved by condition imposed under reference A/31/18/OUT relating to condition number 5 - surface water drainage layout. This is withdrawn at the applicant's request after discussion with the Planning Officer at ADC. A possible new application to be submitted. *(Interesting situation - suggest Councillors go to application and read the letter dated 23rd July 2025 between ADC Planning Officer and Applicant – APC made an objection due to lack of Drainage Engineers Report)*

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee 2025/2026

Angmering Parish Council

Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
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. Currently there is no movement on this until works are completed by the developer, will continue to chase.	11/07/2025	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. Chased for an update. Completed - will remove	04/08/2025	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 has now closed. We await the results.	11/07/2025	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	Gully 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
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 assess and get back to me. Request out for quotes of moveable units to cover all the locations. Paper going to full council on 14 July 2025	11/07/2025	KH
Parking - Top of Arundel Road	Arundel Road	Parking of parents in a 60mph zone, offloading children and potential to cause an accident	Meeting with WSCC Offcier/TRO	Meeting organised for 11 September at school pick up time with Olly King.	04/08/2025	KH

Latest updates in **BOLD**

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