



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 20 MAY 2025 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)  
Paul Bicknell, John Oldfield, Norma Harris, Carey Bennett 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, Carey Bennett, John Oldfield and Norma Harris
- In attendance:** Tracy Lees (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	PI25/001	<b>ELECTION OF THE CHAIR</b> Cllr. Bennett nominated Cllr. Verrinder to be Chair. This was seconded by Cllr. Harris and unanimously agreed. No other nominations were received.  The Chair thanked the Committee for their vote and support, then went on to say that the coming year is likely to be very busy with all that the Government and re-organisation will be sending our way; therefore I would ask that in addition to the research and investigation that you do on applications, and to ease the workload on one person, that members take on some of the tasks such as <b>the Conservation Area, Compliance/Enforcements, Appeals, and Licencing matters</b> then to report back to committee at the committee meeting.  She said this would be an agenda item for the next meeting and asked members to think about this request for discussion. She said that as the Parish Representative to the <b>South Downs National Park</b> she will continue with all matters relating to the park with the assistance of Cllr. Bicknell. She will also deal with all matters relating to Highways and Flooding. Cllr. Bennett offered his assistance with these two matters.	

- 2      **PI25/002 ELECTION OF THE VICE CHAIR**  
The vice chair position was left vacant.
- 3      **PI25/003 TERMS OF REFERENCE**  
The Chair explained that the Terms of Reference had already gone through the Governance Committee and minor changes were agreed. She asked if there were any questions, there were none. Therefore, the Terms of Reference were adopted.
- 4      **PI25/004 APOLOGIES FOR ABSENCE**  
Apologies were received and approved for Cllr. Hamilton-Street. Apologies were not received for Cllr. Bicknell and therefore were not approved.
- 5      **PI25/005 DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.**  
None.
- 6      **PI25/006 APPROVAL OF MINUTES**  
Approval of the minutes of the meeting of the committee from **Tuesday 29 April 2024** were agreed by all and signed by the Chair.
- 7      **PI25/007 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 following additional items were added:

The latest West Sussex County Council “Environment and Climate Change” Newsletter has been published with interesting articles on :

- Road Verges - Climate Action & Adaptation Plan
- Active School Journeys
- New Transport Link
- Re-Cycling
- Biodiversity with no mow

During May two highway constructions were opened. The roundabout on the A280 at the junction of Water Lane, Angmering and on the 9<sup>th</sup> May the Lymminster By-Pass connecting the A259 at Wick to the A27 at Crossbush.

This was discussed and the general feeling was that the roundabout was working well, however Cllr. Bennett stated that he felt that one side of the roundabout was narrow and did not allow for two vehicles to travel around together comfortably. The general feeling about the new road was good however there were still hold ups and traffic queues at the A27 junction.

We also received a News Release from WSCC regarding the significant progress that had been made on the County’s road network and the new partnership they now have with Volker Highways and FM Conway who it is hoped will bring a fresh perspective on the network.

ADC Planning Compliance has sent a letter to the residents of “Mayflower Meadow” formerly Shrublands, explaining the situation as a result of the dismissed appeal by the Inspectorate. There is to be a meeting by ADC at the Community Centre on Wednesday 28<sup>th</sup> May between 1600 and 1800 hrs to address concerns.

We are still awaiting the response to the Land Use Framework Consultation (January – 25 April 25). This is expected in July 2025.

The Planning & Infrastructure Bill is still going through the Committee Stage at Parliament.

**Action List** – This was read and there were no comments or questions.

**8 PI25/008 PUBLIC CONSULTATION**

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

**9 PI25/009 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 220, 221 and 222 of 2025:

**FILE LIST 220: Observations to Arun District Council by 23 May 2025**

<a href="#"><u>A/63/25/HH</u></a> Erection of single storey rear extension. <b>On 8th May this application was withdrawn at the applicant’s request</b>	<b><u>ADDRESS</u></b> 41 Oakwood Drive Angmering
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**FILE LIST 221 – Observations to Arun District Council by 30 May 2025**

<a href="#"><u>A/59/25/HH</u></a> Two storey side extension with roof conversion and extension, single storey rear extension, new front porch and associated external works. <b>DECISION: No Objection</b> <b>COMMENT: All materials and design to be in line with the main and surrounding buildings</b>	<b><u>ADDRESS</u></b> 14 Hillside Crescent Angmering
<a href="#"><u>A/66/25/DOC</u></a> Approval of details reserved by condition imposed under reference A/225/23/PL relating to condition number 6 - Construction Management Plan. <b>DECISION: Object</b> <b>COMMENT: Due to the ongoing increased traffic on Arundel Road, the two schools and the ongoing road closures within Angmering, the route for construction vehicles and contractor vehicles into and out of the site must be via the A27 and not from the south of Arundel Road or the village centre. This must be clearly stated within the CMP and not left at the discretion of</b>	<b><u>ADDRESS</u></b> Wilmington Arundel Road Angmering

<p>misinterpretation of the driver or company involved.</p> <p><a href="#"><u>A/67/25/DOC</u></a> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 31 - foul drainage system. <b>DECISION: Object</b> <b>COMMENT: APC reserves the right to make comment once the ADC Drainage Engineers Report has been published.</b></p> <p><a href="#"><u>A/69/25/NMA</u></a> Non-material amendment following the grant of A/287/22/PL relating to the variation of condition 1 (LAP and LEAP details). <b>DECISION: No Objection</b> <b>COMMENT: Whilst APC appreciates that the desired equipment is no longer available it feels that what is presented for the main LAP/LEAP area of the development, is lacking in the provision of equipment such as secure enclosed swings for babies/children up to 2+ years.</b></p>	<p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p> <p><b><u>ADDRESS</u></b> Land North of Water Lane Angmering</p>
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**FILE LIST 222 – Observations to Arun District Council by 6 June 2025**

<p><a href="#"><u>A/61/25/T</u></a> 2 No. Laurel prune to leave crown spread of 4-5m and 2 No. Glossy Privet to leave crown spread of 1-2m. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><a href="#"><u>A/68/25/S73</u></a> Variation of conditions following the grant of A/14/23/RES relating to condition number 1 - approved plans and condition number 3 - landscaping. <b>DECISION: No Objection</b> <b>COMMENT: None</b></p> <p><a href="#"><u>A/75/25/DOC</u></a> Approval of details reserved by condition imposed under reference A/40/18/OUT relating to condition number 29 – surface water drainage system. <b>DECISION: Object</b> <b>COMMENT: This application is a Drainage Verification Report to which the Authority</b></p>	<p><b><u>ADDRESS</u></b> Angmering Medical Centre Station Road Angmering</p> <p><b><u>ADDRESSES</u></b> Land South of Downs Way Angmering</p> <p><b><u>ADDRESS</u></b> Langmead Place Water Lane Angmering</p>
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Drainage Engineers have not yet made and published their Report. Therefore, APC feels that until then it can only object to the application.	
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- 10      **PI25/010 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 11      **PI25/011 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
Information has been received that application WSCC/012/25 – Installation of two new external canopies at The Angmering School have been approved by West Sussex.
- 12      **PI25/012 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 13      **PI25/013 PLANNING DECISIONS – NOT APPROVED**  
The refusal was noted by the committee.
- 14      **PI25/014 LICENSING MATTERS**  
None.
- 15      **PI25/015 CONSERVATION AREA REPORTS**  
The Clerk as requested has contacted the Conservation Area Officer regarding the completion of the assessment regarding the inclusion of Weavers Hill into the Conservation Area, she has been advised that due to workload and re-organisation/devolution this will be completed, but it maybe several years.
- 16      **PI25/016 SOUTH DOWNS NATIONAL PARK**  
The next planning meeting is to be held on Thursday 10 July 2025. We are awaiting the publication of the agenda.
- The Spring 2025 edition of the South Downs Planning News has been received and forwarded to all. There is an article by Tim Slaney Director of Planning regarding the pillars of balance for planning and an article by Claire Tester on the Local Plan review, we are currently awaiting the result of the recent public consultation.
- There is also an update from the Planning Policy Team on the Partnership Management Plan (PMP) and Authority Monitoring Report. There is to be a consultation on the PMP during the Summer of 2025.
- 17      **PI25/017 COMPLIANCE**  
**ENF/267/23** - 8 Meadowside – Fencing. Part compliant, Remaining row of panels still to be removed at the front of the property this is an ongoing case. No further updates as the Clerk is currently awaiting feedback as to the reason for the holdup.
- 18      **PI25/018 APPEALS**  
**Broadlees 20 dwellings Dappers Lane - PINS Ref APP/C3810/W/24/3358077**  
Application A/133/24/RES was Refused by ADC on Monday 3 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.

The Chair said that in view of the problems experienced with other major dwellings, members, when in the vicinity of Dappers Lane or any other major development, are asked to have a look at these sites to ensure there are no infringements, any spotted are to be forwarded to the Clerk who will discuss with the Planning Officer responsible.

**19      PI25/019    CORRESPONDENCE**

We received an e-mail from a resident regarding the next phase of the sewer enhancement works to be carried out by Southern Water, from the Square to Weavers Hill and the affect those works would have on the highway together with proposed rolling closures over a 7-month period. This was brought to Full Council and discussed. P&I must be very aware of the affect this will have on the Water Lane/Station Road highway together with any additional closures imposed by the construction of "Oakleaf Place". During this time the situation will be monitored by the Office and resolutions sought. Again any infringements or problems spotted are to be reported to the Clerk.

**20      PI25/020    HIGHWAYS MATTERS**

The Clerk has advised that there are currently no further updates and that she will continue to press for action and closure.

**21      PI25/021    ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting to be held on: Wednesday 11 June at 2pm  
Awaiting agenda

**Planning Policy Committee**

Next meeting to be held on: Thursday 12 June at 6pm  
Awaiting agenda

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

**22      PI25/022    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 10 June 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:08**

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Chairman

Date.....



# Planning & Infrastructure Committee Chairs Report 10<sup>th</sup> June 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	11 <sup>th</sup> June	Agenda published 2 applications for Angmering: - <ul style="list-style-type: none"> <li>A/94/24/DOV Fairway Gardens, Golfers Lane and</li> <li>A/154/24/OUT Land off Bewley Road.</li> </ul>
ADC	Planning Policy	12 <sup>th</sup> June	Awaiting Agenda
SDNP	Planning	10 <sup>th</sup> July	Awaiting Agenda
WSCC	Planning & Rights of Way	10 <sup>th</sup> June	This meeting is cancelled due to lack of content the next meeting is due on 24 <sup>th</sup> June 2025.
WSCC	Community, Highways & Environment Scrutiny	23 <sup>rd</sup> June	Awaiting Agenda.

## 2) **Applications** – There are currently no applications that are part approved, withdrawn, refused or do not require planning permission.

## 3) **New Development Drainage**

You will have received my e-mail regarding the drainage situation on the Langmead Place Development together with the stance that is being taken by ADC. There is to be an Advisory Group meeting on 23 July. Drainage is on the agenda.

## 4) **Planning Reform.**

The Ministry of Housing, Communities and Local Government (MHCLG) has published a **technical consultation** seeking views on their proposals to **reform planning committees** and a working paper inviting views on reforming site thresholds through a graduated approach to the planning system.

- Working Paper on Planning Committees dated 13<sup>th</sup> February 2025  
[www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees](http://www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees)
- Planning Committees – Technical Consultation dated 28<sup>th</sup> May 2025 (Consultation closes on 23<sup>rd</sup> July 2025)  
[www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation](http://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation)

These papers are linked to the “Planning & Infrastructure Bill” currently going through Parliament and is an attempt by the Government to “Modernise Planning Committees” which will most certainly have an affect on planning authorities and local council planning committees, and the way they will be able to view and make decisions on planning applications. Councillors are asked to view both papers for discussion at a future P&I Committee Meeting and to answer the Technical Consultation.

## 5) **The Dangers of Noise & Light Pollution**

Both noise and light pollution remain poorly understood and inadequately regulated, even as evidence grows about their serious health consequences.

The Town & Country Planning Association (TCPA) has issued its latest e-bulletin for May 2025 in which they highlight the consequences of poor lighting and effects of noise on the population. [www.tcpa.org.uk/why-all-new-homes-must-minimise-noise-and-light-pollution/?utm\\_source=TCPA+monthly+bulletin&utm\\_campaign=4c84fa0556-EMAIL\\_CAMPAIGN\\_2017\\_06\\_26\\_COPY\\_01&utm\\_medium=email&utm\\_term=0\\_6c43bd91d4-4c84fa0556-628052413](http://www.tcpa.org.uk/why-all-new-homes-must-minimise-noise-and-light-pollution/?utm_source=TCPA+monthly+bulletin&utm_campaign=4c84fa0556-EMAIL_CAMPAIGN_2017_06_26_COPY_01&utm_medium=email&utm_term=0_6c43bd91d4-4c84fa0556-628052413)

**Sylvia G M Verrinder**

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee

Angmering Parish Council



HIGHWAY CONCERNS

Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
Highways Lines	Station Road	Parking along Station Road, heading to the station. This is causing issues with sight lines of vehicle turning out of roads/Teulon Court. When train gates are down, this is exacerbated.	WSCC Traffic Regulation Order (TRO)	ARN2401 - Station Road: This has been passed to contractor for implementation and is currently in the process of being programmed subject to street works permitting/road space.	27/05/2025	KH
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 - Chasing for an update</b>	22/04/2025	KH
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
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
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.	06/01/2025	KH
Road Signs and speed reduction.	Dappers Lane	Speed of traffic using the road and increase in traffic, walkers, users of the road.	WSCC Traffic Regulation Order (TRO)	ARN2304 - Dappers Lane: This has been passed to contractor for implementation and is currently in the process of being programmed subject to street works permitting/road space.	27/05/2025	KH
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.	27/05/2025	KH
Planting, Foliage & Trees	Roundabout – Palmer Road	Submitted a planting request to WSCC to improve this area	WSCC Enquiry	License received, but issues over planting/installation of planters. Working with Ferring Nurseries.	20/11/2024	KH
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 <b>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"</b>	22/04/2025	KH KH
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.	12/02/2025	KH
Standing Water	Station Road, Weavers Ring	Large puddles/pools of water collect and cause issues with pedestrians getting splashed and causing access issues.	WSCC Enquiry	MOP bought up at recent meeting. Not witnessed - but next time heavy rain send Groundsman for photos and report.	19.11.2024	
Footpath Signage	Footpath to A27 from Pine Trees Close	There are no signs stating that you are about to reach the A27. Pedestrians may not be aware of the possible danger.	Email to Public Rights of Way Team	Email sent to PROW Team at WSCC 12/02/2025 Update "Road ahead signs is not something that we would provide however we don't have a problem with people putting up more local signs if they want as long as they are not to deter people from using the path" <b>Signs being looked into by APC Office</b>	31/03/2025	KH
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

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

WSCC Officer visited Angmering on 20.11.2024