



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 21 APRIL 2026 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: Sylvia Verrinder, Carey Bennett, Sally Taylor, Alan Evans.
- In attendance:** Rachael Wilkes (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	PI25/296	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Hamilton-Street, Thompson, Bicknell and Oldfield.	
2	PI25/297	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/298	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 31 March were agreed by all present and signed by the Chair.	
4	PI25/299	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 gave the following update:

Additional Items to the report

- a) **ADC Planning Powers** – Discussed and noted at the ADC Planning meeting on 15th April under Agenda Item 11 – Consulting the Secretary of State on planning decisions – consultation.
Consultation - This is open until 4th May 2026 with 3 Sections.
Section 1 – Proposals for new consultation requirements where LPAs are minded to refuse planning permission for commercial development with a floorspace of 15,000m² or more. This is the only section applicable to Angmering and Arun District.
Sections 2 & 3 relate to Nuclear Power facilities and Emergency Planning Zones such as Aldermaston.
Major Housing Schemes – There is a new Government Directive that local planning authorities must notify the Secretary of State if they intend to refuse planning permission for a housing scheme of 150 dwellings or more.
The question we must ask is “how will this affect Angmering and the other Parishes and Towns within Arun District”
- could they lose their voice and right to comment?
 - will they even be notified of planning applications and other planning matters that affect them?
- I ask Councillors to view the paperwork for
- the ADC Planning meeting on the 15th April,
 - the statement in Parliament by Matthew Pennycook Minister of State for Housing & Planning, and
 - the minutes of the ADC Planning meeting when published.
- The Clerk has forwarded the link to this Agenda item to you.
- b) **ADC Proposed National Scheme of Delegation** – This was also discussed at the Planning meeting on the 15th April under Agenda Item 12. The consultation covers:
- i) the introduction of a national scheme of delegation and
 - ii) changes to the size and composition of planning committees.
- Again, this begs the question “how will this affect the operating viability of the Planning Committees of Angmering and Arun District Council. Will Councillors please view this document and the minutes of the meeting once published. The Clerk has forwarded to you the link to this Agenda item.
- RECOMMENDATION Items a) and b) :**
I do not want to enter into a long discussion at this meeting but would recommend that this is placed for discussion as a P&I agenda item at a later date to give councillors time to assimilate the stated documents and the presentation by Steve Tilbury on the renewal of our Neighbourhood Plan. **This was agreed.**
- c) **Shrublands – Mayflower Meadow (Platinum Way)**
The Clerk has been in touch (26 March) with ADC for an update on the progress of this development and the effect the problem is having on the residents that currently occupy the site, she still awaiting a reply. Another request for an update was sent on 20th April 2026. It is to be noted that the residents are keeping APC informed of what is happening.

5 PI25/300 PUBLIC CONSULTATION

One member of the public was present and no questions had been sent in.

To consider Arun District Council File Lists 265, 266 and 267 of 2026:

FILE LIST 268

<p><u>A/39/26/L</u> Listed building consent for the installation of a single commemorative blue plaque on the external Vestry wall. Substitute Plaque Plan. DECISION: APC Application COMMENT: None</p> <p><u>A/24/26/PL</u> Installation of new palisade fencing at a height of approximately 2400mm to the perimeter of the site. DECISION: No Objection COMMENT: Whilst APC has no objection to the erection of this fencing it does have concerns that currently available parking space for Station Users and Taxis will be lost. APC also respects the need for such fencing, but it does have concerns as to the length of time this fence will be in place before there is any development on this site of much needed employment premises within Angmering and Arun, therefore APC requests in the interest of health and safety that a time limit is placed on the enclosure of this site.</p>	<p><u>ADDRESS</u> St Margarets Church Arundel Road Angmering</p> <p><u>ADDRESS</u> Taxi Office Angmering Railway Station Station Road</p>
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FILE LIST 266

<p><u>A/40/26/PL</u> Hand car wash facilities including awning and portable cabin. This application is in CIL Zone 3 (Zero Rated) as other development DECISION: No Objection COMMENT: APC welcomes the intention to further improve the facilities and growth of business on this site</p>	<p><u>ADDRESS</u> Highdown Nursery Littlehampton Road Ferring</p>
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FILE LIST 269

<p><u>A/41/26/PL</u> Demolition of existing hotel restaurant and replacement with hotel extension and guest restaurant, together with alterations to the car park and all associated works. This application is in CIL Zone 4 (Zero Rated) as other development DECISION: No Objection COMMENT: APC welcomes the intention to improve and maintain the current business of the Premier Inn on this site and requests that light and noise pollution is maintained at either a lower or same level as currently experienced, and also that light pollution does not have an increased harmful effect on the line of sight from Highdown Hill in the SDNP. APC also requests that any trees that are removed are replaced either on site or elsewhere within the Parish in accordance with the APC Tree Policy. APC questions the name of the new hotel and regards it as inappropriate as Littlehampton is 4 miles from the site and therefore requests that it is call either the “Angmering Premier Inn” or “Roundstone Premier Inn”.</p> <p><u>A/38/26/HH</u> Detached curtilage building for carer's accommodation and 2 No. additional parking spaces with permeable surface DECISION: No Objection COMMENT: APC P&I notes that there has been a similar application approved on this site which has lapsed. It welcomes the intention for the design and materials of the building to match the existing Field House thereby maintaining the street scene of The Thatchway and the grade II* listed church close by. It also welcomes the intention not to cause harm to the surrounding vegetation and to respect and improve the wildlife habitation in that area. However, APC does have concerns of the closeness and strength of the boundary with the Black Ditch which is prone to major flooding as in 2012/2014.</p>	<p><u>ADDRESS</u> Premier Inn Roundstone Lane Angmering</p> <p><u>ADDRESS</u> Field House The Thatchway Angmering</p>
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File List 270 - No Applications

<p>None.</p>	<p><u>ADDRESS</u></p>
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7 PI25/302 PLANNING APPLICATIONS NOT ON A WEEKLY LIST
 None.

8 PI25/303 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS
 We are still awaiting the minutes of the priority rights of way meeting held on the 14th April 2026.

- 9 PI25/304 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
Applications:
 There are no planning applications affecting Angmering.
Appeals:
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.
 The appeal documents are available for inspection at:
<https://planningpublicaccess.southdowns.gov.uk/> by searching using the
 SDNPA appeal reference SDNP/26/00014/REF. This appeal is being heard by
 Written Representation and not an Inquiry. The right to make a comment is
 available by 5th May 2026.
- This was discussed and concerns raised as the history of the current and
 former Woodman show that this has been a business premise since the
 15th/16th Century providing employment to residents and trade to the wider
 travelling public.
- 10 PI25/305 PLANNING DECISIONS – REFUSED**
 None.
- 11 PI25/306 LICENSING MATTERS**
 None.
- 12 PI25/307 CONSERVATION AREA REPORTS**
 Still awaiting the outcome of the Weavers Hill extension assessment and
 consultation. It is understood that this consultation is not yet out for
 consultation.
- 13 PI25/308 SOUTH DOWNS NATIONAL PARK**
 We are still awaiting the minutes of the Planning Committee on 9th April where
 there was an update discussion on Neighbourhood Plans across the National
 Park. Councillors are reminded that this will affect APCs review of its
 Neighbourhood Plan as the Parish is within the National Park and therefore
 subject to the policies of the National Park Local Plan.
- 14 PI25/309 COMPLIANCE/ENFORCEMENT**
Compliance Case ENF/79/26 - Water Lane Parking
 The Clerk has been in touch with the Compliance Team and been assured that
 they will be visiting the site and will report back to us. We await the result of
 the Compliance investigation and action taken. Councillors and Residents are
 requested to report to the Clerk any further problems.
- 15 PI25/310 APPEALS**
Land west of Brook Lane and South of A259 – Employment / Business site.
 A/39/23/PL - Appeal Ref: 2752 : PiNS Reference: 6003625 - Written
 Representation
 Awaiting a result of this Appeal. The ability to comment has now closed.
- 16 PI25/311 CORRESPONDENCE**
 Correspondence has been received from a resident that a tree with a nesting
 box has been felled on the footpath between the CALA development and
 Dappers Lane. This has been passed to both CALA and ADC for information and
 action. We now await a reply from both.
- 17 PI25/312 HIGHWAYS MATTERS**
1) Highways Action List (attached)
 There are no Updates to the list.

2) Angmering Highways Condition and Situation

Following on from the Full Council meeting on 13th April 2026 the entire issue of Traffic, Roads (condition and routes), Speeds, footpaths and cycleways within Angmering will be discussed at a meeting of all Council members on the current situation and the way forward. Date of this meeting is yet to be decided.

3) Other Highways Issues

Apart from the various pockets of road repairs and the yet again closure of Water Lane due to road sinkage there is no other notified areas of maintenance or work throughout Angmering. It must be noted that the Water Lane works are now complete and the road is fully open.

18 PI25/313 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

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

Planning Committee Meeting

Next meeting 19th May 2026 - Agenda awaited

Planning Policy Committee Meeting

Next meeting 9th June 2026 - Agenda awaited

19 PI25/314 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- This Committee:
- Full Council:

Finally: As this is the last P&I meeting of the current council year, I would like to thank all members of this Committee for the support they have given to Angmering and to me as the current Chair, during this past year, including our former Committee Clerk Tracy who did a sterling job of making sense of our meetings and to wish Rachael all the best as the incoming Committee Clerk. I do hope that you will all consider continuing as a member of Planning and Infrastructure and continue the fight to ensure Angmering gets the right dwellings and infrastructure in the right place over the next council year, especially with the continuing Government changes to “planning” and the introduction of re-organization and devolution and what that could mean for Angmering in 2026-2027.

DATE OF NEXT MEETING

The Committee’s next meeting is on Tuesday 12 May 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at 20:20

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Date.....

Chairman



Planning & Infrastructure Committee Chairs Report 12th May 2026

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 2026	Comment
ADC	Planning	19 th May	Agenda Published
ADC	Planning Policy	9 th June	Awaiting Agenda.
SDNP	Planning	14 th May	Agenda - Published
WSCC	Planning & Rights of Way	9 th June	Awaiting Agenda
WSCC	Community, Highways & Environment Scrutiny	22 nd June	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.

Planning Permission not required

Applications Withdrawn

Applications Part Approved

3) **Scheme of Delegation:** You will all by now know the concerns being raised over this edict by Government and how ADC intend to play it. This Scheme is due to take effect on 30th September 2026. As Parish Councillors we must be fully aware of how this will affect APC and especially the Planning & Infrastructure Committee, with their right to make comment on planning applications and to ensure that our voice is being heard on behalf of our Residents. In the notification received from ADC the “Gateway Test”, and “Tiers A & B” are mentioned, we have to understand what these are and their relevance and impact on the way APC and in particular how P&I will operate.

4) **NALC – Climate Emergency Network:** The Network met under Teams on Friday 8th May with the election of two Co-Chairs. This was followed by a presentation by Dr Daphne Du Cross of the Shropshire Good Food Partnership who spoke on the “Need for Greater Local Food Resilience” (maybe more relevant to Full Council), followed by the views of the Network members on a) Place Based Initiatives and b) DEFRA Local Area Adaptation Panel Update. I will forward a report once the minutes of the meeting has been produced.

5) **NALC – Planning Reform Unpacked: The Planning Shake Up and what it really means:** I shall be attending this online event on 13th May at 1200hrs. In view of what is happening, I may be able to glean a better understanding and hopefully ask some questions. Again, a report will be forwarded later.

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	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. On hold until meeting organised to discuss Angmering as a whole.	18/07/2025	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.	19/01/2026	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