
DEVELOPMENT CONTROL COMMITTEE

11 APRIL 2018

OFFICER REPORT UPDATES

REPORT UPDATE

Application no: AL/123/17/PL
Page no: 13 Mildmay
Location: Hook Lane, Aldingbourne
Description: Demolition of existing dwelling and erection of 1 No. dwelling (resubmission following AL/83/17/PL).

UPDATE DETAILS

Reason for Update/Changes: Further representations (objections)

Aldingbourne Parish Council:-

The Council would prefer to speak but I understand that this is not permitted.

The Parish Council has an additional point to make regarding the inconsistent approach taken over planning applications in Hook Lane. In addition the Parish Council was disappointed that so few Members of the Committee attended the recent site visit.

Having reviewed the Officers report again the Parish Council wishes to address the Committee regarding inconsistent application of policies.

In particular the decision of your Planning Officer in August 2017 regarding this site and also the decision regarding AL/118/17/HH, Northfields Hook Lane. The Officer commented in the Northfields refusal that the proposed extension created an "obtrusive and dominant feature which is harmful to the character and appearance of the wider area. It failed to comply with policies Dev 19 of 2003 Arun plan and H1 of the Aldingbourne Neighbourhood Plan.

The Northfields application had less impact than this application yet was rejected by your Officers. Where it appears there is inconsistent application of relevant policies - and in particular the policies contained in the APC NDP, the Parish Council asks for an explanation as the public have a right to expect the policies of the NP to be consistently applied.

The Parish Council requests the Committee to refuse this application

5 additional Letters of objection:-

Structure out of keeping with the surrounding properties on the lane.

Flat roof whereas all existing properties have pitched roofs, and, recently an extension was turned down on this basis.

The proposed 'overhanging' upper storey will dominate the properties either side and will no doubt greatly reduce light levels.

The development is outside the guidelines of the Arun District Council (DEV19) and also, the Aldingbourne Parish Neighbourhood Plan, and as such, should be refused.

Only a few members of the Planning Control Committee took the opportunity to visit the site and that an observer is of the opinion that the officers were going to recommend the application.

Concerned about the change of decision which is being proposed. The new application is

very similar, only slightly tweaked to AL/ 83/17/PL which was refused because the proposed development was inconsistent with both the Arun policy Gen 7 and Aldingbourne Neighbourhood Plan policies H1 and EH8. How can this position be reversed only due to minor amendment?

The new structure is totally out of keeping with the rest of the lane. There is not one flat roof in the entire lane.

Inconsistent with the approach adopted under AL/118/17/HH. The application was for a significantly less intrusive development than the one proposed at Mildmay. In relation to that application the Officer commented in refusing it that "the flat roof two storey extension creates an obtrusive and dominant feature which is harmful to the character and appearance of the wider area and the host property. As such the proposal fails to comply with policies DEV 19 of 2003 Arun plan and H1 of the Aldingbourne Neighbourhood Plan the NPPF".

I understand that less weight might be attributed to the Neighbourhood Plan re housing numbers, but this application has nothing to do with housing numbers. Do not believe that this justifies jettisoning the entire ND Plan which took several years of my life and others, to help get it organised & written. If this application goes through the trust of a neighbourhood re the impartiality of Arun DC and the Planning system will be decimated.

As an interested resident I need to have faith that the planning policy is being applied in a consistent fashion otherwise there is little point in having such policies.

Accept variation in design of houses but none as totally different as this application.

Loss of light from southern property.

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Officers Comment:

The comments of the Parish Council and other objectors are noted.

Application AL/83/17/PL was not refused it was withdrawn. The current application has a similar form to the withdrawn applications but with significantly amended materials.

Application AL/118/17/HH was for an extension to dwelling in three parts – single storey front and rear extensions and a two storey flat roofed extension to the side. Each application is considered on its own merits and the design of the extensions were considered inappropriate in the context of the host dwelling. In the case of the proposed new dwelling officers have considered the policy context and the impact on the area and neighbouring amenities.

The current application does not have a flat roof – it has a dual pitch roof.

REPORT UPDATE

Application no: AW/328/17/OUT
Page no: 27
Location: 14 Princess Avenue Aldwick
Description: Outline application with some matters reserved for the conversion of existing dwelling into 5 self contained flats with front, rear, side & dormer extensions (resubmission following AW/71/17/OUT).

UPDATE DETAILS

Reason for Update/Changes:

A letter has been received from the applicant raising the following issues:

- * What was the point in listening to the advice of the planning officer in preparing this application;
- * There are 10 houses in the same road that have been converted into flats;
- * Some of these involved demolition and replacement of the original house with a flatted building;
- * The conversions are mainly at the same end of the road as the application site;
- * It is proposed to have 6 spaces for 5 flats. ADC has allowed two houses over the road to be joined and converted into 10 flats with only two parking spaces;
- * One of the proposed flats is only 1m² short of the space standard - there must be some leeway on this; and
- * Houses at Bersted Park are very small - do they meet the space standards?

Officers Comment:

The applicant does not supply details of the addresses of these other flats. However, there is planning history in respect of the following Princess Avenue addresses:

- (1) Flat 3, 27 Princess Avenue - Part conversion of internal garage to form bedroom (AW/313/13);
- (2) 1 Princess Avenue - Erection of 14 sheltered flats (AW/307/88);
- (3) Chalfonts Hotel 15/17 Princess Avenue - Change of use from 19 bedroom hotel to 9 one bedroom flats and a two bedroom maisonette (AW/85/93);
- (4) Corner of Princess Avenue & Aldwick Road - 4No. one bedroom flats & 5No. two bedroom flats (AW/278/06);
- (5) Pebbles 4 Princess Avenue - Demolition of existing buildings, change of use C2 to C3. Erection of 5 no 2 bedroom flats in a 2 & 3 storey block (AW/229/07); and
- (6) 10 & 10A Princess Avenue - Alterations & extension of existing 2 no. flats to form 4 no. 1 bedroom & 1 no. 2 bedroom flat (AW/64/09).

There are no changes to the recommendation or conditions.

REPORT UPDATE

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| Application no: | Y/44/17/OUT |
| Page no: | 45 |
| Location: | Land at Stakers Farm North End Road Yapton |
| Description: | Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)). This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings |

UPDATE DETAILS

Reason for Update/Changes:

WSCC issued an amended Section 106 Consultation response on the 23rd March just after the agenda report was finalised. This included the following additional sentence:

"We are aware that the developer will be entering into a separate agreement for the transfer of land to Yapton CofE Primary School at nil cost to the County Council."

WSCC have also informally written to say that WSCC commissioned consultants to assess the Yapton school site and the feedback WSCC got was that the plans proposed by the Stakers Farm applicant are Building Bulletin 103 compliant and that although further detail will be required, this would not be a requirement for the applicants.

A letter of objection was received on the morning of the Committee from Mr Sprules of Yapton Parish Council. This raises the following issues:

- (1) ADC is trying to push through an application without the councillors being provided with all the details - and this is having an impact on the communities ADC should be serving;
- (2) This particular application has not been sufficiently discussed or thought through to allow an appropriate outcome to solve primary education needs, parking and housing needs for Yapton;
- (3) The current level of planning applications in and around Yapton is a disgrace;
- (4) Southern water have objected as they are considering the bigger cumulative impact of all housing being built and saying that this is not tenable whereas local comment ignores this critical comment;
- (5) This issue is further compounded when the 70 house application is further expanded by an extended school. The SW challenge has to be supported, upheld and not ignored by the committee;
- (6) WSCC highways again has raised a challenge which again is not being given the gravity that it

deserves. If the school is expanded then the traffic problem needs to be resolved it needs to be planned properly and not ignored by ADC;

(7) Despite rhetoric, the primary school issue is not resolved - currently it is being classified as a reserved issue which gives no guarantee whatsoever and the landowner is not tied down whereas it should be documented that land will need to be transferred and fully documented as part of s106.

Officers Comment:

Members should note that this application does not seek planning permission for a school and there is no requirement for them to provide land to do so. Rather, the requirement is in respect of the proposed site allocation SD7 within the emerging Local Plan. However, as a gesture of good will the applicants have proposed to transfer sufficient land to the County Council to enable the expansion of the school to 3 Form Entry size. It would not be appropriate at this time to require additional assessment of the highway implications of a school expansion proposal as this does not form part of the planning application and there is no guarantee that the school expansion will happen or if it does then when it will take place. The Southern Water objection is dealt with on page 46 of the report.

There are no changes to the recommendation or conditions.

REPORT UPDATE

Application no: LU/278/17/RES
Page no: 96 ~~106~~
Location: North Littlehampton Strategic Development Site Land West of Toddington Park, Toddington Lane Littlehampton
Description: Approval of Reserved Matters following Outline Permission LU/47/11 for Construction of the southern section of the Lyminster Bypass, including northern and southern roundabouts, surface water drainage and landscaping. Departure from the Development Plan & affects a Public Right of Way.

UPDATE DETAILS

Reason for Update/Changes:

Additional paragraph to be added to page 106 after the first paragraph to ensure report makes reference to environmental information provided in support of outline planning application (LU47/11) being taken into consideration as part of this subsequent application.

"The Environmental Statement submitted in support of the outline application for this site (LU/47/11) is considered adequate to assess the significant effects of the development on the environment and has been taken into consideration in this report".

Recommendation on page 113 to be amended to read:

"This reserved matters application is recommended for approval. Delegated authority is sought for the Group Head of Planning in consultation with the Chairman and Vice Chairman of the Development Control Committee to approve this application (LU/278/17/RES) following the grant of planning permission LU/182/15/PL.

REPORT UPDATE

Application no: LU/284/17/DOC
Page no: 121
Location: North Littlehampton Strategic Site West of Toddington Park, Toddington Lane Littlehampton
Description: Application for approval of details reserved by conditions imposed under LU/47/11 relating to conditions: 1- Reserved Matters Application to be submitted, 5- Details of Materials & External Finishes, 7- Appearance, Landscaping & Layout, 8- Design statement, 10- Surface Water Drainage Strategy, 14- Landscaping, 15- Trees, 19 & 20- Ecology, 21- Ecological Management, 26- Highway Specification & Construction Details, 36- Noise Assessment & 37- Noise Mitigation.

UPDATE DETAILS

Reason for Update/Changes:

Additional paragraph to be added to page 121 after the first paragraph to ensure report makes reference to environmental information provided in support of outline planning application (LU47/11) being taken into consideration as part of this subsequent application.

"The Environmental Statement submitted in support of the outline application for this site (LU/47/11) is considered adequate to assess the significant effects of the development on the environment and has been taken into consideration in this report".

REPORT UPDATE

Application no: A/75/17/PL
Page no: 107 127
Location: Avenals Farm Water Lane Angmering
Description: 4 No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:
Report correction.

Delete LISTED BUILDING paragraph in Conclusions section and replace it with:

'Avenals farm building lies to the north west of the application site and is a Grade II Listed Building. According to Historic England Grade II Listed Buildings are buildings "of special interest, warranting every effort to preserve them." This is considered to be the significance of this heritage asset as per paragraph 129 of the NPPF. Paragraph 129 then requires that an assessment is made of the impact that a proposed development has on a recognised heritage asset, in this case its setting.

It is evident from the comments of the Council's Conservation Officer that the impact on the setting of the Listed Building will considerably less than substantial. She states that the 4 no. dwellings are much reduced in height and the overall massing of the proposal has been lowered from the reduction of 1 dwelling. The revised scheme now reads as two pairs of semi-detached houses.

The National Planning Policy Framework in paragraph 134 states that where, after assessment, the impact on the heritage asset is considered to be less than substantial this harm is weighed against the public benefits of the proposal. In this case the proposal is considered to be of public benefit as it makes a positive contribution to the Districts existing and significant shortfall of housing supply.

Therefore, when following the advice in the NPPF, the impact on the setting on Avenals Farm, a Grade II Listed Building, is considered to be acceptable.'

Map showing Right of Access to Weavers Hill.

The attached map depicts the right of access route to Weavers Hill secured by this application and that it is not affected by the red line to application reference A/99/17/OUT for 175 dwellings.

A/99/17/OUT - RED LINE.

A/75/17/PL - RED LINE

RIGHT OF ACCESS TO WEAVERS Hill

Arun District Council Maps



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REPORT UPDATE

Application no: A/155/17/OUT
Page no: 151
Location: Avenals Barn Water Lane Angmering
Description: Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:
Report amendment.

Delete paragraph on LISTED BUILDING in conclusions section and replace it with:

'Avenals farm building lies to the south east of the application site and is a Grade II Listed Building. According to Historic England Grade II Listed Buildings are buildings "of special interest, warranting every effort to preserve them." This is considered to be the significance of this heritage asset as per paragraph 129 of the NPPF. Paragraph 129 then requires that an assessment is made of the impact that a proposed development has on a recognised heritage asset, in this case its setting.

The objection from the heritage officer is noted. However, it is considered that the high boundary screening, single storey nature of the proposal combined with a distance of 30m away from the Listed Avenals farm building will mean that the proposed 3 units will not have a substantial and unacceptable impact on the setting of the Listed Building. It would therefore result in less than substantial harm to the heritage asset.

The National Planning Policy Framework in paragraph 134 states that where, after assessment, the impact on the heritage asset is considered to be less than substantial this harm is weighed against the public benefits of the proposal. In this case the proposal is considered to be of public benefit as it makes a positive contribution to the Districts existing and significant shortfall of housing supply.

Therefore, when following the advice in the NPPF, the impact on the setting on Avenals Farm, a Grade II Listed Building, is considered to be acceptable.'