



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 25 AUGUST 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, Norma Harris, Sally Taylor, Paul Bicknell and Jo Thompson.
- 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; Traffic Regulation Order; TRO

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	PI26/080	APOLOGIES FOR ABSENCE Apologies were received and approved from: Cllr. Hamilton-Street, Cllr Bennett and Cllr. Thompson	
2	PI26/081	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI26/082	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 4 August were agreed by all and signed by the Chair.	

4 PI26/083 THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA.

- Any comments or questions on the published Chairs Report:
None
- Additional items to the Chairs Report received since it was published:

TRO Allocation – At a previous P&I meeting clarification was sought as to how many TRO's the Parish may request in a year as the committee members have received conflicting information from WSCC. The Clerk has contacted WSCC and been informed that there is no specific limit on the number of TROs that can be implemented within a particular village in any given year. TRO's are considered based on identified need, prioritisation criteria, available funding and officer resources rather than through a quota system applied to individual communities.

West Sussex County Council Highways, Transport & Planning Newsletter

We have received the latest newsletter which contains information regarding the proposed "Highway Rangers" programme. Some of their responsibilities throughout the area are, weeding, cutting back overgrown vegetation, clearing leaf litter, clearing debris from road edges and litter picking. In respect of grass cutting, due to the high temperatures this has been suspended, however they are focussing on tree watering and vegetation maintenance until the conditions improve. The newsletter also contains information on Highway Improvement Works.

Discussion regarding how Councillors would determine whether land is privately or publicly owned when submitting reports. The consensus was that Councillors should report matters in the specified way and allow West Sussex County Council to advise on the ownership status in their response. The office can also assist.

5 PI26/084 PUBLIC CONSULTATION

None

6 PI26/085 PLANNING APPLICATIONS

FILE LIST 286

<u>A/98/26/HH</u> Demolition of the existing detached single garage; erection of single storey side and rear extensions; and construction of a new roof incorporating first floor accommodation. <u>Comment on this Application by 27 August 2026</u> Decision: No Objection Comment: APC suggest that the first-floor bedroom window should not over-look adjacent properties <u>A/97/26/HH</u> Rear / Side single storey flat roof extension. <u>Comment on this application by 27 August 2026</u> Decision: No Objection Comment: None <u>A/103/26/DOC</u> Approval of details reserved by condition under A/227/21/OUT relating to conditions 10- External Lighting and 23-10% Renewable Energy. <u>Decision due by: 17-09-26</u> NOTED <u>A/106/26/NMA</u> Nonmaterial amendment following the grant of A/159/25/PL relating to rewording of condition 8. <u>Decision due by: 25-08-26</u> NOTED	<u>ADDRESS</u> Grey Tiles Ham Manor Way Angmering <u>ADDRESS</u> 53 Chantryfield Road Angmering <u>ADDRESS</u> Wilmington Arundel Road Angmering <u>ADDRESS</u> Sports Pavillion Decoy drive Angmering
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FILE LIST 287

<u>A/60/26/HH</u> Demolition of existing garage/store and utility room and construction on the same footprint of a guest room and utility room. This application may affect the character and appearance of the Angmering Conservation Area and may affect the setting of a listed building. <u>Comment on this Application by 04 September 2026</u> Decision: No Objection Comment: Any changes should be made in keeping and sympathetic to its surroundings and serve as a single accommodation dwelling only. <u>A/107/26/NMA</u> Nonmaterial amendment following the grant of A/256/21/RES relating to amendment of approved single and double car ports on plots 507, 523, 524 to single (507) and double (523, 524) garages respectively. <u>Decision due by: 27-08-26</u> NOTED	<u>ADDRESS</u> Russetts High Street Angmering <u>ADDRESS</u> Land North of Water Lane Angmering
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<u>A/111/26/NMA</u> Nonmaterial amendment following the grant of A/177/19/PL relating to changes to windows and doors on the building elevations. Approved	ADDRESS The Vinery Arundel Road Poling
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FILE LIST 288

<u>A/113/26/HH</u> Proposed bay window and porch extension to the front. Installation of a new window within the front gable. Changes to fenestrations and roof lights. Changes to the garden layout and installation of ramped steps. This application may affect the character and appearance of the Angmering Conservation Area. Comment on this Application by 11 September 2026 Decision: No Objection Comment: None	ADDRESS 2 Chapel Walk Mill Road Avenue Angmering
<u>A/112/26/HH</u> Hip to gable loft extension, change of the workshop door to a window, internal alterations and associated works. Comment on this Application by 11 September 2026 Decision: No Objection Comment: None	ADDRESS 12 Lansdown Way Angmering
<u>A/121/26/PO</u> Application to modify planning obligation in S106 agreement dated December 2010 (A/109/10/) and as amended by a Deed of Variation dated 22 July 2024 (A/59/24/PO). This application seeks to include an additional category listed within Schedule 2 of the S106 Agreement, namely: (22) Footwear up to a limit of 163 square metres. Comment on this application by: 11 September 2026 Decision: No Objection Comment: None	ADDRESS Haskins Garden Centre Roundstone Bypass Angmering West Sussex
<u>A/123/26/NMA</u> Nonmaterial amendment following the grant of A/88/24/S73 to swap in new house type range. Decision due by: 02-09-26 NOTED	ADDRESS Land North of Water Lane Angmering
<u>A/124/26/NMA</u> Nonmaterial amendment following the grant of A/33/26/HH to change tile clad dormers to timber clad dormers. Decision due by: 07-09-26 NOTED	ADDRESS 29 Mill Road Avenue Angmering

8 PI26/087 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS

None.

9 PI26/088 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS

None.

10 PI26/089 PLANNING DECISIONS – REFUSED

<u>A/73/26/L</u> Listed building consent for the conversion of an existing first-floor sash window on the rear elevation into a new outward-opening timber escape door and a new external steel fire escape staircase to provide a secondary means of escape from the first floor and serve the proposed doorway. REFUSED	<u>ADDRESS</u> Ham Manor Golf Club West Drive Angmering
<u>A/107/26/NMA</u> Nonmaterial amendment following the grant of A/256/21/RES (as amended) relating to amendment of approved single and double car ports on plots 507, 523, 524 to single (507) and double (523, 524) garages respectively. REFUSED	<u>ADDRESS</u> Land North of Water Lane Angmering
<u>A/84/26/CLE</u> Lawful development certificate for existing office, Storage and repairs. REFUSED	<u>ADDRESS</u> St Denys Nursery Units 4-8 Dappers Lane Angmering
<u>A/118/23/DOV</u> Application to enter a deed of variation to the Section 106 Agreement dated 7/3/19 linked to A/99/17/OUT in order to modify the definition of Green Infrastructure, the spend purpose of the BMX track, skate park and fitness equipment contributions and the Mortgagee in Possession clause. REFUSED	<u>ADDRESS</u> Land South of Water Lane Angmering

11 PI26/090 LICENSING MATTERS

None.

12 PI26/091 CONSERVATION AREA REPORTS

Nothing further to report on the progress of the Weavers Hill extension assessment.

13 PI26/092 SOUTH DOWNS NATIONAL PARK (SDNP)

The Launch of the Partnership Management Plan – 13 May 2026 is now available to view on the SSDNP website. Also, on the website [Home - South Downs National Park Authority](#) is information on caring for the park and things to do this season.

14 PI26/093 COMPLIANCE & ENFORCEMENT

ENF/6/20 – Construction of the Footpath along Dappers Lane from the Swallows Gate Development to Merryfield Crescent. Still awaiting further information and action. It was hoped that this situation would have been decided at the ADC

Planning Committee meeting on 22nd July, but this has now been deferred to the next meeting on 26th August. This is item 15 on the Agenda.

We have received further letters from residents regarding this footpath and their involvement, (if any), in its proposal and construction, we now await the result of tomorrow's meeting at ADC and Councillors are asked to view this meeting.

ENF/47/26 – St Denys Nursery Units 4-8, Dappers Lane. Information as to the nature of this enforcement is being requested. **ENF/47/26** is currently an open investigation, and an Enforcement Notice has not been issued at this time. We await further information and any action on this notice.

As the application has been refused then this enforcement notice is probably closed. Clerk to check and advise.

KH

15 PI26/094 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
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.

Cllr. Bicknell would like to know where the Assets of Community Value listings are.

KH

16 PI26/095 CORRESPONDENCE

Angmering Flood Alleviation Scheme. A Land Access Service Request for a further ecological survey has been made by WSCC to the owner of Avenals Barn for 11th and 17th August. In view of the content of the correspondence, we await to see if access was made and the result.

Application A33/26/HH – 29 Mill Road. We have been notified of correspondence between a resident with concerns about this application and ADC Planning's reply.

17 PI26/096 BLANKET 20mph VILLAGE WIDE – DISCUSSION

Data has been provided from the APC's Speed Indicator Device, WSCC speed data, as well as advice/comments from WSCC Officers.

This item was deferred to the next PI meeting due to the absence of Cllr Thompson. The committee discussed the proposal for a blanket 20mph speed limit throughout Angmering village. Based on the data provided by WSCC and the accompanying officer comments, it was noted that the scheme would be unlikely to score highly enough within the County Council's assessment process to be prioritised for implementation.

Members also noted that the alternative gateway scheme is already being progressed. The Clerk has met on site with WSCC officers to confirm potential locations for gateway features at the four main entrances to the village. Evidence suggests that such measures can encourage drivers to reduce their speed on entering the village by between 3-5mph. The committee remained supportive of this approach, and a report will be presented to Full Council in September for consideration.

- 17 PI26/097 HIGHWAYS MATTERS AND THE SAFETY ACTION PLAN**
Update on the Safety Action Plan:
- 9, A280 roundabout markings and signage. KH meeting with WSCC 27.8. will raise and update.
 - 20, The Clerk is progressing the possibility of lighting on the path from the library to St Nicks
 - 22, Committee advised that an additional 6 RTPI's will be installed at bus stops in the village, installation is planned for January 2027. RW will oversee this.
 - 25, The Clerk will circulate a communication to PI members received as a result of a meeting with National Rail – no further action is going to be taken by rail operators to alleviate this issue.

- 18 PI26/098 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**
Council Chamber, Arun Civic Centre, Matravvers Road, Littlehampton, BN17 5LF
- **Planning Committee Meeting**
Wednesday 26 August at 2pm
Thursday 27 August at 2pm – Special Meeting
Wednesday 23 September at 2pm
 - **Planning Policy Committee Meeting**
Next meeting 3 September 2026

- 19 P126/099 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**
This Committee: 20pmh speed limit
Full Council: None
- DATE OF NEXT MEETING**
The Committee's next meeting is on Tuesday 15 September 2026 at 7.30pm, King Suite, Angmering Village Hall, Station Road, Angmering BN16 4HL.

The meeting concluded at **20:55**

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Chairman

Date.....

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Cllr
1	Village-wide	Residents report vehicles travelling at unsafe speeds on residential roads	Creates perceived and actual risk of collisions; discourages walking and cycling; reduces quality of life	Residents, pedestrians, cyclists	Consider extending 20mph zone; expand Speed Watch; collect speed data using SIDs to confirm issue	1	WSCC, Sussex Police, Speed Watch	Arundel Road	JT/PB
Comments/Action: No speed data/collision data to support village wide scheme. Wait for signalised crossing to be installed in Arundel Road before progressing the 20mph for Arundel Road. SUGGESTION - This item turns in 20mph for Arundel Road ONLY									
2	Village entrances	Drivers may not recognise entry into residential village	Vehicles may not slow down appropriately when entering, increasing risk to residents	All road users	Introduce gateway features with signage "Please drive carefully through our village", road markings	1	WSCC	Water Lane, Station Road, Roundstone Lane, Arundel Road	JT/PB
Comments/Action: Locations confirmed, licence and locations received. Take paper to Full Council before finding quotes, to make sure councillors are clear on project and happy with locations etc									
3	Village-wide	Limited speed monitoring data	Unable to evidence concerns or prioritise interventions effectively	Council, residents	Increase number and rotation of Speed Indicator Devices; data sharing with WSCC	2	WSCC, Speed Watch	Dappers Lane	
Comments/Action: Suitable location discussed of Dappers Lane. In spring 2027 contact WSCC for speed data, as this will allow for the 20mph limit to have a full years data									
4	Village-wide	Unsafe parking (junctions, pavements)	Reduced visibility at junctions; pedestrians forced into road; access issues	Drivers, pedestrians, emergency services	Review and extend parking restrictions; enforce existing rules	1	WSCC	High Street, Nursery Road, north Angmering on junctions.	
Comments/Action: WSCC Officers taken away changes in front of McCarthy Stone site regarding drop curb trip hazard and removal of single white line. Suggest applying for a TRO for double yellows around the bend on Nursery Road and junction protection in North Angmering, specifically on the bus route.									
8	Weavers Hill/High Street	Conflicting traffic movements	Creates confusion and increased risk of collisions	Drivers	Assess feasibility of one-way or flow changes	2	WSCC		
Comments/Action: Collect data in support of this scheme/near misses etc. Findon have put in for a one way system. WSCC to advise how this goes and give further advice									
9	A280 round-about	Unclear lane use	Driver confusion leading to near misses and unsafe positioning	Drivers	Improve road markings and lane guidance	1	WSCC		
Comments/Action: Following the 3rd Road Safety Audit on the new A280/Water Lane Roundabout, we have requested that the developer completes a number of remedial works. This includes proposed changes to the road markings, including directional arrow markings and additional white lining 05/08/2026 No further update									
11	Village entrances	HGVs using unsuitable roads	Large vehicles increase danger on narrow streets; noise and disturbance	Residents	Install advisory or restriction signage; liaise with freight operators	2	WSCC		

[illegible]

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