

DEVELOPMENT CONTROL COMMITTEE

11 JULY 2018

OFFICER REPORT UPDATES

REPORT UPDATE

Application no: AL/30/18/PL
Page no: 15
Location: Land at Nyton Road and Northfields Lane Westergate and Land off Fontwell Avenue
Description: Continuance of use without compliance with condition 24 imposed under AL/61/13/ (APP/C3810/A/14/2217385) relating to proposed private treatment plant.

UPDATE DETAILS

Reason for Update/Changes:

1. The word 'tinkering' is featured on line 12 of the Conclusion. However, this ~~should~~ is a typo and should read 'tankering'.

REPORT UPDATE

Application no: A/17/18/PL
Page no: 58
Location: Outbuildings at Decoy Barn Decoy Lane Angmering
Description: Conversion of stables & barns to form 1No. 3 bedroom dwelling with associated works

UPDATE DETAILS

Reason for Update/Changes:

Policy HDM4 of the Emerging Local Plan relates to the conversion of rural buildings for residential use and is missing from the relevant policy list. It updates policy DEV2 of the Local Plan. The criteria listed for consideration are largely the same as those in policy DEV2 of the Arun District Local Plan. The proposal is therefore compliant with this policy.

Highways England have confirmed they have no objection to the proposal

REPORT UPDATE

Application no: BE/40/18/PL
Page no: 70
Location: Land West of New Barn Lane Bersted
Description: New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces.

UPDATE DETAILS

Reason for Update/Changes:

1. Wording of Condition 4 amended to include "With the exception of enabling works..."
2. Consultation response received from Council's Tree Officer on the 10th June 2018.
3. Three additional Conditions, requested by the Council's Tree Officer, have been included in the recommendation. These conditions relate to trees.

Officers Comment:

1. Please see amended for Condition 4 on the amended recommendation sheet.
2. Please see below summary of the consultation response from the Council's Tree Officer;
 - A degree of RPA incursion on the south-east aspect is proposed, not exceeding 1m intrusion and this is acceptable. This will be accurately marked out at the time of our joint pre-commencement site meeting and define part of the Construction Exclusion Zone (CEZ).
 - The applicant will now need to ask their appointed Arboriculturist to submit a Tree Protection Plan that adequately protects the remaining RPA of T1-Oak throughout the duration of any development.
 - Facilitation pruning will be necessary, involving the careful reduction back of branches to achieve installation of tree protective fencing at the correct position.
3. Please see Conditions 8, 9 and 10 on the amended recommendation sheet.

Note: The changes to conditions are attached on the amended replacement recommendation sheet.

New access from New Barn Lane to Land West of New Barn Lane & relocation of 5 No. existing parking spaces.

Land West of
New Barn Lane
Bersted

RECOMMENDATION

Approve Conditonally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

- Location Plan - A13395-T-005 Rev C
- Proposed Access to New Barn Lane - A13395-T-001

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the local planning authority, and which shall include;
- The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual Produced by CIRIA. Winter groundwater monitoring to established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.
 - The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.
 - Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site.

No building approved under reference BE/77/16/OUT shall be occupied until the complete surface water drainage system serving the access has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 and GEN11 of the Arun District Local Plan and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences and to protect existing watercourses prior to development commencing.

- 4 With the exception of enabling works the development approved under reference BE/77/16/OUT shall not be commenced until such time as vehicular access to the site has been provided in accordance with the details specified on drawing no. 'A13395-T-001'.

Reason: In the interests of amenity and to avoid unacceptable harm to highway safety in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure site access is provided during construction.

- 5 The use of the new access shall not commence until visibility splays of 2.4 metres by 43 metres have been provided at the proposed vehicular site access onto New Barn Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of amenity and to avoid unacceptable harm to highway safety in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 6 Prior to the occupation of any dwelling approved under reference BE/77/16/OUT a street lighting scheme shall be submitted and approved in writing by the Local Planning Authority. This scheme must comply with the Institute of Lighting Engineers Guidance Notes for the reduction of obtrusive light.

Reason: To enable the LPA to control the development in detail in the interests of residential amenity and in accordance with GEN7 of the Arun District Local Plan and also to ensure there is no impact on bats within the vicinity of the site.

- 7 Development shall not commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. Thereafter, the approved plan shall be implemented and adhered to throughout the entire construction period. The plan shall provide details as appropriate but not necessarily restricted to the following matters;

- The anticipated number, frequency and types of vehicles used during construction;
- The method of access and routing of vehicles during construction;
- The parking of vehicles by site operatives and visitors, the load and unloading of plant, materials and waste;
- The erection or maintenance of security hoarding;
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- Details of public engagement both prior to and during construction works;
- No operation or construction vehicles shall be operates on the site except between the hours of;
 - 0700 and 1900 on Monday to Fridays inclusive
 - 0700 and 1300 on Saturdays
 - Not at any time on Sundays or Public Holidays
- Details of a precautionary approach for site clearance concerning reptiles. Site clearance should be conducted during the season reptiles are active and the vegetation should be cut down to 10cm prior to any works taking place and then carefully cleared. Any dead wood or rubble piles should be dismantled by hand and relocated.

Reason: In the interest of residential amenity and highway safety in accordance with policy GEN7 of the Arun District Local Plan and the NPPF. It is considered that this condition must be pre-commencement to ensure that these details are agreed prior to development commencing on site to minimise the impacts upon residential amenity of nearby residential properties and highway safety.

- 8 Prior to the commencement of development, a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The TPP shall include details of the specification and location of tree and hedgerow protection by a fence in accordance with BS5837 (2012).

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 9 Prior to any construction works taking place or the introduction of any machinery and plant to the site, the following issue must be resolved to our satisfaction:-

· A pre-commencement site meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners - at this meeting protective fencing will be inspected - this will be assessed to verify it is 'Fit for Purpose' as required under British Standard 5837 and has been erected and positioned exactly as shown on the Tree Protection Plan (as required by condition 8).

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area.

- 10 Tree pruning work must be carried out by an experienced and competent Arborist. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice to ensure the retention of the trees which make an important contribution to the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 11 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 12 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 13 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 14 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

REPORT UPDATE

Application no: BR/35/18/PL
Page no: 80
Location: Car Parking Site Adjacent to 112 Gravits Lane Bognor Regis
Description: 2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store.

UPDATE DETAILS

Reason for Update/Changes:

PAGHAM HARBOUR CONTRIBUTION:

It has been agreed that the applicant can either (a) agree to a legal agreement or (b) transfer the agreed contribution (£1,742) directly to the planning department within 14 days of the resolution of the Development Control Committee. No decision will be issued until either the contribution has been received or the legal agreement completed.

WSCC HIGHWAYS CONSULTATION:

The Council has received a consultation response from County Highways which raises no objection subject to conditions to ensure car parking spaces and covered/secure cycle parking. In respect of the loss of the parking area, Highways state that:

"Consideration needs to be given to the loss of the area which seems to have provided off street parking. I am however mindful that this area is within private ownership and even with consent for parking of vehicles the landowner could potentially cease the use of the land for this purpose so I'm unable to give this significant weight.

Nevertheless the applicant has conducted a car parking demand survey which demonstrated that there is a significant level of available capacity with a reasonable walking distance of the site."

TREE OFFICER:

The Tree Officer has provided a final response which requests that 4 conditions be added to the decision. These being:

1. All construction works are to be carried out in strict accordance with:-

Drawing 17056-BT1 "Tree Protection Plan".

2. Prior to any construction works taking place or the introduction of any machinery and plant to the site, the following issue must be resolved to our satisfaction:-

A pre-commencement site meeting is to take place between the Arun DC Tree Officer and the

Arboricultural Expert representing the site owners - at this meeting protective fencing will be inspected - this will be assessed to verify it is 'Fit for Purpose' as required under British Standard 5837 and have been erected and positioned exactly as shown on the Tree Protection Plan ref: yet to be prepared.

3. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

4. Tree pruning work must be carried out by an experienced and competent Arborist. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Officers Comment:

The conditions recommended by Highways are already included within the list of conditions. The first condition recommended by the Tree Officer is already included as part of condition 2. The other three tree conditions are shown included on the attached amended replacement recommendation sheet.

2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store.

Car Parking Site Adjacent to
112 Gravits Lane
Bognor Regis

RECOMMENDATION

App Cond sub to S106

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

Drawing 16/021 30 Rev B "Location Plan & Proposed Site Plan";
Drawing 16/021 31 Rev A "Proposed Plans & Elevations";
Drawing 16/021 32 Rev A "Site Section"; and
Drawing 17056-BT1 "Tree Protection Plan".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 Prior to any construction works taking place or the introduction of any machinery and plant to the site, a pre-commencement site meeting must take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site developers. At this meeting, the protective fencing will be inspected and assessed to verify that it is 'Fit for Purpose' as required under British Standard 5837 and has been erected and positioned exactly as shown on Drawing 17056-BT1 "Tree Protection Plan".

Reason: To comply with BS5837 and the National Planning Policy Framework to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure that the trees are protected prior to commencing any building works.

- 5 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with Arun District Local Plan Policy GEN12 and the National Planning Policy Framework.

- 7 The secure cycle storage shall be implemented in accordance with the approved drawings and thereafter retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking of bicycles in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 8 If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area. In accordance with the National Planning Policy Framework.

- 9 All tree pruning work must be carried out by an experienced and competent Arborist. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reason: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and the National Planning Policy Framework.

- 10 Should any sewer be found during construction works then all development activities within 5m of the external edge of the sewer shall cease and they shall not recommence until full details of the proposed measures to be undertaken to protect the existing public sewer have been submitted to and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policy GEN9 of the Arun District Council Local Plan.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 12 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

- 13 INFORMATIVE: Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.

REPORT UPDATE

Application no: CM/6/18/PL
Page no: 93
Location: Land at Northwood Farm Yapton Road Climping
Description: Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking

UPDATE DETAILS

Reason for Update/Changes:

Consultation Responses:

Archaeology - No Objection

It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

Submission of further information relating to the sound level assessment. The environmental health officer has advised that the agent will confirm that accommodation in paragraph 6.7 of the Noise Report (Date 23 Feb 2018, Project No 1717351) is residential and not just holiday accommodation. This does not affect the calculations and Environmental Health are satisfied and have no further comments to make on this application.

The agent submitted a revised plan to clearly annotate the aggregate/hopper storage units. The plans condition has been amended accordingly.

A landscaping condition has been added to the recommendation to facilitate additional tree planting and ensure existing trees are protected throughout the implementation of the permission.

Officers Comment:

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking

Land at Northwood Farm
Yapton Road
Climping

RECOMMENDATION

Approve Conditonally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Location KEN-YAP-APP-01A, Site Plan and Elevations 8975 /200 revP5, Elevation and Floor Plan KRM-YAP-ELE-01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall take place before a report has been submitted to and approved in writing by the Local Planning Authority, which assesses the potential Air Quality impacts from the site and provides mitigation measures if neccessary. Thereafter, the use shall not commence until the approved scheme has been fully implemented.

Reason: To safeguard the amenities of nearby residents in accordance with Arun District Local Plan policies GEN7 and GEN34.

- 4 External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, GN01:2011, Environmental Zone E2.

Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

- 5 No machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the hours of 0700 - 1800 Monday to Friday, 0800 - 1300 Saturday nor at any time on Sundays and Public Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 6 All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason: To safeguard the amenities of neighbouring properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 7 No part of the development shall be first occupied until the parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 8 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 9 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737755.
- 10 INFORMATIVE: This process will require an authorisation or permit under the Environmental Protection Act 1990, The Environmental Permitting (England and Wales) Regulations 2016, Part B before operations commence and the applicant is advised to contact the Environmental Health Department on 01903 737755.
- 11 INFORMATIVE: The applicant is advised to consult the Environment Agency directly regarding the use of a sewerage treatment plant which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the works to ensure its long-term effectiveness

- 12 INFORMATIVE: The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.
- 13 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

REPORT UPDATE

Application no: CM/12/18/PL
Page no: 119
Location: Unit J1, J2, U1 & Z, Rudford Industrial Estate Ford Road Ford
Description: The regularisation of operating hours to 24hrs a day commencing 6am Monday to 6pm Saturday with no Sunday operation at Units J1, J2 & Z; new extension covering the existing courtyard area & new acoustic metal cladding to southern facade of existing workshop at Unit J1 & J2; new demountable wall adjacent to existing fence surrounding the guillotine enclosure at Unit U1. This application also lies within the parish of Ford.

UPDATE DETAILS

Reason for Update/Changes:

Change to Conditions following further consultation with the Group Head of Technical Services covering Environmental Health:

It is recommended that the suggested conditions are amended and condition 3 is deleted. The agent has advised that the company would no longer be able to carry out the vital welding activity undertaken during the night shift and would be unable to keep pace with agreed contract orders without the facility to weld on a 24 hour basis. They would face heavy penalties for missing deadlines and in all likelihood, the business would be forced to cease trading. The alternative conditions are included in the attached amended replacement recommendation sheet.

Following the pre-committee site visit the Group Head of Technical Services covering Environmental Health will provide a verbal update to Members relating to noise generation from the guillotine.

The following additional request relating to operating hours has been requested by the applicant's agent

Working hours for the guillotine	8:00 - 18:00 Monday - Saturday
Welding operations / process	00:00 - 00:00 Monday - Friday 00:00 - 18:00 Saturday
Working hours for all other operations	8:00 - 21:00 Monday - Friday 8:00 - 18:00 Saturday

The applicants are happy to accept the limiting of the guillotine process until 6pm as discussed. However they require some leeway in the evening between shifts for other operations and request therefore the hours of operation (under 'all other operations') to be included as set out above which they consider to be suitable for this type of use within its industrial setting.

They suggest it would be reasonable to allow for a cut off of the more general industrial uses of

10pm on residential amenity grounds. In our view 9pm is a reasonable compromise and would allow the applicant flexibility in running its business.

Additional Comments relating to re-advertisement : 10 Objections including the Parish Council. Revised timings make no difference. 24 hour operation will have a huge impact on our quality of life. How can this be considered before the advertising expires? It is doubtful sound insulation would work.

Officer comment: The decision on the application will not be released until after the expiry of the advertising period as set out in the conclusion section of the report. The sound insulation measures have been considered by environmental health who have no objection to the proposal.

The regularisation of operating hours to 24hrs a day commencing 6am Monday to 6pm Saturday with no Sunday operation at Units J1, J2 & Z; new extension covering the existing courtyard area & new acoustic metal cladding to southern facade of existing workshop at Unit J1 & J2; new demountable wall adjacent to existing fence surrounding the guillotine enclosure at Unit U1. This application also lies within the parish of Ford.

Unit J1, J2, U1 & Z, Rudford Industrial Ford Road

RECOMMENDATION

Approve Conditonally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Existing Site Location,
Site Block and Site Layout (PL)001 revA,
Proposed Site Block Plan,
Site Layout and Elevation (PL) 005 rev B,
Proposed Floor and Roof Plan (PL) 006 revB,
Proposed Elervations and Section (PL) 003 revA and (PL) 007 revB and
The Noise Assessment dated 10-04-2018 by Acoustic Associates.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The development of the 'longer term measures' as outlined within section 10 of the Noise Assessment accompanying this application, ref J2407, dated 10-04-2018 by Acoustic Associates, including but not limited to new extension covering the existing courtyard area & new acoustic metal cladding to southern elevation of existing workshop at Unit J1 & J2, shall be fully implemented before the expiration of 1 year from the date of permission

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

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- 4 The noise mitigation measures in section 9 of the Noise Assessment accompanying this application, ref J2407, dated 10-04-2018 by Acoustic Associates are being implemented at the moment and shall continue to be implemented and provided and retained in perpetuity, unless other alternative measures are agreed by the Local Planning Authority.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 5 The guillotine shall only be operated within the hours Mon-Fri 0800-1800, and Saturdays 0800-1300 (not at all on Sundays or Bank Holidays).

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 6 The noise mitigation measures checks to be made by senior management of Austin Divall, around the industrial estate and May Close, referred to in section 9 of the Noise Assessment accompanying this application, ref J2407, dated 10-04-2018 by Acoustic Associates, shall be recorded and kept and made available to officers from Arun District Council upon request.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 7 Where plant and equipment is subject to regular checks, servicing and maintenance to ensure it is operating at optimal conditions, records of these checks shall be kept and made available to officers from Arun District Council upon request.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 8 Mitigation measures detailed in para 10 of the Noise Assessment accompanying this application, ref J2407, dated 10-04-2018 by Acoustic Associates to be installed and checked by an acoustic consultant to ensure that the chosen methods for attenuation achieve the mitigation levels detailed in the report whereby the day time noise level at the nearest residential premises does not exceed 54 dB LAeq and these records shall be submitted to and approved by the Local Planning Authority. If the mitigation measures detailed in the said report fail to secure a reduction in noise levels to the stated limit then further measures shall be implemented with the written agreement of the Local Planning Authority. The approved development shall not be used until the noise limit is met.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 9 During construction of the new compound construction hours and deliveries should be limited to 08.00 - 18.00 Monday to Friday, 08.00 - 13.00 Saturdays and no construction work on Sundays or Bank Holidays

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 10 No operations (with the exception of welding between the hours of 8am Monday to 6pm Saturday) shall be undertaken at the premises at Units J1, J2 & Z; except between the hours of 6am Monday to 6pm Saturday with no Sunday or Bank Holiday operation

Reason: To safeguard the amenities of the neighbouring properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

REPORT UPDATE

Application no: FG/66/18/PL
Page no: 134
Location: 78 Langbury Lane Ferring
Description: Part change of use for western half of building from Residential Care Home (C2 Residential Institution) to residents living together as a single household (C3(b) Dwelling House)

UPDATE DETAILS

Reason for Update/Changes:

Further comments from County Highways.

In terms of parking provision, if the plans and demand remain as shown we would not wish to change our comments as set out in advice under FG/65/18/PL, if the application now adheres to the Area Engineer's stipulations, previous advice regarding the second Vehicle Cross Over can be ignored.

Confirmation of other sites currently operated by the applicant have been provided. The 3 sites locally operated by Progress housing are as listed below. The applicant is not aware of any restrictive conditions on the planning approvals.

Bramshaw House
13 Shakespeare Road,
Worthing,
West Sussex,
BN11 4AR

Lulworth
4 Nursery Lane,
Worthing,
West Sussex,
BN11 3HS

Marlow
8 Nursery Lane,
Worthing,
West Sussex,
BN11 3HS

REPORT UPDATE

Application no: LU/67/18/PL
Page no: 142
Location: 14-18 Surrey Street Littlehampton
Description: Change of use of part of public highway for external seating area at front comprising of 3 No. tables & 6 No. chairs. This application may affect the setting of a listed building.

UPDATE DETAILS

Reason for Update/Changes:

Error in Report- The application report at paragraph 'pedestrian access' incorrectly refers to 2 tables and 6 chairs and should refer to 3 tables.

Consultation Response from Environmental Health - Objection. The pavement will be used between 08.00 and 23.00 hours. Using the outside area may give rise to additional noise from customers either sitting at the tables or others gathering around this area. There are residential flats directly above and opposite this location and there is the potential for noise from customers to become a nuisance.

The applicant states that toughened glassware will be used, but how will the the business enforce this as door staff are not provided for the majority of the trading hours? It will be difficult to monitor and control who goes outside and prevent people taking glasses outside.

There is already litter in the form of cigarette ends outside the premises and it is likely that with people gathering and drinking outside littering could increase. In addition, if plastic drinking vessels are used empty vessels not collected immediately could be blown off tables and add to littering in this area.

The addition of seats in this area could inhibit access along the pavement as the area is already commonly used to park mobility scooters and there are also bikes attached to the lamp post opposite the door.

Officers Comment:

There is currently noise generated from the premises at the entrance with patrons entering and leaving the site and this proposal would not materially increase noise or activity levels in this area. There are no planning controls to enforce the management measures referred to. County highways are satisfied that pedestrian access will not be unduly restricted.

The following additional condition is suggested to tackle litter.

The use hereby permitted shall not commence until provision has been made within and in the vicinity of the site for the disposal of litter resulting from the use, and such provision shall be in accordance with details agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policy GEN7

Note: The changes to conditions are attached on the amended replacement recommendation sheet.

REPORT UPDATE

Application no: CM/7/18/PL
Page no: 195
Location: Woodpecker Camping Field Crookthorn Lane Climping
Description: Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

UPDATE DETAILS

Reason for Update/Changes:

Following discussions it has been determined that conditions 8 and 10 are not necessary and would be unreasonable given that the proposal is for temporary camping with tents. Condition 8 is also not enforceable.

Additional information from applicant covering the following points. It is derived from the operation of the existing camping site::

- Financial evidence to compare the sales increase experienced in the Coffee shop, farm shop and Butchery, during each Camping period. Campers in particular, do not come fully stocked up as they have nowhere to store perishable foods, so they do purchase meals out locally and food to cook themselves during their stay.

- Diversification

Confirmation that Farm Diversification allows farmers to generate income in different ways to reduce financial risk. According to DEFRA about half of all UK farms use some form of diversified activity in their farming business,

The Woodpecker Camping site is on land at Hobbs Farm East that forms part of a larger complex of farms under the Home Farm group that is a family owned and operated business and has been in current occupation since 1966.

The farming practices are mostly arable cropping producing high value seed peas and milling wheats as well as hay and straw crops. There is a small beef cattle enterprise that supplies the local trade with rare breed beef as well as minor crops such as Asparagus and Duck, Goose and Hen Eggs which are all sold locally. Other non-farming enterprises in the village of Climping include a paintball site, farm shop, beach car parks, 2 public houses, horse livery, a hotel, Bed and Breakfasts and some small scale commercial use lettings.

Hobbs Farm East is a former Model Farm Piggery being part of what was historically the Bailiffscourt Estate and is situated in a coastal location in and around the village of Climping. The farm today amounts to some 450 hectares (1,100 acres) in total and is part of the 'Home Farm' group of farms which includes Kents Farm (180 hectares), Church Farm (40 hectares) and Hobbs Farm West (32 hectares) as well as the foreshore from Elmer to almost the River Arun.

The Camping site is well serviced with retail and dining choices; it is to be owned and operated by

the applicants to support the retention of existing employment as well as contributing to the general local economy to provide new seasonal work.

The Rural Development Programme LEADER is a Grant funding programme that supports the growth and development of rural businesses and is administered by West Sussex County Council. LEADER aims to improve the competitiveness of farming and forestry, support a diverse and successful rural economy and help to develop vibrant and thriving rural communities. An application is pending subject to the grant of planning permission. The applicant is confident that the proposal will be eligible for grant funding for this rural visitor accommodation diversification scheme.

- Provision for Dogs.

Dogs are allowed. They must be kept on leads and supervised at all times.

Guide dogs are allowed on site free of charge.

The site does not accept breeds/crossbreeds listed in the Dangerous Dogs Act.

Dogs can be walked around the site whilst on their leads as there is plenty of space to do this.

Dogs can be walked to Climping beach which is one of the few local beaches that allows them to run freely. The site has good access to the local footpath network, the area is already popular with dog walkers and is well serviced with 4 ADC bins for dog waste. The bins are located: 1 by the Village Hall, 1 by St Mary's School at the entrance to Bread Lane, 1 at the sea end of Bread Lane and 1 at the sea end of Climping Street.

The local pubs and the Farm Shop coffee shop welcome dogs and provide facilities for them, water bowls in the pubs and water bowls and baskets in the Cafe; allowing dogs will benefit the local economy.

Bagged Dog foul waste is allowed to be put into the General waste bins that are supplied by Biffa. These bins are emptied weekly.

- Parking

Campers are allowed 1 car per pitch on 43 of the pitches.

There are 17 smaller pitches towards the site frontage, the cars for these pitches will be parked in the car parking area.

Any 2nd car must be parked in the area along the site frontage. We manage this aspect of the site as well and any 2nd car must be agreed with us at the time of booking. We reserve the right to only allow 1 car per pitch in the event that all pitches will be full. Therefore there should never be more than 60 vehicles on site at any one time.

- Complaints. Environmental Health received no complaints from anyone during the whole time that the camping field has operated.

28 days in 2016

28 days in 2017

9 days so far in 2018

- Confirmation of current camping site operation

Whilst this application is ongoing, the Camping Field operates under the Permitted Development rules of 28 days per year. Most recently 9 days from Fri 25th May to Sat 2nd June 2018.

A series of photographs taken around 7pm on Saturday 26th May 2018 when all the Campers were pitched for the night were taken. 46 pitches out of the total of 60 proposed were full, 13 out of

14 in the South Field and 33 out of 46 in the North Field. The total number of Campers was 150 as the majority of people come as groups of 2,3 or 4, in fact there were only 3 groups of 6 on that night. The photographs show that the rough grass buffer areas clearly work well, especially in the South Field where there are neighbouring houses, there is ample space around the pitches and between the 2 fields for campers to walk, cycle and play games. If all 60 pitches were full there would still be adequate space, as there are pitch spaces for them, 1 in the South Field and 13 in the North Field were simply empty. The Campers play their games etc around their own pitches. This demonstrates the efficient use of the fields to accommodate 60 pitches as well as the facilities for a potential 360 Campers.

The photographs also show that there were no open fires or fire pits as our rules forbid open fires. We do permit barbeques provided that they are raised off the ground. Both the Pitchup rules and booking conditions advise all campers that the site operates Quiet hours between 10pm and 6am, this was observed and appreciated by all on the site.

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

Woodpecker Camping Field
Crookthorn Lane
Climping

RECOMMENDATION

Approve Conditionally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1091/DPA01
Block Plan 1091/DPA02
Site Plan 1091/DPA03
Floor Plan and Elevations 1091/DPA04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The number of tents pitched on the site shall at no time exceed 60.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Arun District Local Plan policies GEN3, GEN7 and DEV39.

- 4 The use of the site for seasonal tent pitches shall only take place between the 1st April and 30th October in any one year. Between 1st November and 31st March in any one year all the non permanent structures must be removed from the site and the site returned to its former condition.

Reason: In the interests of amenity, to prevent the establishment of permanent structures within the site and also in the interest of flood risk to the occupants of the site in accordance with policies GEN3, GEN7, DEV39, AREA2 and AREA10 of the Arun District Local Plan and the National Planning Policy Framework.

- 5 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: to safeguard the amenities of nearby residents in accordance with policy GEN7 of the Arun District Local Plan.

- 6 Within 3 months of the date of this permission a landscaping scheme including supplementary hedge planting, wildflower mix planting to field boundaries and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development shall be submitted to the Local Planning Authority for approval. The approved details of the landscaping shall be carried out in the first planting and seeding season, following approval and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The development shall proceed in accordance with the submitted Method Statement for Nesting Birds, Reptiles and Amphibians dated May 2018 by RSK ADAS Ltd.

Reason: To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area in accordance with policy GEN7 and GEN30 of the Arun District Local Plan.

- 8 The use of open fires shall be excluded and only raised barbecues shall be operated in accordance with the applicant's e-mail dated 09-05-2018.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan.

- 9 The camp site shall operate quiet hours between 10pm and 6am daily as per the applicant's e-mail dated 18-06-2018.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan

- 10 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

- 11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.