



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 2 JUNE 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
Paul Bicknell, John Oldfield, Alan Evans, Norma Harris, Carey Bennett, James Thompson, Sally Taylor, Jo Thompson, (Co-opted member of the public) 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, John Oldfield, Norma Harris, Paul Bicknell, James Thompson and Jo Thompson.
- In attendance:** Tracy Less (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	PI26/023	APOLOGIES FOR ABSENCE Apologies were received and approved from: Cllr. Carey Bennett, Cllr. Sally Taylor and Cllr. Nikki Hamilton-Street	
2	PI26/024	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI26/025	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 12 May 2026 were agreed by all and signed by the Chair. Cllr. Evans welcomed Jo Thompson to the committee as he was not at the last meeting.	
4	PI26/026	THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. No questions were asked	

Additional Matters:

A) Streetlights – Area 7

Information has been received from WSCC that the proposed LED conversion of Angmering's street lighting is now proposed to start in March 2029 until August 2029.

B) Habitat Banking

As stated in my latest report I attended a meeting on Habitat Banking. ADC in the latest newsletter, there is an article entitled – “Did you know? Why does Arun need habitat banking?” This is a good article which expresses the need to save space for wildlife during the continuing housing development of Arun District. Can we in Angmering suggest areas for habitat banking?

Suggestions:

- a) Land between Aldi & Brook Lane (WSCC Land earmarked for business development but nothing happening).
- b) Land North of Mayflower Park and south of Parsons Close, Bramley Green (WSCC Land earmarked for a School but again nothing happening)
- c) Enclosed Land on Lloyd Goring Close formerly allotments now belonging to ADC
- d) Land along the northern part of Dappers Lane, and along the A27 towards Acorns
- e) Land around both arms of the Black Ditch and Decoy Ponds
- f) Land between Cow Lane and the A280
- g) Land between North Drive and Station Road

The Chair read out the item from the ADC newsletter which was discussed and agreed that the list presented by the Chair should be sent to the new Habitat member of staff at Arun.

ACTION: The Chair requested all Councillors to consider any other pockets of land within Angmering and to let the Clerk know. **CLLRS**

A) Climate Action and Adaption Plan

In the latest WSCC Highways, transport & Planning newsletter there is an article on “Climate Action and Adaption Plan. As this subject is part of the P&I ToR objectives and responsibilities, Councillors are asked to be aware of and have a look at the plan attached to the newsletter article. “Our Priorities for 2024 – 2027”.

The Chair said that she thinks Habitat Banking and Climate Action Plans are becoming more and more necessary to be aware of and how climate change could affect Angmering and its wildlife. Maybe we should be looking at this more seriously, this was agreed.

A) WSCC Planning & Rights of Way Committee

The agenda for the 9th June has been published and there is nothing relating to Angmering.

B) Survey

Councillors are reminded to complete the survey ahead of the meeting on the 15th June and forward it to the Clerk

5 PI26/027 PUBLIC CONSULTATION

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

6 PI26/028 PLANNING APPLICATIONS

FILE LIST 274

A/54/26/NMA	<u>ADDRESS</u>
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Non material amendment following the grant of A/121/23/PL relating to phasing of the approved development to allow implementation by the construction of access and roads as Phase 1 and the construction of the dwelling as Phase 2. Observations to Arun District Council: Not Required <u>A/55/26/NMA</u> Non material amendment following the grant of A/122/23/PL relating to phasing of the approved development to allow implementation by the construction of access and roads as Phase 1 and the construction of the dwelling as Phase 2 Observations to Arun District Council: Not Required	Land east of 22 Speedwell Chase ADDRESS Land north of Mayflower Way, Angmering
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FILE LIST 275

<u>A/53/26/PL</u> Change of use of buildings and canopies from shop and café to a flexible use of agriculture or Class E c) (iii) any other services which is appropriate to provide in a commercial, service and business locality, e) medical services and f) non-residential creche uses. This application is in CIL Zone 3 (Zero Rated) as other development. Decision: No Objection Comment: Whilst APC welcomes the intention and has no comment to make regarding the proposal for the change of use of these premises as described, it is however, confused by ADC's comments in two letters to the applicant both dated 13th May 2026. a) accepting the application as being valid, and b) as a decision notice that ADC are unable to validate the application in the absence of further information. APC asks for clarification as to the situation, is this application valid or not? Therefore, APC is unable to make a clear decision., until the acceptance intention of ADC has been clarified. <u>A/58/26/CLE</u> Lawful development certificate for the existing conversion of the existing garage building to a habitable space. Decision: No Objection Comment: None <u>A/57/26/NMA</u> Non material amendment following the grant of A/24/26/PL for approved site boundary to reflect a minor realignment of the proposed palisade fencing. Application was withdrawn	ADDRESS Roundstone Farm Littlehampton Road ADDRESS Fairlawn Station Road Angmering ADDRESS Taxi Office Angmering Railway Station Station Road Angmering
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FILE LIST 276

<u>A/61/26/HH</u> Extension of porch. Decision: No Objection Comment: None	<u>ADDRESS</u> Madingley The Thatchway Angmering
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- 7 **PI26/029 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI26/030 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI26/031 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
Agenda published with no applications affecting Angmering.
- 10 **PI26/032 PLANNING DECISIONS – NOT APPROVED**
None.
- 11 **PI26/033 LICENSING MATTERS**
An application has been made to Arun District Council under the Licensing Act 2004 by Stiff Drinks Ltd.
APC have been advised that this application was sent in error to Angmering as it relates to premises within our other Ward member Findon. Therefore, no comment to make. Cllr Bicknell said that as he is the District Ward Councillor for Angmering & Findon and would look into the matter.
- 12 **PI26/034 CONSERVATION AREA REPORTS**
Still awaiting the result of the expansion assessment and consultation. The Chair said that she would speak to the Conservation Officer at the next Conservation Area Advisory Panel meeting.
- 13 **PI26/035 SOUTH DOWNS NATIONAL PARK**
The Chair advised that the Clerk will arrange a date and venue for an evening discussion on the presented Local Plan Reg 19.
- 14 **PI26/036 COMPLIANCE & ENFORCEMENT**
ENF/6/20 – Construction of the Footpath along Dappers Lane from the Swallows Gate Development (formerly Merry England Nursery) to Merryfield Crescent. Still awaiting further information and action.

The Clerk has been in touch with the ADC Officer Daniel Vick regarding this footpath and its construction as approved under application A/91/18/PL. He is aware of the situation and trying to make contact with the developer who may no longer exist as a company. Negotiations will continue to be conducted with the “developer” and WSCC as this is believed to be public highway land. WSCC have advised that the reasons/benefits for the construction of this footpath on the western side of the lane still apply. It has to be understood that part of the proposed footpath on the eastern side of Dappers Lane has already been constructed.
This was discussed at length and agreed that the following should be sent to Dan Vick:
“APC and the majority of residents continue to make it clear that in the interest of public safety, a safe means of travel for pedestrians along this stretch of Dappers Lane is now more than ever essential due to the increase in parish population, and its footfall and vehicle usage”.

ENF/79/26 - Water Lane Parking

The Clerk has again been in touch with the Compliance Team and been assured that a visit was made but they have not reported back. However, it was agreed in the CMP that parking may be made on the side roads if available. As this development is due for completion towards the end of this year, then parking must be expected on Water Lane until then. Councillors and Residents are still requested to report to the Clerk any problems. It was agreed that this item can now be closed.

15 PI26/037 APPEALS

ADC:

Land west of Brook Lane and South of A259 – Employment / Business site.

A/39/23/PL - Appeal Ref: 2752 : PiNS Reference: 6003625 - Written Representation - Still awaiting a result of this Appeal.

SDNP:

The Woodman, Arundel Road, Angmering, West Sussex BN16 4EU

Planning Inspectorate Reference: 6006529 / SDNPA Reference:

SDNP/25/03093/FUL - Change of use from offices back to residential, no other changes proposed. Awaiting result of the Appeal.

Still awaiting a date for a Site Visit.

16 PI26/038 CORRESPONDENCE

None.

17 PI26/039 HIGHWAYS MATTERS

No Updates.

Councillors requested that the list presentation be reviewed as it was becoming more difficult to read.

18 PI26/040 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

- **Planning Committee Meeting**

Next meeting 24 June 2026 – Awaiting agenda

- **Planning Policy Committee Meeting**

Next meeting 3 September 2026 –

The meeting planned for 4 June has been cancelled.

19 PI26/041 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

This Committee: None

Full Council: Neighbourhood Plan, Habitat Banking and Climate Change.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 23 June 2026 at 7.30pm, King Suite, Angmering Village Hall, Station Road, Angmering BN16 4HL.

The meeting concluded at **20:31**

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Chairman

Date.....

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" In recent weather this area has been observed and the water does go away eventually. Persimmons have stated that they will be looking into this if their planning application is successful and it will be part of their works!	24/03/2026	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. Roundabout safety audit has been completed. WSCC are waiting for a copy in order to take ownership and move on with signs and markings. CHASED	24/03/2026	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. No further updates.	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. Another meeting held with WSCC. CHS to be raised to cover speed reduction, tactile paving etc. Line marking will be covered direct with WSCC. Information through about signalised crossing being put in as part of developer conditions. Details shared with councillors. Awaiting information back from WSCC re questions from St Margaret's School. Once this has been finalised, we will continue to work with WSCC re improvements on Arundel Road.	17/06/2026	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	Liaise 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	Liaise 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. CLOSE?	17/06/2026	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