



Established 1894

## Angmering Parish Council

The Corner House  
The Square  
Angmering  
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: [admin@angmering-pc.gov.uk](mailto:admin@angmering-pc.gov.uk)

Website: [www.angmeringparishcouncil.gov.uk](http://www.angmeringparishcouncil.gov.uk)

### MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 25 FEBRUARY 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, Norma Harris, Carey Bennett and Paul Bicknell
- 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	24/254	<b>APOLOGIES FOR ABSENCE</b> Apologies were received and approved for Cllrs. John Oldfield and Nikki Hamilton-Street.	
2	24/255	<b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b> None.	
3	24/256	<b>APPROVAL OF MINUTES</b> Approval of the minutes of the meeting of the committee from <b>Tuesday 4 February 2025</b> were agreed by all and signed by the Chair.	
4	24/257	<b>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.</b> 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 said that there was a slight amendment to the date of the WSCC Planning & Rights of Way Committee Meeting from 4<sup>th</sup> March to 25<sup>th</sup> March 2025.

There was a discussion regarding item 4 and Cllr Bicknell proposed that a working group should be formed to look at the whole flooding and drainage issues still occurring within Angmering (Arun & SDNP). The Chair said she would speak to the Clerk, but with the current high workload this may not be possible until the new council year in May, but in the meantime, Cllrs and residents are requested to take note of areas they see that are experiencing flooding, blocked drainage and increasing standing water. These sightings are to be reported to the Clerk who will continually contact the appropriate authority for clearance and maintenance, alternatively the complainant can report the problem direct to WSCC by using the following link <https://www.westsussex.gov.uk> and searching for flooding issues.

The Clerk is requested, because of the current excessive rain, to again advise residents through APC's various media outlets of their responsibility regarding drains, ditches and watercourses in their area, their property and close proximity to their property. There is also a WSCC Booklet called "Ditch the Problem" which is available from WSCC.

The Chair added the following additional items:

#### **WSCC Bulletin**

You will be receiving from the Clerk the latest "Bulletin" from WSCC, to keep up to date with all the projects and surveys coming out of WSCC that will affect Angmering click on "Public consultations and engagement" "Your Voice Engagement Hub" and go to [www.yourvoice.westsussex.gov.uk](http://www.yourvoice.westsussex.gov.uk). Issue 7 - 19<sup>th</sup> February 2025 is the latest issue of "Bulletin".

#### **WSCC Highways & Environment Meeting**

Agenda for 3<sup>rd</sup> March 2025 has been published, there are three items that could affect Angmering:

- Item 6 – Transport for the South East Strategy Consultation Response
- Item 7 – Additional Highways Revenue & Capital Expenditure 2024/2025 and plans for 2025/2026
- Item 9 - Work Programme Planning and Possible Items for Future.

**"Connections"** (News and Views from the region's voice for strategic transport) You will have received this document sent to APC from Transport for the South East with articles on "Active Travel Funding" and "Our Draft Transport Strategy Consultation" <http://transportforthesoutheast.org.uk/our-vision/transport-strategy/>

#### **Town & Country Planning Association (TCPA)**

The Chair said that this morning, she attended the TCPA webinar entitled "Planning Reform Update – New Communities Group Webinar 1-2025". The speakers were an MP (MHCLG), a Councillor from North Yorkshire, a member of Locality and 3 members of TCPA. The slides and transcript will be forwarded to you in due course. This was a different perspective on Planning to what we have been used to, more on the side of the Government and planners.

**Action List – None**

**5 24/258 PUBLIC CONSULTATION**

No members of the public were present, no questions had been sent in. Cllr. Bennett wanted to speak as a member of the public. He wanted to advise he had sent a letter to WSCC Cllr. Deborah Urquhart about the lighting being used at the construction site for the new roundabout on the A280. The light shines into his house and he wanted to understand why and when this would stop. Cllr. Urquhart had sent an immediate reply but as this was not something WSCC was responsible for she was unable to help. The work is being carried out by Highways England, and it has been suggested the work would not be completed until at least the end of April but this is not confirmed.

Cllr. Bicknell asked if a letter can be sent to the contractors to ask when the right turn from the A27 into Angmering will be useable again. The Clerk will look into this and consult with the contractors and report back when a response has been received.

**6 24/259 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 208, 209 and 210 of 2025:

**FILE LIST 208: Observations to Arun District Council by 27 February 2025**

<p><b><u>A/12/25/T</u></b> Removal of overhanging limb from 1 No. Lime. <b>DECISION: Objection</b> <b>COMMENT: As the tree is protected by a TPO and is not in danger of causing damage to property, human life and wildlife then it should remain as is, providing ecological and environmental needs to human life and the sustaining needs of wildlife until the arborist deems that due to a deteriorating condition the limb becomes a danger to all life and property.</b></p>	<p><b><u>ADDRESS</u></b> 28 The Groves Ecclesden Park Angmering</p>
--	---

**FILE LIST 209: Observations to Arun District Council by 6 March 2025**

<p><b><u>A/12/25/T</u></b> Removal of overhanging limb from 1 No. Lime. <b>Readvertisement due to Amended location</b> <b>DECISION: Objection</b> <b>COMMENT: As the tree is protected by a TPO and is not in danger of causing damage to property, human life and wildlife then it should remain as is, providing ecological and environmental needs to human life and the sustaining needs of wildlife until the arborist deems that due to a deteriorating condition the</b></p>	<p><b><u>ADDRESS</u></b> 22 The Groves Ecclesden Park Angmering</p>
---	---

limb becomes a danger to all life and property. Therefore, APC will make further comment when a report has been published by the ADC arborist as to whether or not this tree does in fact cause danger to life and property.

**A/16/25/DOC**

Approval of details reserved by condition imposed under reference A/129/24/S73 relating to condition number 7 - energy generation.

**DECISION: Objection**

**COMMENT: APC felt that clarification be sought as any reduction in energy to the site could lead to problems with the charging ability of EV**

**A/17/25/DOC**

Approval of details reserved by condition imposed under reference A/51/14/OUT relating to condition number 24 (Part 4) - verification plan for longer-term monitoring of pollutant linkages and condition number 26 - remediation strategy.

**DECISION: Objection**

**COMMENT: As there is no report or approval by the Authority Drainage Engineers, APC reserves the right to comment when such a report is published.**

**A/18/25/DOC**

Approval of details reserved by condition imposed under reference A/11/23/PL relating to condition number 7 - Construction Management Plan.

**DECISION: Objection**

**COMMENT: 3.3 It is not acceptable for lorries backing onto Water Lane due to the narrow carriageway and volume of traffic. The Developer should provide an in and out entrance or potential for lorries to drive in and out of the site. Alternatively with the assistance of a banksman vehicles should reverse into the site and depart in a forward position enabling ALL vehicles to depart the site/area via Water Lane and not the Village Square and Conservation Area.**

**3.4 The High Street should not be used for any delivery vehicles due to the parking on the High Street and the pinch point on the Hill**

**3.6/3.7 Parking of constructor and personal vehicles must be facilitated on site and not in the surrounding parking areas which are at a**

**ADDRESS**

Manor Nursery  
High Street  
Angmering

**ADDRESS**

Manor Nursery  
High Street  
Angmering

**ADDRESS**

BMW House  
Chandlers Garage  
Ltd  
Water Lane  
Angmering

<p>minimum for the use of residents, staff and visitors (not construction visitors).</p> <p>3.10 The proposed phasing needs to be updated</p> <p>4.2 It is not acceptable to state that “when departing the site, construction traffic will have a choice of routes .....”. In order to preserve the integrity of the Village Square and Conservation Area, all construction/constructor vehicles (including employees and visitors) must depart via the green route i.e.: Water Lane/A280. In order for APC to ensure the disruption and any damage, especially to the Conservation Area, is kept to a minimum, APC would require the developer to notify them of the number of Heavy Goods/Cranes &amp; Lifting vehicles with dates and timings that will use the agreed route.</p> <p>5.1 It must be understood that contrary to the conditions laid out in the outline application approval, demolition began and is now complete, this was done without an application being approved, permitted or monitored.</p> <p>5.5 APC would require construction work in the interest of public amenity to begin from 0800 hrs and that consideration must be given to the commuter traffic at that time, up to 0900hrs and in the evening.</p> <p>5.14 APC requests that irrespective of the weather conditions, a daily review is made of the road network used, to ensure that all vehicles wheels are washed when exiting the site and that in the interest of other road users safety (vehicles and pedestrians) road cleaning is undertaken immediately.</p> <p>With the construction of the roundabout at the junction of Water Lane with the A280 can it be assumed that the start of any construction and vehicle delivery to this site, will not begin until the roundabout is completed? Which it is understood may be during the middle of 2025. APC in the interest of public health and safety, requests that a frequent impact assessment is carried out during and after the construction of the roundabout.</p>	
---	--

**FILE LIST 210: Observations to Arun District Council by 13 March 2025**

<a href="#">A/20/25/T</a>	<b>ADDRESS</b> Ocean Pearl
---------------------------	-------------------------------

<p>Re-pollard to previous pruning nodes to 3 No. Willow, 1 No. Ash and 1 No. Elder adjacent to drive, re-pollard to previous pruning nodes to 1 No. Lime, 1 No. Ash and 1 No. Norway Maple in rear garden, pruning to create a more compact canopy to 1 No. Apple, re-pollard to previous pruning nodes to 5 No. Ash and 1 No. Norway Maple in side garden and coppice to low stools to 3 No. Elder in side garden.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT: None</b></p>	<p>North Drive Angmering</p>
<p><a href="#"><u>A/19/25/TC</u></a></p> <p>Reduction of radial spread to 9m to 1 No Horse Chestnut tree, reduction of radial spread to 14m 1 No Copper Beech tree, reduction of radial spread to 10m to 1 No Deciduous Oak tree and reduction of radial spread to 12m to 1 No Sycamore tree within the Angmering Conservation Area.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b> The Pigeon House High Street Angmering</p>
<p><a href="#"><u>A/22/25/DOC</u></a></p> <p>Approval of details reserved by condition imposed under reference A/180/24/PL relating to condition number 3 – external lighting, condition number 4 - Biodiversity Enhancement Layout, condition number 5 - schedule of the materials and finishes of the acoustic barrier and condition number 9 - Biodiversity Gain Plan.</p> <p><b>DECISION: Objection</b></p> <p><b>COMMENT: APC feels that there is insufficient information for all conditions. That the height of the lighting columns is excessive which could have a negative impact on the surrounding residential properties, especially as the height of the acoustic barriers is not shown on the plans and could therefore well exceed the height of the barriers. As these courts may be used throughout the day, APC requests that a light pollution impact assessment is produced on a regular basis throughout the year during the hours of darkness (am and pm)</b></p> <p>Once again APC would like to point out that contrary to comments by WSCC but in reality, the negative impact and harm that the loss of car park spaces on site will have on the surrounding roads. APC would suggest that the re-siting of the courts is considered within the</p>	<p><b><u>ADDRESS</u></b> Worthing Rugby Club Roundstone Lane Angmering</p>

<p>grounds which will negate the need to lose any car parking spaces.</p> <p><a href="#">A/23/25/NMA</a></p> <p>Non material amendment following the grant of A/224/23/RES for the reduction of timber cladding on the flank elevations.</p> <p><b>DECISION: No Objection</b></p> <p><b>COMMENT: None</b></p>	<p><b><u>ADDRESS</u></b></p> <p>Wilmington Arundel Road Angmering</p>
---	---

- 7      **24/260 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8      **24/261 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **24/262 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     **24/263 PLANNING DECISIONS – NOT APPROVED/REFUSED**  
None.
- 11     **24/264 PROPOSED STOPPING UP OF HIGHWAY AT BMW HOUSE, CHANDLERS GARAGE LIMITED**  
This was discussed at length and strongly objected to bearing in mind that this development is within a high flood zone and will cause safety problems to pedestrians who will have to cross over a very busy road at least twice to get to the shops. APC would suggest that should this stoppage go ahead, the Developer must provide a safe controlled route to enable pedestrians to cross Water Lane safely.
- 12     **24/265 LICENSING MATTERS**  
None.
- 13     **24/266 CONSERVATION AREA REPORTS**  
The Clerk has been in touch with the Conservation Officer for an update on the inclusion of Weavers Hill in the Conservation Area. The Conservation Officer has replied and assured the Clerk that he is still in the process of preparing the appraisal.
- 14     **24/267 SOUTH DOWNS NATIONAL PARK MATTERS**  
The next planning meeting is to be held on Thursday 13 March 2025. Awaiting publication of the agenda.

The Chair said that on Wednesday 12 February she attended the Partnership Management Plan (PMP) and Local Plan (LP) online workshop “Phase 1 – Wildlife, access, landscape and climate action – South Downs Engagement”. There was a discussion on the hopes and fears for the future of the National Park, which was followed by a SWOT Analysis discussion where the attendees were split into groups. The presentation slides which included the attendees SWOT views was forwarded onto all Councillors. The Chair found this a very useful exercise which made her wonder if it was worth APC doing a similar exercise on the Parish and Council.



She said she would be attending the online “Phase 2 – Achievements, Priorities and Delivery” workshop on 5th March 2025.

**15      24/268    COMPLIANCE**

The Chair gave the following update:

- **ENF/236/22** - Mayflower Meadows (Shrublands development)  
Applicant is going to appeal on 18th March associated documents here - <https://www1.arun.gov.uk/aplanning/OcellaWeb/appealDetails?appeal=2679&back=no>
- **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.
- **ENF/152/24** - McCarthy-Stone Care Home (BMW Chandlers)  
– Oaklea Place.  
The Temporary Stop Notice ceased to have effect on the 16 January 25.  
Condition 12 Surface Water Drainage attached to the planning permission ref. A/11/23/PL, that the stop notice was addressing is still undecided and is an ongoing case – This can now be removed from the list as the TSN has ceased.

**16      24/269    APPEALS**

The Chair gave the following update:

Appeal B – Against the Planning Refusal. An Informal Hearing is to be held into the appeal at Council Chambers, Arun Civic Centre, 1 Maltravers Rd, on **Tuesday 18 March 2025** at 10:00hrs  
No information regarding Appeal A – Enforcement Notice.  
Associated documents here - <https://www1.arun.gov.uk/aplanning/OcellaWeb/appealDetails?appeal=2679&back=no>

**17      24/270    CORRESPONDENCE**

The Chair advised that correspondence via email had been received from a Resident expressing his views on various planning matters and the fact that he feels WSCC appears not to give proper weight to the flooding issues in Angmering as there are poorly maintained and blocked ditches and drains causing flooding. He also raised concerns regarding the culvert under Water Lane as he feels that it is inadequate.

**18      24/271    HIGHWAYS MATTERS**

**Highways Action List Updates** – There were no comments regarding the seven updates. All other updates are waiting comment/action from the appropriate authority.

**Dappers Lane TRO** – Comments required on the new proposed 20mph limit down the length of Dappers Lane. TRO Paperwork <https://www.westsussex.gov.uk/roads-and-travel/traffic-regulation>. The P&I Committee welcome the TRO proposals and thanked those involved in their long-term sterling efforts to reach this point.



**A27** – As previously stated, WSCC wrote to the Government requesting reinstatement of the A27 upgrade as the main arterial route east to west along the south coast. County have received a reply from Lillian Greenwood MP Minister for the future of roads and the news is not encouraging for the south, but she would like to meet with County to discuss their aspirations for improving transport provision and links in the local area. Both letters have been sent to you.

**19      24/272    ARUN DISTRICT COUNCIL PLANNING COMMITTEES**

**Planning Committee Meeting**

Next meeting is on 26 March 2025 – awaiting the agenda

**Planning Policy Committee**

Next meeting is on 18<sup>th</sup> March 2025 – awaiting the agenda

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

**20      24/273    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 18 March 2025** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **21:01**.

.....  
Chairman

Date.....