



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 25 NOVEMBER 2025 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: Alan Evans, John Oldfield, Norma Harris, Sally Taylor, Carey Bennett & James Thompson
- In attendance:** Katie Herr (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	PI25/161	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllr. Nikki Hamilton-Street and Cllr. Sylvia Verrinder. Apologies were not received from Cllr. Paul Bicknell, and were therefore not approved. In the absence of the Chair, Councillor Alan Evans was elected to act as Chair for this meeting.	
2	PI25/162	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.	
3	PI25/163	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 4 November 2025 were agreed by all present and signed by the Chair.	
4	PI25/164	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 Clerk then reminded councillors the Angmering Community Survey was still live and encouraged councillors to spread the word and get as many residents as possible to fill it out – there are only 3 questions. Majority of the answers so far are regarding not saying yes to planning applications, lack of infrastructure and traffic.

Action List None.

5 PI25/165 PUBLIC CONSULTATION

No members of the public were present.

6 PI25/166 PLANNING APPLICATIONS

To consider Arun District Council File Lists 247, 248 and 249 of 2025:

FILE LIST 247

<p><u>A/160/25/NMA</u> Non-material amendment following the grant of A/129/21/PL relating to amendments to plots 91-191 to respond to the proposed deed of variation and amendments to the layout to respond to the amended surface water drainage scheme.</p>	<p><u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering</p>
<p>Application was noted.</p> <p><u>A/161/25/NMA</u> Non-material amendment following the grant of A/36/24/S73 relating to materials on plot 105 (condition 1).</p>	<p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
<p>Application was noted.</p> <p><u>A/162/25/DOC</u> Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 4-schedule of materials and finishes, 13-Construction Management Plan, 18-protection of retained trees/bushes/hedges, 24-fire hydrant location and 25-Employment and Skills Plan (please see A/163/25/DOC for conditions 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage).</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>
<p>Application was noted.</p> <p><u>A/163/25/DOC</u> Approval of details reserved by condition imposed under A/153/22/OUT relating to conditions 14-foul drainage system, 15-surface water drainage, 16-discharge of flows and 17-maintenance and management of surface water drainage system (please see A/162/25/DOC for</p>	<p><u>ADDRESS</u> Broadlees Dappers Lane Angmering</p>

<p>conditions 4-schedule of materials and finishes, 13-Construction Management Plan, 18-protection of retained trees/bushes/hedges, 24-fire hydrant location and 25-Employment and Skills Plan).</p> <p>Application was noted.</p> <p>A/163/25/DOC - Councillors requested the Clerk to contact ADC to raise concerns around the Construction Management Plan and the lack of detail regarding vehicle movements in and out of the village. The Clerk will update all councillors once a response has been received.</p>	
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FILE LIST 248

<p><u>A/165/25/TC</u> Fell 1 No. Leyland Cypress (T1). This tree is located within the Angmering Conservation Area.</p> <p>Application was noted.</p> <p>Councillors had questions regarding this application and would like to see an arborists/tree officers report and one from the Conservation Area officer at ADC. The Clerk will contact ADC and update all councillors.</p>	<p><u>ADDRESS</u> Pound House Roundstone Lane Angmering</p>
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FILE LIST 249

<p><u>A/170/25/HH</u> Proposed demolition of existing single storey rear extension and new single storey rear and side extension.</p> <p>DECISION: Objection COMMENT: APC have concerns over the plans, as it appears the new single storey extension extends into a neighbours land. APC would like to seek clarification from ADC on the plans proposed.</p> <p><u>A/166/25/DOC</u> Approval of details reserved by condition imposed under A/2/25/PL relating to condition 3-protection from noise and vibration from railway.</p> <p>Application was noted.</p> <p><u>A/167/25/DOC</u> Approval of details reserved by condition imposed under A/109/23/PL relating to condition 26-SuDS verification.</p> <p>Application was noted.</p>	<p><u>ADDRESS</u> 5 The Cottrells Angmering</p> <p><u>ADDRESS</u> 110 Downs Way Angmering</p> <p><u>ADDRESS</u> Land off Arundel Road Angmering</p>
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<u>A/168/25/TC</u> Crown reduction to 1 No. Ash tree (T1) to leave a height of 16m and spread of 11m. This tree is in the Angmering conservation area. Application was noted.	<u>ADDRESS</u> Gothic House High Street Angmering
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- 7 PI25/167 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 PI25/168 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 PI25/169 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 PI25/170 PLANNING DECISIONS – NOT APPROVED**
There were no refused applications.
- 11 PI25/171 LICENSING MATTERS**
None.
- 12 PI25/172 CONSERVATION AREA REPORTS**
None.
- 13 PI25/173 SOUTH DOWNS NATIONAL PARK**
None.
- 14 PI25/174 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.
- 15 PI25/176 APPEALS**
Sought by an applicant as a result of an application refusal by the Local Planning Authority.
- 1) Swallow Gate Vehicle Access, Dappers Lane. - PINS ref: APP/C3810/C/25/3364403
This appeal is against the issue of Enforcement Notice ENF/6/20 (above) for non-compliance of 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 procedure is by Written Representation and may be decided at the Planning Inspectorate, date yet to be notified.
- 2) Land West of Bewley Road. - PINS.ref: APP/C3810/W/25/3369419
The Inquiry has been held; we now await the Inspectors' decision which is due at the beginning of 2026.
- 16 PI25/177 CORRESPONDENCE**
We have been copied into emails to WSCC and Sussex Police regarding incidents outside of School House, Arundel Road regarding injuries sustained due to being struck by a car. There is an ongoing complaint between the resident and WSCC. APC will continue to liaise with both the resident and WSCC in order to assist where we can.

17 PI25/178 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 Clerk talked through all items that had been updated and asked for any questions. She advised the date for the Keep Clear sign to be re-painted at the Blue Star roundabout would be 3rd December 2025 – if anything changes, the Clerk will advise.

18 PI25/179 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

1) Planning Committee Meeting

Wednesday 17 December at 2pm

Wednesday 14 January 2026 at 2pm

Council Chamber, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF.

2) Planning Policy Committee

Thursday 26 November at 6pm

Thursday 27 January 2026 at 6pm

Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

19 PI25/180 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee:
2. Full Council:

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 16 December 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 16th December 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 December	The agenda has been published for both the Special Meeting and Normal Meeting. There is nothing on the agendas that will affect Angmering. The Special Meeting is devoted to development on the Land at Ford Airfield.
ADC	Planning Policy	27 th January	Awaiting Agenda
SDNP	Planning	12 th February	Awaiting Agenda
WSCC	Planning & Rights of Way	6 th January	Awaiting Agenda
WSCC	Community, Highways & Environment Scrutiny	19 th January	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 - None

Withdrawn - None

Planning Permission not required - A/173/25/CLP, 7 Lavender Way, Lawful development certificate for a proposed loft conversion

3) **Bewley Road**

The decision on the Appeal Inquiry has now been made and as you are aware it went disappointedly in favour of Gleesons, despite the Inspector agreeing with aspects of the case put by Arun District Council and The Angmering Community Alliance. Gleesons however, did not have it all their own way as the request for costs was dismissed. It is now a case of trying to understand the reasons for the Inspectors decision which members of our legal team are reading through.

4) **Transport for Southeast 2025 Strategy**

As mentioned at Full Council this has now been adopted and published after two years of consultation and development. It is underpinned by five priority missions:-

- Strategic Connectivity
- Resilience
- Inclusion & Integration
- Decarbonisation
- Sustainable Growth.

The Strategy can be accessed on the Transport for Southeast website under Our Strategy. You can read the Strategy and a Summary of the Strategy.

5) **Retrofitting Historic Buildings for Energy Efficiency and Carbon Reduction**

The South Downs National Park Authority has produced a document, dated October 2025, informing historic building owners, whether within or outside a Conservation Area, how to make their buildings compatible with today's combat against carbon emissions/climate change and yet

maintain the integrity of the historical aspects of the building and surrounding area. The document has been sent to you all. It is a very informative document that we as a committee can use when deciding on all applications irrespective of the Local Authority that we are in – “is permission required or not”.

6) Matters to be discussed at Future P&I Committee Meetings

Over the coming months will Councillors please consider any matters within our Terms of Reference, the recent Survey and the Annual Plan for P&I that need to be addressed at future committee meetings.



**I wish you all a very
Merry Christmas and a
Happy New Year**



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." Chased James/Gary at WSCC again 09/12/2025 - update received - I have heard back from the contractor and it's as I suspected, the job was postponed due to the weather. I new date has been scheduled for the 19th December. This will be weather dependent.	09/12/2025	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 eqiury) 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. Chased WSCC and they state there are no actions in the pipeline regarding any of these items. Would councillors like to keep or remove this item?	09/12/2025	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. When investigating the locaotion of the new Speed Indicator Device, data showed there was not a speeding issue in this area - would councillors like to keep or remove this item?	09/12/2025	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 A meeting was held with WSCC to discuss traffic issues on Arundel Road. The 20mph limit was discussed and it was recommended that this be part of a large Community Highways Scheme including line making and clearance work along the top of Arundel Road. Many of these items are now on the annual plan for 2026/27 - see item 8 also	09/12/2025	KH
5	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" Would councillors like to keep or remove this item?	09/12/2025	KH KH
6	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. Still waiting for roundabout to be signed off	18/11/2025	KH
7	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. No further updates.	09/12/2025	NHS
8	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 represenatives. 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.	18/11/2025	KH
9	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
10	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.		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
11	Dappers Lane Speed	Dappers Lane	Speed along Dappers Lane even after 20mph TRO went through		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.	07/11/2025	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