



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 18 MARCH 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 and Carey Bennett

In attendance: Tracy Lees, Committee Clerk and two members of the public

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	24/274	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. John Oldfield and Nikki Hamilton-Street. Apologies were not received from Cllr. Bicknell and therefore were not approved.	
2	24/275	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. The Chair declared a non-pecuniary interest in application A/12/25/CLP as she is a close neighbour.	
3	24/276	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 25 February 2025 were agreed by all and signed by the Chair.	
4	24/277	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 went through the following amendments to her report:

Additional items:

a)

- * ADC Planning – Agenda published no applications or other matters relating to Angmering.
- * ADC Planning Policy – Agenda now published (see item 3 on my report). As this meeting is being held today, 18th March, it would be useful if committee members viewed this meeting when archived as there are 5 items that could affect Angmering, then make any comments to the Clerk and myself. There is a possibility that the next meeting will be held on 12th June 2025, we are currently awaiting approval of the ADC calendar at their next Full Council meeting.
- * WSCC PRoW – Agenda published with nothing that affects Angmering.
- * WSCC Communities, Highways & Environment Scrutiny Committee – Minutes of the meeting held on 3rd March have now been published with items that could affect Angmering.

b) Information has been sent regarding the next meeting of the **Arun Flood Forum** which is due to be held on 24th April – despite previous attempts by the Clerk that Angmering should be included on this Forum due to its flooding problems, only 4 Parish/Town Councils may be represented at a time – this does not include Angmering for this meeting. The Clerk will ensure that relevant paperwork and minutes of that meeting will be forwarded to Angmering and then to Councillors.

c) **Application A/151/24/DOC** – Land off Arundel Road (Harvest Rise) relating to Conditions 24 and 25 – Surface water drainage and maintenance and management of surface water drainage system. This application has been partially approved with the exception of the area designated for commercial dwellings. APC currently awaits construction details of this site together with an indication of the start of construction.

d) The Chair said that she attended an **online seminar** this morning given by the Town & Country Planning Association (TCPA) entitled “Infrastructure Delivery” – This was centred around the developing of NEW Towns and the construction of a major infrastructure - a new railway station at Bewley in Essex. There was also a presentation regarding the new 616 housing community social infrastructure at Pease Pottage near Crawley. Further details to follow.

e) **TRO Station Road.** You will all have been sent the paperwork from WSCC. Are there any comments. There were no questions or comments.

Action List – None

5 24/278 PUBLIC CONSULTATION

Two members of the public were present and wanted to discuss the Dappers Lane Survey. They said that now the 20mph limit was in the

process of being imposed for Dappers Lane they hoped that the survey that had been worked on with APC in 2024 could now be published. To reach the largest audience possible they asked if the survey could be put on the APC website, Facebook page and advertised in the office window and also in the noticeboards. Paper copies were also mentioned, however, as the office is still closed due to water damage it was agreed that the members of the public may ask local business to hold copies if the office was still not able to open when the survey went live. They suggested a possible launch date of Thursday 1 May.

The Chair commented that she would speak with the Clerk on how this request could be moved forward and either she or the Clerk would be in touch with what was possible.

Both members of the public left the meeting at 19:51.

6 24/279 PLANNING APPLICATIONS

To consider Arun District Council File Lists 211, 212 and 213 of 2025:

FILE LIST 211: Observations to Arun District Council by 18 March 2025

<u>A/21/25/S73</u>	<u>ADDRESS</u>
<p>Variation of conditions 12, 14, 25, 26, 28 and 29 imposed under A/64/21/PL relating to rewording of conditions.</p> <p>DECISION: Objection</p> <p>COMMENT: APC feels that irrespective of the outcome of the appeal all conditions should, in the interest of public amenity, adhere to the decisions made under application A/64/21/PL. together with any decisions made by the Appeal Inspector today.</p> <p>APC reserves the right to make further comment when a report has been published by the Drainage Engineers in respect of Conditions 26, 28 and 29.</p> <p>It is not clear from the letter dated 4th February 2025 by Knights, the application reasoning behind "the occupation of the 35th dwelling" request.</p>	<p>Shrublands Roundstone Lane Angmering</p>

FILE LIST 212: Observations to Arun District Council by 27 March 2025

<u>A/30/25/DOC</u>	<u>ADDRESS</u>
<p>Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 7 - public open space and play areas, condition number 8 landscaping, open space and play areas and condition number 13 - road(s), cycleways, footways, and casual parking areas serving the development have been constructed, surfaced, and drained.</p>	<p>Rustington Golf Centre Golfers Lane Angmering</p>

<p>DECISION: No Objection COMMENT: APC supports the comments by WSCC Highways and Arun Parks & Landscapes. However, APC still has concerns regarding the exits from the play areas and open spaces onto Golfers Lane and the site internal roads. APC still feels that in the interest of public safety some form of barrier should be provided to ensure a safe exit from these areas.</p> <p><u>A/31/25/CLP</u> Lawful development certificate for a proposed single-storey rear extension. DECISION: No Objection COMMENT: Although APC has no objection to this application there is no indication in this presented application of the materials to be used, therefore APC requests that a sample of the material to be used is shown to ADC.</p>	<p><u>ADDRESS</u> 1 Nursery Road Angmering</p>
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FILE LIST 213: Observations to Arun District Council by 3 April 2025

<p><u>A/33/25/T</u> Fell 1 No. Monterey Pine (T1) DECISION: Support COMMENT: APC Supports the recommendations of the nominated Tree Surgeon but in accordance with its tree policy and in the interest of biodiversity net gain any felling of trees must be replaced by two British native trees on site and must not be whips.</p> <p><u>A/28/25/CLP</u> Lawful development certificate for the proposed re-development of roof space including a new rear dormer. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> Beech Glade 4 Blue Cedars Close Angmering</p> <p><u>ADDRESS</u> 12 Greenacres Ring Angmering</p>
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- 7 24/280 **PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 24/281 **WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
[WSCC/012/25](#)
Installation of two new external canopies.
ADDRESS: The Angmering School, Station Road, Angmering, BN16 4HH
DECISION: Support
COMMENT: None
- 9 24/282 **SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.

- 10 **24/283 PLANNING DECISIONS – NOT APPROVED/REFUSED**
None.
- 11 **24/284 LICENSING MATTERS**
None.
- 12 **24/285 CONSERVATION AREA REPORTS**
No further update.
- 13 **24/286 SOUTH DOWNS NATIONAL PARK MATTERS**
Next planned meeting is to be held on 10th April 2025. Awaiting publication of the agenda. However, we still await the dates of the Planning Meetings for the rest of the year to May 2026.
- Tomorrow the Chair will be attending the South Downs National Park's Parishes meeting, again details will be forwarded at a later date.
- 14 **24/287 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.
- No further updates.
- 15 **24/288 APPEALS**
The Chair gave the following update:
- Mayflower Meadows (Shrublands) Roundstone Lane.**
Associated documents here - <https://www1.arun.gov.uk/aplanning/OcellaWeb/appealDetails?appeal=2679&back=no>
- **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 **18th March 2025** at 10:00hrs. Result of today's informal appeal to be relayed in due course.
 - **Appeal A** - No information regarding the Enforcement Notice.
- Broadlees 20 dwellings Dappers Lane - PINS Ref APP/C3810/W/24/3358077**
Application A/133/24/RES was Refused by ADC on 3rd 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.

16 24/289 CORRESPONDENCE

A resident has replied to the Local Flood Risk Management Strategy 2025-2030 Survey and forwarded the comments made to APC.

17 24/290 HIGHWAYS MATTERS

Highways Action List Updates – There are no updates since the last P&I meeting. The Clerk continues to contact the appropriate Authority for further information and action.

18 24/291 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 18th March 2025 – awaiting the agenda

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

19 24/292 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 8 April 2025** at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:23**.

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Chairman

Date.....

Angmering Parish Council
The Corner House The Square Angmering
BN16 4EA

Our Ref: SDNP/25/01003/FUL
Contact Officer: Nicola Van Wunnik
Tel. No.: 01730 819240

19 March 2025

Dear Sir/Madam

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant: Kirk, The Norfolk Estate

Proposal: Conversion of the remaining 119.8 sqm of agricultural floorspace within Building B, following grant of approval SDNP/24/02261/PA3R. Elevational changes, including insertion of galvanised metal roller shutter doors to southern elevation. The re-siting of the approved parking area to existing area of hardstanding to the south of the existing buildings.

Location: Priors Lease Farm , Dover Lane, Angmering, West Sussex, BN18 9PX

Grid Ref: Eastings: 505964, Northings: 106133

This proposal is within the South Downs National Park.

I am consulting you on the above application, received on 10th March 2025. A copy of the above planning application, together with accompanying plans, drawings and other documents, are available on our Public Access website by using the link below, from where you will also be able to record your response:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/>

Planning Officer Comments: -

No Officer comments

I would be grateful to receive any comments that you wish to make on this application by **16 April 2025**. If you are unable to provide any comments within the time period specified above, please email the support team on Planning@southdowns.gov.uk, as soon as possible, as after this period a decision may be taken.

Yours faithfully

Nicola Van Wunnik
Principal Planning Officer
SDNPA (Arun District area)
For and on behalf of South Downs National Park Authority

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH
Tel: 01730 819361 Email: planning@southdowns.gov.uk
PARISH

Angmering Parish Council
The Corner House The Square Angmering
BN16 4EA

Our Ref: SDNP/25/01118/FUL
Contact Officer: Nicola Van Wunnik
Tel. No.: 01730 819240

21 March 2025

Dear Sir/Madam

**CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE ENGLAND) ORDER 2015**

Applicant: Kirk, The Norfolk Estate

Proposal: Conversion of the remaining 464.2 sqm of agricultural floorspace within former dairy building, following grant of approval SDNP/24/02260/PA3R to flexible commercial use. Elevational changes and enlargement of the approved parking area within area of existing hardstanding.

Location: Lee Farm , Michelgrove Lane, Patching, West Sussex, BN13 3XJ

Grid Ref: Eastings: 507477, Northings: 110450

This proposal is within the South Downs National Park.

I am consulting you on the above application, received on 17th March 2025. A copy of the above planning application, together with accompanying plans, drawings and other documents, are available on our Public Access website by using the link below, from where you will also be able to record your response:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/>

Planning Officer Comments: -
No Officer comments

I would be grateful to receive any comments that you wish to make on this application by **18 April 2025**. If you are unable to provide any comments within the time period specified above, please email the support team on Planning@southdowns.gov.uk, as soon as possible, as after this period a decision may be taken.

Yours faithfully

Nicola Van Wunnik
Principal Planning Officer
SDNPA (Arun District area)
For and on behalf of South Downs National Park Authority

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/Telton Court. When train gates are down, this is exacerbated.	WSCC Traffic Regulation Order (TRO)	TRO Team progressing (Ref: 3090584). Design has been agreed - just waiting for consultation to be sent over. No further updates received. Update - I am currently waiting on a design amendment as our legal team picked up on a legality with the road markings that are currently in place. A system of double while lines creates an automatic parking restriction on the length of road they cover. The parking restriction they create is a prohibition of stopping, with an exemption that allows passengers to be dropped off. The double yellow lines being proposed clash with this restriction. With this said, I have now re-designed the section of double yellow lines to end in alignment with the beginning of the double white line system. I apologise for the delay on this but I can confirm as we discussed at our last Parish meeting that Network Rail are in support of the scheme, so this is a big supporting factor in this application. Once I have received the legal TRO drawing (Tile Plan) demonstrating the design amendment, our legal team can finalise the dates for consultation. Latest - Public Consultation Complete	31/03/2025	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". Latest - Chasing for an update	31/03/2025	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. Bollard hit in accident for 3rd time.	WSCC Enquiry	All issues discussed with WSCC Officer. Nursery Road - Clerk has 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 enquiry) 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 (S278/538). 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 signs 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)	This is formally at public consultation stage and it will close on 14 November 2024. TRO team dealing with (Ref: 3090584) Some objections received - may lead to a scheme redesign. WSCC Officer to update once known. Update - And you'll be delighted that I can provide good news - the consultation outcome was comments of support only, so we can proceed to implementation. The final delay on this is that we are currently going through a change of our highways contractor, and as we are approaching the end of the financial year, we will have to wait until the beginning of April until I can pass the scheme over to our new contractor for programming. With this said, I will ensure this is passed over and prioritised accordingly. The implementation will most likely require a road closure and will be subject to road space permits and other site constraints, so I cannot provide an exact date at this stage.	31/03/2025	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)	TRO Ref: 3817023. Awaiting scheme design, then will go out to consultation. Changing waiting limits may include re assessing size and painting of the bays - may lose some due to this - this needs serious consideration. Latest: Awaiting update and public consultation dates	31/03/2025	KH
Planting, Foliage & Trees	Weavers Hill	Cut back foliage. This job is on the teams list, but due to budget remaining, it may have to wait.	WSCC Enquiry	WSCC Officer assessed area - no work needed at this time.	20/11/2024	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	Gulley clearance took place in August 2024. If issues are noted again. Original request under 3246000, quote this if there are further issues.	20/11/2024	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" Signs being looked into by APC Office	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