



Established 1894

## Angmering Parish Council

The Corner House  
The Square  
Angmering  
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: [admin@angmering-pc.gov.uk](mailto:admin@angmering-pc.gov.uk)

Website: [www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)

### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 27 JANUARY 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)  
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, James Thompson, Sally Taylor 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, Sally Taylor & Alan Evans
- 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	PI25/219	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllr. Hamilton-Street, Cllr. Oldfield, Cllr. Harris and Cllr. Thompson. Cllr. Bennett arrived at 19:36. Apologies were not received from Cllr. Paul Bicknell, and were therefore not approved.	
2	PI25/220	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	PI25/221	<b>APPROVAL OF MINUTES</b> The Chair read out the following request to amend the minutes:  At item 4 P125/203 d) Angmering Flooding issues and Flood Alleviation Scheme: a request was made to change the wording in the first paragraph, penultimate line from “who are the riparian owners of the Black Ditch” to “who are the Regulatory Authority for the Main River”.  This was approved by the Committee and amended by the Chair.  Approval of the minutes of the meeting of the committee from <b>Tuesday 6 January</b> were then agreed by all present and signed by the Chair.	

**4 PI25/222 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 advised councillors of the below information

**A) Arun Town & Parish Councils Climate Change Meeting**

Cllr. Evans and I have been invited to another meeting of this on 5<sup>th</sup> February 2026. To be discussed: -

- i) Enhancing Biodiversity in Arun – To hear about relevant topics, notable practice and policies. Speaker Jon Best, Ecology Officer at ADC.
- ii) Challenges and Progress – Discuss and share notable best practices and any challenges faced relating to Climate Change.

**B) WSCC Planning & Rights of Way Meeting**

The agenda for the meeting to be held on 4<sup>th</sup> February 2026 has been published and there is nothing that affects Angmering.

The Chair said that for the benefit of new Councillors and before looking at the refusal at item 10, we must understand what a non-material amendment (NMA) is: -

*The National Planning Policy Framework (NPPF) refers to a minor change to an approved planning permission that does not materially affect the overall permission. It allows for adjustments without needing to submit a new application. Such amendments are typically used for small alterations that do not breach any conditions originally placed on the consent. The local planning authority must be satisfied that the amendment sought is indeed non-material to grant the application.*

Therefore, the request for the deletion of a condition cannot be considered as a minor amendment and will therefore need another application requesting its removal.

**5 PI25/223 PUBLIC CONSULTATION**

No members of the public were present at this meeting.

**6 PI25/224 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 256, 257 and 258 of 2025:

**FILE LIST 256**

None.	<b><u>ADDRESS</u></b>
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**FILE LIST 257**

<p><b><u>A/189/25/DOC</u></b> Approval of details reserved by condition imposed under A/102/22/PL relating to condition 6- decentralised, renewable and low carbon energy supply systems. <b>Noted</b></p>	<b><u>ADDRESS</u></b> Corner Cottage off West Drive Angmering
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<p>Cllrs have agreed to investigate renewable and low carbon energy supply systems to better understand the rules around placement etc.</p> <p><a href="#"><u>A/190/25/DOC</u></a> Approval of details reserved by condition imposed under A/71/23/PL relating to condition 4- Arboricultural Method Statement, Tree Protection Plan and fencing for construction exclusion zone.</p> <p><b>Noted</b></p>	<p><b>ADDRESS</b> Land adjacent to Crete House The Beeches Dappers Lane Angmering</p>
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**FILE LIST 258**

<p><a href="#"><u>A/2/26/DOC</u></a> Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 6-height, width and landscaping details of bund along norther n boundary with A27.</p> <p><b>Noted</b></p> <p>The Clerk will make the Planning Officer in charge of this application aware of the committees comments regarding the planting mix and report back.</p>	<p><b>ADDRESS</b> Land north of Water Lane Angmering</p>
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- 7      **PI25/225    PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8      **PI25/226    WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **PI25/227    SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     **PI25/228    PLANNING DECISIONS – REFUSED**  
These were noted.
- 11     **PI25/229    LICENSING MATTERS**  
None.
- 12     **PI25/230    CONSERVATION AREA REPORTS**  
The Chair referred to her report saying that there is at last movement in the possible approval of APC’s assessment to extend the Conservation Area (The whole of Weavers Hill and some rear gardens). If approved the next step is for the assessment to go to public consultation.  
The Chair requested that councillors, if possible, please watch the webcast on Monday 2 February at 6pm.      **Cllrs.**
- 13     **PI25/231    SOUTH DOWNS NATIONAL PARK**  
None.
- 14     **PI25/232    COMPLIANCE/ENFORCEMENT**  
None.
- 15     **PI25/233    APPEALS**  
None.

**16 PI25/234 CORRESPONDENCE**

None.

**17 PI25/235 HIGHWAYS MATTERS**

The action list was talked through, and it was agreed that Item 1, relating to the re painting of the “Keep Clear” road markings at the Blue Star roundabout, could now be removed and marked as complete.

**Other Highways Issues:**

The Chair said that all councillors will have received an email from the Clerk informing them that she and the Chair of Council attended a meeting with two members of WSCC Highways where they discussed matters regarding:

- a) Arundel Road - Advised to create a Community Highways Scheme (CHS)
- b) 20mph Village Scheme – Possibility of a blanket 20mph currently being investigated by Cllrs Bicknell and Thompson
- c) Potholes
- d) CALA Roundabout – Planting License to APC from CALA
- e) A280 Roundabout – WSCC to take over responsibility with the possibility of an “Angmering Village only” sign.

**18 PI25/236 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting will be held on:

Wednesday 18 February 2026 at 2pm - Awaiting agenda

**Planning Policy Committee**

Next meeting to be held on:

Monday 2 February 2026 at 6pm – Agenda received

Monday 26 March 2026 at 6pm – Awaiting agenda

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

**19 PI25/237 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**

1. This Committee: Report from **Cllrs Bicknell and Thompson** regarding a village 20mph blanket speed limit with speed gates. The Chair asked for a report to be presented at the P&I meeting on 17th February 2026.
2. Full Council: None.

**DATE OF NEXT MEETING**

The Committee’s next meeting is on Tuesday 17 February 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **19:55**

.....  
Chairman

Date.....



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

5th February 2026

Angmering Parish Council  
The Corner House  
The Square  
Angmering  
West Sussex  
BN16 4EA

Please ask for: Management Support Officer  
Telephone: 01903 737512

Dear Sir/Madam,

**Notification of a Planning Committee Meeting at 2:00 pm on the 18th February 2026**

**APPLICATION NO:** A/159/25/PL

**Site Address:** Sports Pavilion Decoy Drive Angmering BN16 4DN

I write to advise you that the above application, in which you have expressed an interest, is expected to be determined by the Planning Committee on the above date at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF. Please note there is limited space so access will be on a first come first serve basis.

**Those wishing to speak must formally register their wish to speak by no later than 9 am on 16 February 2026 by telephoning 01903 737512.** A list of those wishing to speak will be prepared on a first come, first served basis up to the maximum allowed by the procedure at the end of this letter. Please note that if you do register to make a submission, your name will be in the public domain. If you have previously made representations on the application that you have an interest in, please note this representation will already be summarised in the officer report.

The Council recognises that not everyone who would like to attend the meeting can or wants to attend the meeting at this time. If you have registered to speak but you would prefer that a written statement is read out on your behalf, please confirm when registering. Please email the statement you intend to have read out on your behalf to [planning.speaking@arun.gov.uk](mailto:planning.speaking@arun.gov.uk) marked 'written submission for Planning Committee 18 February 2026'. The deadline for receipt of statements is by 11:30am on the working day before the meeting where the application you are making a representation on will be considered.

To avoid possible confusion, the Council regrets that it cannot accept the registration of speakers and written submissions in any other manner (by letter or e-mail) and those invited to speak must first register their wish to do so in the way prescribed as the Committee will not be able to hear any party who has not formally registered.

Further information on the planning committee and a copy of the committee agenda, containing the officer's report and recommendation, are published on the website at least 5 working days before the meeting:

<https://democracy.arun.gov.uk/mgCommitteeDetails.aspx?ID=137>

Yours faithfully



Neil Crowther  
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website [www.arun.gov.uk/privacy-policy/](http://www.arun.gov.uk/privacy-policy/)

**Please Note: If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>

## **Public Speaking at Planning Committee.**

The Committee welcomes public speaking on agenda items, but Committee Meetings often have agendas that run to 150 pages and take more than three hours to complete. It is important to ensure that decisions on applications are taken at a reasonable pace and it is therefore necessary to limit the number of people who can speak on any one item and how long they can speak for.

### ***Who can speak?***

Any person who has made a written submission in support of or in opposition to the proposal, including the applicant or agent, can speak at a Committee meeting but only if:-

- \* They have formally registered to speak before 9:00am on 16 February 2026; and
- \* There is a vacant slot for speaking

### ***How many people can speak?***

There are restrictions on how many people can speak on an individual item:

- \* Two people may speak in support (inclusive of the applicant/agent);
- \* Two people may speak in opposition; and
- \* A representative of the relevant Town or Parish Council is also permitted to speak.

Note: Only one person per household or official postal address may speak on a particular side of the debate. Arun District Council Members and Officers are the only others allowed to speak at Committee.

### ***How long can I speak for?***

The maximum time allowed for short-listed speakers and Town and Parish Councillors is three minutes, and this is rigorously enforced.

### ***When can't I speak?***

The public are not allowed to speak on any item that is to be considered in private session or where an application has been considered at an earlier Committee and been deferred.

### ***Can I display material, PowerPoint slides, hand-out notes, petitions, or photographs?***

No. Your written submission forms part of the application file, and it is therefore a matter of public record, and is reported on by the Planning Officers. You are offered the opportunity to explain the submission you have made but not to add further material. Petitions will not be accepted at Committee meetings.

### ***What is the procedure at Committee?***

A separate chair will be provided for those who have registered to speak. You will be called when it is your turn to speak and the Chair of the Committee will then invite you to address the Members and will remind you that you have three minutes. A member of the Committee's team will let you know when your three minutes is complete at which point the Chair will thank you for your comments and you will need to return to your seat in the public gallery.

***Polite Reminder:*** The meeting is a public meeting and the Committee expect any public speaker to be polite. Inappropriate or offensive remarks, direct criticism of individual Councillors, officers, applicants, their agents, allegations about the behaviour of neighbours will be disregarded by the Committee Members in considering the application. Any speaker behaving in such a way will also be asked to stop and will lose the opportunity to make any further comments.

Issue Number	Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
1	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" <b>In recent weather this area has been observed and the water does go away eventually.</b>	10/02/2026	KH
2	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. <b>Roundabout safety audit has been completed. WSCC are waiting for a copy in order to take ownership and move on with signs and markings.</b>	19/01/2026	KH
3	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. Will be a CHS or Active Travel Plan. <b>No further updates.</b>	09/12/2025	NHS
4	Parking – Top of Arundel Road	Arundel Road	Parking of cars around the school, offloading children and potential to cause an accident	Meeting with WSCC Officer/TRO	Meeting organised for 11 September at school pick up time with Olly King. Meeting held, Deborah Urquhart also attended half way through. The meeting was held on 14 November with WSCC, APC and school representatives. Yellow lines, foliage cut back, signs, road markings and speed limit were all discussed. APC were advised to put in a Community Highways Scheme to cover all the works. The Clerk will work with the WSCC officer to complete this. <b>Another meeting held with WSCC. CHS to be raised to cover speed reduction, tactile paving etc. Line marking will be covered direct with WSCC</b>	18/11/2025	KH
5	Safety of users	Roundabout A280/A259	A resident has raised several safety concerns regarding the roundabout and the roads leading on/off it. These have been fed direct to WSCC	Liase with WSCC	Resident copied us into initial emails and follow up emails from WSCC (via Cllr. Deborah Urquhart). Email has been shared with all councillors. Latest email from resident sent on 21/10/25 "I will await Highways Stage 3 risk assessment and I have noted the inspector's 'intention' to chase up the contractor to deliver the Safety Features outstanding. An observation for now please, as we await the Stage 3 risk assessment is that the assessments at Stage 1 and Stage 2 were completed at a time when the Angmering to Littlehampton A259 was down to a single lane with speed limits in place (40mph) due to the ongoing improvement A259 works (2018 -2023). The risk assessments were completed before the A259 was completed and opened in July 2023. I would like to leave the matter here now and await further works and assessments."	21/10/2025	Office
6	Speed on A280	A280 Angmering Bypass	Speed of traffic on A280 - noise and accidents. TRO raised by resident to reduce the speed from 60 to 50.	Meeting with WSCC Officer/TRO	Information has been received of the amount of accidents on the A280 and the excessive speed together with the use of the road by youngsters for time trailing, both of which are illegal. The County Councillor for Angmering Cllr Deborah Urquhart is in support of the legal speed being reduced to 50mph which will align with that of the A259, and a TRO has therefore been raised. Parish Council agreement will be discussed at the next Full Council meeting on 10th November 2025. The Parish Council agreed to support the application and the resident has been advised. A response has been received from WSCC regarding the TRO stating that the current amendments to the A280 must be allowed to bed in on completion for at least a year. The resident has been advised via email of this on 8 December 2025. There will be no further updates to this item for at least 1 year.	09/12/2025	Office
7	Dappers Lane Speed	Dappers Lane	Speed along Dappers Lane even after 20mph TRO went through	Liase with WSCC	The Save Dappers Lane Group and APC have been advised that there will be no further adjustments to the signage along Dappers Lane until after a 12-month period when the new signage has bedded in and any problems will have been highlighted. These can then be investigated and dealt with. Councillors and users are requested to report any problems to WSCC Highways and to The Parish Clerk.	19/01/2026	Office

Latest updates in **BOLD**

#### Key

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