



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 4 NOVEMBER 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, John Oldfield, Norma Harris, Paul Bicknell & James Thompson
- In attendance:** Tracy Lees (Committee Clerk) and 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	PI25/141	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Carey Bennett, Alan Evans, Nikki Hamilton-Street and David Marsh. David Marsh has now left this committee.	
2	PI25/142	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Cllrs Verrinder and Harris declared a non-pecuniary interest in A/151/25/L, to be discussed in Item 6.	
3	PI25/143	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 14 October 2025 were agreed by all present and signed by the Chair.	
4	PI25/144	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 the following additional items:

Planning & Infrastructure Committee - Since the last committee meeting, this has been a very busy three weeks, especially this week with the Appeal Inquiry, there is a lot of information being sent to you which I hope you will find time to read and comment on, and I quickly add there is no rush. I also add that as we get closer to the acceptance of the Planning & Infrastructure Bill, still going through the Lords and Parliament, and Devolution there will be information about the changes in the planning system and the way in which we view planning applications. For the moment all remains as is.

Planning Councillor Training Manual – as a result of the experience gained at the recent appeal and the involvement of APC and the PFWBR Group under Rule 6 known as “The Angmering Alliance”, the manual will be updated to include the procedures and conduct at such an appeal or any appeal. This is to ensure that in the event of it ever happening again Councillors and Residents will know what to do and be able to participate with confidence.

The Chair advised councillors that if they are booked to attend external training, they must let the Clerk know as quickly as possible if they cannot attend, as confirmed sessions not attended may incur costs.

Planning Information – You will have been sent slides on two presentations and one explanatory document from our Planning Consultant Steve Tilbury, please read them as they may help us make relevant and more constructive comments to planning applications. These are: -

- Making Effective Planning Representations (slides)
- Update on latest issues the planning system (slides) and
- Making Effective Planning Representations (Document)

Arun Newsletter 58 – has been published with interesting information regarding FloodSmart - “prepare now for tomorrow”. Where to find useful information and contacts – <https://www.arun.gov.uk/news-archive/floodsmart-prepare-now-for-tomorrow-where-to-find-useful-information-and-contacts-9993>.

Town & Country Planning Association (TCPA) e-Bulletin – The latest edition has now been published, and it contains the three Community Planning Guides on flood risk, overheating and retrofit which I mentioned in my Chairs Report. Hopefully this bulletin will have been sent to you.

Action List None.

5 PI25/145 PUBLIC CONSULTATION

Cllr. Bicknell made a comment re cyclists cycling without lights around the village, he was advised to take this to the next Full Parish meeting on Monday 10 November 2025.

The member of the public asked about the new speed indicator devices that have recently been in stalled and would there be more locations. More locations can be investigated by request.

6 PI25/146 PLANNING APPLICATIONS

To consider Arun District Council File Lists 244, 245 and 246 of 2025:

FILE LIST 244: Observations to Arun District Council by 6 November 2025



<p>A/147/25/RES Approval of reserved matters following outline consent A/153/22/OUT for the erection of 19 No</p>	<p>ADDRESS Broadlees Dappers Lane Angmering</p>
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<p>dwelling (resubmission following A /133/24/RES). This application is in CIL Zone 2 and is CIL Liable as new dwellings. DECISION: Objection COMMENT: APC P&I reserves the right to make comment when the Drainage Engineers have made their report and approved this application. Until then APC offers an objection to this application subject to that report.</p> <p><u>A/151/25/L</u> Listed building consent for refurbishment and repair with a new single storey lean-to structure and air source heat pump. DECISION: Support COMMENT: APC supports the comment by the Arun Conservation Advisory Panel regarding the introduction of vertical glazing bars</p> <p><u>A/150/25/HH</u> Refurbishment and repair with a new single storey lean-to structure and air source heat pump. (This application may affect the character and appearance of the Angmering Conservation Area). DECISION: Support COMMENT: APC supports the comment by the Arun Conservation Advisory Panel regarding the introduction of vertical glazing bars</p> <p><u>A/135/25/HH</u> Retrospective application for detached storeroom/garage. DECISION: No Objection COMMENT: None</p> <p><u>A/148/25/T</u> 1 No. Monterey Pine (T1) removal of overhanging branches back to the boundary line. DECISION: Support COMMENT: None</p> <p><u>A/152/25/CLP</u> Lawful development certificate for the proposed installation of 6 No. rooflights. DECISION: No Objection COMMENT: Whilst APC has no objection to this application it does ask that the Dark Night Skies and Light Pollution Policies are adhered to.</p>	<p><u>ADDRESS</u> The Vestry Cottage Arundel Road Angmering</p> <p><u>ADDRESS</u> The Vestry Cottage Arundel Road Angmering</p> <p><u>ADDRESS</u> Ashurst Ham Manor Way Angmering</p> <p><u>ADDRESS</u> 1 Alexander Avenue Angmering</p> <p><u>ADDRESS</u> Land West of Avenals Barn Water Lane Angmering</p>
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<p><u>A/153/25/DOC</u> Approval of details reserved by condition imposed under A/88/24/S73 relation to condition 5-drainage arrangements for bund along Northern boundary with A27. DECISION: Objection COMMENT: APC P&I reserves the right to make comment when the Drainage Engineers have made their report and approved this application. Until then APC offers an objection to this application subject to that report</p>	<p><u>ADDRESS</u> Land North of Water Lane Angmering</p>
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FILE LIST 246 – Observations to Arun District Council by 20 November 2025

<p><u>A/159/25/PL</u> Application under Regulation 3 of the Town & Country Planning (General Regulations) 1992 for demolition of existing pavilion; erection of new Sports and Community Hub comprising of new 3G football pitch, improved turf pitches for football, multi-use games area, locally equipped play area, hub building, storage facility, car parking, EV charging points, access road, landscaping, associated works and infrastructure (resubmission following A/222/24/PL). This application is in CIL Zone 3 (Zero Rated) as other development. DECISION: Support COMMENT: None</p>	<p><u>ADDRESS</u> Sports Pavilion Decoy Drive Angmering</p>
<p><u>A/156/25/TC</u> Removal of all foliage from 1 No. Rhododendron and 1 No. Common Lime within a 60 degree angle from the head of the lamp post. These trees are within the Angmering conservation area. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Alley to the South of Orme Cottages Angmering</p>

- 7 **PI25/147 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/148 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/149 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI25/150 PLANNING DECISIONS – NOT APPROVED**
The refusals were noted by the committee.



11 PI25/151 LICENSING MATTERS

A short discussion took place and the councillors stated they had concerns over the size of the premises.

12 PI25/152 CONSERVATION AREA REPORTS

None.

13 PI25/153 SOUTH DOWNS NATIONAL PARK

The SDNP Access Team has prepared a consultation draft of the Active Travel Network Plan the long-term framework for walking, wheeling, and cycling across the National Park and a tool to strengthen future active travel funding bids. The Consultation ends 14th November 2025 which can be accessed through the SDNP website.

The agenda for the Planning meeting on Thursday 13 November 2025 has been published. There are no applications relating to Angmering but under Policy & Strategy there is an item "Community Planning" update which relates to neighbourhood planning, this would apply to APC.

**14 PI25/154 COMPLIANCE/ENFORCEMENT
ENF/6/20**

Land at Merry England Nursery/Swallows Gate, Dappers Lane.

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 to comply with the Enforcement Notice.

ENF/236/22

Former Shrublands (n/a Mayflower Meadows)

A letter has been sent by ADC to the residents now occupying some of the properties on this site explaining the reason for the current refusal of application A/115/25/PL. Copy of the letter has been sent to Councillors.

15 PI25/156 APPEALS

Sought by an applicant as a result of an application refusal by the Local Planning Authority.

**1) Swallows 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. This appeal is an Enforcement Notice Appeal, and the procedure is by way of Written representations. The decision on this could take 73 weeks which may not happen until the end of October 2026; however, as previously said, the developer has until April 2026 to fully comply with the condition.

The required footpath runs from the entrance into Swallows Gate, south along the western side of Dappers Lane to Merryfield Crescent. Councillors were asked to let the office know if any construction work on this footpath on Dappers Lane begins prior to next April.

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

Gleeson Land 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 Inquiry finished today (4th November) so we now await the result which is expected at the beginning of 2026. The Flooding/Hydrology aspect of the Inquiry lasted for a day and a half. The planning aspects were conducted as a roundtable discussion between the Inspector, Barristers and legal planning witnesses. On Friday afternoon (31st October), the Inspector made another site visit which included the three legal teams, some members of the Rule 6 team and members of the public. The Chair added that prior to the Inquiry and during the Inquiry site visits were made by the Inspector and members of the legal teams. Although this last visit was made during half term the previous visits were made during school term time so all could see the problems relating to Arundel Road.

As Chair of APC P&I Committee, and as this is the first appeal of this magnitude that Angmering has been involved in, the Chair thanked everyone that was either involved in or contributed to it, for their dedication and hard work over very many months of working towards a dismissal by the Inspector. We now await the result due in January 2026.

16 PI25/157 CORRESPONDENCE

Correspondence continues between the Clerk and the Dappers Lane Group in response to the conversation at Full Council on Monday 13 October 2025. This item is added to the Highways Action List at agenda Item 17.

17 PI25/158 HIGHWAYS MATTERS

Highways Action List

The list was sent out with the supporting papers and uploaded to the APC website prior to tonight's meeting. The Chair talked through all items that had been updated.

Traffic Regulation Orders

A280 – Speeding etc

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. This has now been added to the Highways Action List

Other Highways Matters affecting Angmering

a) Update on Water Lane Sewer work

An update on the continuing work has been received from Southern Water/Clancy, that as the village square is now open to traffic the final phase of improvement work will be continuing along Water Lane from the Lamb Inn with 15 excavations, therefore the entrance into and exit from the Square along Water Lane remains closed. Residents along Water Lane will still be able to access and egress their properties at all times. Parking along the residential side of Water Lane to Weavers Hill will not be permitted.

b) Update on Traffic Lights/crossing replacement on the A259

The work is now complete with the safe crossing and lights now fully operational. Any comments should be addressed to WSCC Highways. As there were no comments, this item is now closed.



c) **Safety Concerns A259/A280 Roundabout**

A resident has raised concerns over the design and safety of the roundabout and junctions off the roundabout near the Manor Place development. These concerns have been expressed to APC and WSCC Cllr Urquhart who has stated that WSCC Highways are aware of the situation and that there is still work to be done before the final safety audit is carried out and published. Be advised that this item will be added to APC's Highways Action List above. The correspondence has been sent to Councillors - are there any comments or questions.

To be added to Highways Action List

d) **Dappers Lane**

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.

To be added to Highways Action List

18 PI25/159 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on:

Wednesday 19 November at 2pm – Awaiting agenda

Planning Policy Committee

Next meeting to be held on:

Thursday 26 November at 6pm – Awaiting agenda

Thursday 27 January at 6pm – Awaiting agenda

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

19 PI25/160 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee: Cllrs Thompson and Bicknell will be bringing information regarding Village Gates to February 2026 meeting.
2. Full Council:

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 25 November 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **21.00**.


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Chairman

Date 25/11/25

