



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 12 AUGUST 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, John Oldfield and Nikki Hamilton-Street

**In attendance:** Tracy Lees (Committee Clerk), 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	PI25/065	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. Carey Bennet, Alan Evans, David Marsh, Norma Harris and Paul Bicknell.  The Chair reminded everyone that when verbally making an apology this is to be followed up with an e-mail notification to the Committee Clerk.	
2	PI25/066	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	PI25/067	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 22 July 2025</b> were agreed by all and signed by the Chair.	
4	PI25/068	<b>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.</b> 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: The West Sussex Local Flood Risk Management Strategy 2025-2030 was approved on 23 <sup>rd</sup> June 2025.	

## WSSC Communities, Highways and Environment Scrutiny Committee

The minutes of the meeting held on Wednesday 23 June 2025 has been published. Items 8-11 will affect Angmering, please see these items which refers to:

- Section 19 Flood Investigations Winter 2023-2024
- Local Flood Risk Management Strategy 2025-2030
- Environment & Climate Change and Highways & Transport
- West Sussex Transport Plan: Performance Update.

### Action List

None

#### 5 PI25/069 PUBLIC CONSULTATION

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

#### 6 PI25/070 PLANNING APPLICATIONS

To consider Arun District Council File Lists 232, 233 and 234 of 2025:

##### FILE LIST 232: Observations to Arun District Council by 14 August 2025

None.	<u>ADDRESS</u>
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##### FILE LIST 233 – Observations to Arun District Council by 21 August 2025

<u>A/102/25/T</u> Crown lift to 3m from ground level for 1 No. Sycamore (T1), 1 No. Horse Chestnut (T2), 50 linear meters of mixed species (G3), 1 No. Horse Chestnut (T4) and 1 No. Callery Pear Tree (T5). <b>DECISION: Support</b> <b>COMMENT: No Comment</b>	<u>ADDRESS</u> Angmering Medical Centre Station Road Angmering
<u>A/109/25/HH</u> Single storey rear extension constructed of matching materials to provide additional accommodation. <b>Substitute Plans (10B, 11A and 12A).</b> <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b>	<u>ADDRESS</u> Roundstone Cottage 48 Old Worthing Road East Preston
<u>A/110/25/HH</u> Single storey rear extension and reposition existing solar panels. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b>	<u>ADDRESS</u> 23 Mill Road Avenue Angmering
<u>A/111/25/HH</u> Proposed side and rear extensions. Proposed garage roof remodeling to integrate with the side and rear extensions. Proposed porch to the front elevation. Fenestration alterations. <b>DECISION: No Objection</b> <b>COMMENT: No Comment</b>	<u>ADDRESS</u> Meadows End The Thatchway Angmering

**FILE LIST 234 – Observations to Arun District Council by N/A**

None.	<u>ADDRESS</u>
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**7 PI25/071 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**

None.

**8 PI25/072 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**

None.

**9 PI25/073 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**[SDNP/25/03093/FUL](#)

Change of use from offices back to residential, no other changes proposed.

ADDRESS The Woodmans, Arundel Road, Angmering, BN16 4EU**DECISION: No Objection:****COMMENT: APC has no objection to the change of use from offices to residential use provided there are no alterations to the external area or building.**

However, APC does have concerns like the Environment Agency regarding the flooding in that area. Due to the past experience of deep flooding from the SDNP run-off, the whole area becomes a water catchment before spilling over onto the A27. The current properties in that area do suffer flooding problems and damage. Although this property is on slightly higher ground to the other properties water runoff from this site will collect in the aforesaid catchment area.

To enable ease of access into the SDNP there has historically been a car park opposite the property, for the benefit of the residents of Angmering and the SDNP, APC requests that this area is retained as a car parking area, bearing in mind that there is very limited access into the Park for Angmering and the wider community.

[SDNP/25/03031/SCREEN](#)

Request for Screening Opinion under T&amp;CP (Environment) Regs 2017

ADDRESS: Clapham Wastewater Treatment Works Water Lane,**DECISION: Support:****COMMENT: None****10 PI25/074 PLANNING DECISIONS – NOT APPROVED**

The refusals were noted by the committee.

**11 PI25/075 LICENSING MATTERS**

None.

**12 PI25/076 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 PI25/077 SOUTH DOWNS NATIONAL PARK**

The SDNP Authority has put out a call for sites for Gypsy, Traveller, and Travelling Show people accommodation needs, which will be open until 5<sup>th</sup> October 2025, this may affect the Parish of Angmering.

Awaiting the response to the Partnership Management Plan Consultation.

The next Planning Committee meeting is to be held on Thursday 11 September 2025

**14 PI25/078 COMPLIANCE**

None.

**15 PI25/079 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 29<sup>th</sup> 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 27<sup>th</sup> June 2023. Closure date for comments is 31<sup>st</sup> 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.

Information has been received that the Appeal **Inquiry** will start at 10:00 on Tuesday 28 October 2025 and is expected to last for at least 8 days. We currently await the venue for the **Inquiry**.

**16 PI25/080 CORRESPONDENCE**

APC have received a letter from Rustington Parish Council seeking our support/comment on their concerns over the application [LU/93/25/PL](#) by Hallway Properties Ltd regarding the demolition of the former Body Shop premises on Norway Lane off the A259 and construction of 9 retail units as well as large car parking facilities, landscaping and play area. This was discussed.

**17 PI25/081 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 PI25/082 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting will be held on: Wednesday 17 September at 2pm  
Awaiting agenda

**Planning Policy Committee**

Next meeting to be held on: Thursday 13 November at 6pm - Awaiting agenda  
The meeting due to take place on Thursday 4 September has been cancelled

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

**19      PI25/083    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 2 September 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:03**

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Chairman

Date.....

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# Planning & Infrastructure Committee Chairs Report 2<sup>nd</sup> September 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 <sup>th</sup> September	Awaiting Agenda.
ADC	Planning Policy	4 <sup>th</sup> September	This meeting has been Cancelled
SDNP	Planning	11 <sup>th</sup> September	Awaiting Agenda
WSCC	Planning & Rights of Way	2 <sup>nd</sup> September	This meeting has been Cancelled.
WSCC	Community, Highways & Environment Scrutiny	12 <sup>th</sup> 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.*

Planning Permission not required

[A/95/25/CLP](#) 3 Pillman Place.

*Swallows Gate, Dappers Lane, Angmering - Entrance on 24<sup>th</sup> August 2025*

*Sylvia G M Verrinder*

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee 2025/2026

Angmering Parish Council

Issue Number	Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
1	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." <b>Latest - Due in next few weeks - Still not done. Chased 26/08/2025</b>	26/08/2025	KH
2	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
3	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
4	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. <b>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.</b>	11/07/2025	KH
5	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. <b>Public consultation has now closed. We await the results.</b>	11/07/2025	KH
6	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
7	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>WSCC enquiry logged on roundabout has been completed. Your case reference is: 900386 - WSCC-721894990.</b>	10/06/2025	KH
8	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
9	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. <b>Request out for quotes of moveable units to cover all the locations. SID's in the process of being ordered. 26/08/2025</b>	11/07/2025	KH
10	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 Officer/TRO	Meeting organised for 11 September at school pick up time with Olly King.	04/08/2025	KH

Latest updates in **BOLD**

Key

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