



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 23 SEPTEMBER 2025 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, David Marsh, James Thonpson 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, Alan Evans, Carey Bennett, Norma Harris, James Thompson and Nikki Hamilton-Street
- In attendance:** 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	PI25/103	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield, David Marsh and Tracy Lees (Committee Clerk). No apologies were received for Cllr. Paul Bicknell and therefore not approved.	
2	PI25/104	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/105	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 2 September 2025 were agreed by all present and signed by the Chair.	
4	PI25/106	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:

Western Sussex Rivers Trust

On Wednesday 10th September 2025, Councillor Alan Evans and I attended a workshop at ADC given by the Western Sussex Rivers Trust, Aldingbourne Parish Council (Aldingbourne Rife) and ADC. The Event was to look at the problems facing our water environment and how they impact on our communities and environment, and the actions Town and Parish Councils can take to address these problems – bearing in mind that part of the P&I remit is towards all aspects relating to water, such as supply, drainage, sewage, flooding. From the paperwork provided a report to Council will be written as to how Angmering is affected and what as a council we can do about it. A suggestion is that maybe one of the tasks of the new Groundsman would be to take on the role of “River Guardian” – training and kit will be provided. A report has been written for presentation at the next Full Council. Cllr Evans explained in more detail.

WSSC – Extraordinary Meeting

This meeting was held earlier today to discuss:

- Devolution – Leader to make a statement on Devolution so far, and
- Local Government Re-organisation. Request for Council to support Option A – A single unitary council.

The outcome and more information will be relayed to Council at the next Full Council Meeting on 13th October 2025. Councillors are reminded that this meeting can be watched on the WSSC website. Any comments and questions are to be directed to The Clerk and The Chair of Council.

The Chair watched the meeting which she felt was very interesting to see the various viewpoints on re-organisation and the various options. The vote eventually went in favour of Option A – A Single Unitary Authority for West Sussex.

Action List None.

5 PI25/107 PUBLIC CONSULTATION

The member of the public was present but no questions were asked.

6 PI25/108 PLANNING APPLICATIONS

To consider Arun District Council File Lists 238, 239 and 240 of 2025:

FILE LIST 238: Observations to Arun District Council by 25 September 2025

A/126/25/CLE Lawful development certificate to establish the existing lawful use as dwellings for 68a and 68b Arundel Road. DECISION: No Objection COMMENT: None	ADDRESS 68A Arundel Road Angmering
A/128/25/T 1 No. Mature Beech (T1) crown reduction to leave a height of 22m and radial spread of 3.5m (north), 5m (east), 5.5m (south) and 4.5m (west). DECISION: No Objection COMMENT: None	ADDRESS Beech Glade 4 Blue Cedars Close Angmering

FILE LIST 239 – Observations to Arun District Council by 2 October 2025

<p>A/125/25/T 1 No. Sycamore (T1) crown reduction (southern side) to leave a spread of 10m and height to remain 15m and crown lift to 5.2m from ground level. DECISION: No Objection COMMENT: None</p>	<p>ADDRESS Pinehurst West Drive Angmering</p>
<p>A/130/25/T 2 No. Beech (G1) crown reduction to leave a height of 9m and a spread of 6m, 2 No. Popular (G2) pollard to leave a height of 7m, 1 No. Cedar (T1) crown reduction to leave a height of 10.5m and a spread of 8.5m, 1 No. Cedar (T2) crown reduction to leave a height of 10.5m and a spread of 8.5m and 1 No. Cherry (T3) crown reduction to leave a height of 8.5m and a spread of 7m. Application withdrawn at the applicant’s request</p>	<p>ADDRESS The Firs Roundstone Lane Angmering</p>
<p>A/129/25/DOC Approval of details reserved by condition following the grant of A/129/21/PL (appeal ref APP/C3810/W/22/3298192) relating to the partial discharge of condition 19 - surface water drainage scheme. DECISION: Objection COMMENT: APC reserves the right to comment at a later date when the Drainage Engineers Report has been published – currently not on the ADC Website.</p>	<p>ADDRESS Rustington Golf Centre Golfers Lane Angmering</p>

FILE LIST 240 – Observations to Arun District Council by 4 November 2025

<p>A/136/25/DOC Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition 4 - fence along northern site boundary. DECISION: Objection COMMENT: APC has concerns that this design will not prevent access onto the A27 by adults, especially children and animals, therefore in the interest of public safety APC would suggest that a close boarded design in a more robust material would be more appropriate</p>	<p>ADDRESS Land North of Water Lane Angmering</p>
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- 7 **PI25/109 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/110 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/111 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

10 PI25/112 PLANNING DECISIONS – NOT APPROVED

None.

11 PI25/113 LICENSING MATTERS

None.

12 PI25/114 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 PI25/115 SOUTH DOWNS NATIONAL PARK

The chair gave the following updates:

The latest edition of the South Downs News has been published and forwarded to all councillors.

The Authority has published its “Water in The Park” Report which highlights the state of the waterways across the South Downs region, this does of course affect Angmering where run off from the Downs flows across the A27 to the residential area by various watercourses and The Black Ditch.

The Authority is also leading on two other projects “Downs to the Sea” and “Pounds to Ponds”. These can be read by going to the SDNP website. This links in with the Western Sussex River Trust meeting that Cllr. Evans and the Chair attended.

The next SDNP Town & Parish Council meeting will be held online on Wednesday 1st October 2025 at 18:30h. The Chair and Cllr. Bennett will be attending. A report, when available will be given at a Full Council meeting of the meeting will follow in due course.

The SDNPA has advised that there is a short time left to let them know of any sites that could be considered to meet Gypsy, Traveller and Travelling Show people accommodation needs. This call for sites is due to end on 5th October 2025.

**14 PI25/116 COMPLIANCE/ENFORCEMENT
ENF/6/20**

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

It appears that the entrance into the development and footpath along the eastern side of Dappers Lane from the site, part towards Merryfield Crescent is now constructed, ADC has yet to confirm they are satisfied with this construction work. However, the Chair said that having walked to the site from Merryfield Crescent, the footpath on the western side of Dappers Lane to Merryfield Crescent from the crossover point is still to be constructed, therefore Condition 10 has **not** been fully complied with (nor are there signs that they intend to do so) so cannot be discharged. 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 (7 months) to comply with the Enforcement Notice.

APC are still awaiting a reply from ADC that the work done so far is acceptable. The Clerk will continue to speak to compliance to find out if they are happy with the work done and whether the developer will start/complete the condition by April 2026 and not go to an Appeal.

15 **PI25/117 APPEALS**

Swallow Gate Vehicle Access, Dappers Lane. - PINS ref: APP/C3810/C/25/3364403
APC 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. The closure date for comments was 31st July 2025.

We also currently await the date and location for the hearing. (see item 17)

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.

The date of the Inquiry is 28th October 2025 from 10:00, to be held in the Civic Centre, Littlehampton for a maximum of 8 days. (Timings: on Tues 28th – Fri 31st October and Tues 4th - Fri 7th November).

The “Angmering Community Alliance” continues to meet and communicate with residents, the Legal Team and experts to discuss the strategy to put to the Planning Inspector for dismissal. On Wednesday 17th the Legal Team made a site visit which was followed by a meeting to discuss the findings and process, this meeting was attended by 2 members of the Alliance.

16 **PI25/118 CORRESPONDENCE**

None.

17 **PI25/119 HIGHWAYS MATTERS**

Highways Action List

The Chair advised that they were 5 updates to note, one being that the SID is now in place on Station Road for three weeks after which it will be relocated elsewhere within the Parish. Councillors are asked to report to the office any problems or comments etc. by our residents.

The Clerk will continue to pursue action or closure of the other matters.

Traffic Regulation Orders

ARN 2404 – Parking outside the Retailers in the Square.

As stated in the Chairs Report this application is now closed, therefore there are no other TROs in force or application.

Other Highways Matters affecting Angmering

Update on Water Lane Sewer work

The first tranche of work within the village centre is now complete so the village centre and the High Street are now open. The works are moving towards Cumberland Crescent which means that Water Lane into the Village Square will remain closed with access only.

The Clerk and her Staff continue to monitor the situation and discuss with Southern Water / Clancy any problems that may arise.

Update on Traffic Lights replacement on the A259

Work is continuing and causing holdups on the A259 between the Blue Star Roundabout and Windmill Roundabout at the location of the Traffic Signals outside the retail park and South Drive. These are being refurbished between

Monday 8 September and Wednesday 24 October 2025. Road Closures notices and Directions will continue to be in place.

There are complaints about the blocking of the Blue Star Roundabout, what can be done about it? Suggestions have been made that some form of traffic control is installed such as temporary traffic lights to ease the flow of through traffic and prevent blockage:

Despite attempts to have the hatching replaced, WSCC are still not making any headway. The Clerk will continue to pursue the matter and to find out why the holdup and to enquire about temporary traffic lights.
This was discussed at length.

No other questions were asked.

18 PI25/120 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 15 October at 2pm
Awaiting agenda

Planning Policy Committee

Next meeting to be held on: Thursday 13 November at 6pm - Awaiting agenda

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

19 PI25/121 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 14 October 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:29**

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Chairman

Date.....



Planning & Infrastructure Committee Chairs Report 14th October 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	15 th October	Agenda published
ADC	Planning Policy	13 th November	Awaiting Agenda
SDNP	Planning	13 th November	Awaiting Agenda
WSCC	Planning & Rights of Way	4 th November	Awaiting Agenda.
WSCC	Community, Highways & Environment Scrutiny	24 th November	Awaiting Agenda.

2) **Angmering Parish Council Applications:**

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

Part Approved

Application - A/101/25/DOC - Golf Centre Golfers Lane

Approval of details reserved by condition imposed under reference A/163/24/PL relating to Condition No:

Refused: Conditions - 6 - surface water drainage scheme and 7 - maintenance and management of the surface water drainage system.

Refused due to lack of fundamental information.

Approved: Conditions - 4 - Biodiversity Enhancement Layout, 5 - Lighting Plan, and 8 - Biodiversity Gain Plan

Withdrawn

Application - A/102/25/T Angmering Medical Centre - Withdrawn at the request of the applicant

3) **Town & Country Planning Association Webinar**

I shall be attending this webinar on 21st October via zoom. Under discussion is “community action on flood risk, overheating and retrofit”. Anyone wishing to attend please contact the office.

4) **NALC Committees**

The Climate Emergency Network is holding a session on 10th October 1300-1500hrs via zoom.

Under discussion are:

- 2 Carbon Literacy projects (Carbon Literacy for schools and CLAD 2025 the carbon literacy action days)
- Update of flooded people projects for parish councils. (ID: 840 9991 4793 Passcode: 890241)

If you are interested in joining the meeting please contact the office to book you in or join in at above coding.

5) **Arun Community Transport – AGM**

I shall be attending this event on Friday 10th October. If there are any comments or questions, please let the office know asap.

Sylvia GM 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." Chased Olly again 11/09/2025	11/09/2025	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 pinch 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 has 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 enquiry) 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. When viewing the issue with school traffic on 11 September it was noted that the 30mph signs had been moved nearer to the A27, meaning the 60mph zone has been shortened. I have now asked if we are good to go with the request to put in a 20mph zone the full length of Arundel Rd	11/09/2025	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. Results received and shared with all councillors/staff. There will be no changes taken forward due to amount of objections. This item will be removed next month.	15/09/2025	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	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
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 relocate 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. Logged a report with WSCC, got a response saying lines were still to be finalised and signage has been given to Oliver King to sort.	15/09/2025	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	Device purchased, received and awaiting collection and installation.	15/09/2025	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. Meeting held, Deborag Urquhart also attended half way through. The parking issue at the top of Arundel Road was viewed in person during school pick up. The traffic was parked all the way up to Starling View, with some cars parked extremely close to the exit making it difficult to see and reducing the road to single lane traffic. 30mph zone was viewed to have been extended to a lot nearer the A27. The bus stop marked outside of the school is not an in use bus stop - it is/was used to park the school bus for swimming lessons. Meeting to be set with Head of St Margaret's School.	15/09/2025	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