

DEVELOPMENT CONTROL COMMITTEE

8 August 2018 at 2.30 p.m.

Present: Councillors Bower (Chairman), Mrs Bence (Vice-Chairman), Mrs Bower, Brooks, Cates, Dillon, Mrs Hall, Haymes, Northeast, Mrs Oakley, Oliver-Redgate, Mrs Pendleton, Miss Rhodes and Mrs Stainton.

Councillors Ambler, Mrs Brown (part), Charles and Elkins (part) were also in attendance at the meeting.

137. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Wells.

138. DECLARATIONS OF INTEREST

There were no declarations of interest made.

139. MINUTES

The Minutes of the meeting held on 11 July 2018 were approved by the Committee and signed by the Chairman as a correct record.

140. RECONSIDERATION OF PLANNING APPLICATIONS FOLLOWING ADOPTION OF ARUN LOCAL PLAN

Following the adoption of the Arun Local Plan on 18 July 2018, the Group Head of Planning presented this report to Members which sought confirmation from the Committee that planning applications that had been resolved to be granted planning permission would be reconsidered where decisions had yet to be issued.

The Committee

RESOLVED – That

(1) the need to reconsider the planning applications referred to at paragraph 7 of the report by way of an update report in light of the change in the development plan following the adoption of the Arun Local Plan, be noted; and

- (2) all planning conditions attached to those applications still resolved to be granted planning permission be amended to include amended policy references from the Arun Local Plan 2011-2031.

#### 141. PLANNING APPLICATIONS

FG/39/18/PL – Demolition of existing property & outbuildings; erection of new Motor Dealership with Showroom, Offices & Motor Vehicle Workshop (including MOT) & new Head Office Facility adjoining the existing Peugeot building on site including associated hard & soft landscaping & associated supporting facilities. This application is a Departure from the Development Plan, Worthing Peugeot, Littlehampton Road, Ferring The Committee received a report on the matter, together with the officer's written report update detailing consequential changes following publication of the new version of the National Planning Policy Framework. The Planning Team Leader also advised that the comments from Environmental Health had not been included for consideration within the report - they raised no objection to the proposal providing relevant conditions were attached to any approval to mitigate concerns relating to odour; noise; the requirement for a construction management plan; and possible land contamination. It was therefore suggested that, should Members be minded to approve the application, authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to add suitable conditions to address the issues raised by Environmental Health.

In discussing the matter, Members expressed serious concern that the existing dealership at times off loaded vehicles from a transporter at the front of the site on the busy A259. This was considered to be dangerous. The Planning Team Leader advised that County Highways and the Police had been approached with regard to the situation but had raised no objection. In relation to the new proposal, County Highways had been chased for the comment but had still not responded and, in the view of officers, the application would not cause problems that would be so severe as to warrant a refusal.

Members voiced their disappointment at the lack of response from County Highways and requested that this be passed on accordingly.

Whilst acknowledging that offloading of vehicles to the rear of the site could not be imposed on Peugeot, it was felt that a condition should be attached to any approval for Honda to require all vehicles for the benefit of Honda to enter through the rear of the property". Having been formally proposed and seconded this was agreed.

The Committee

## RESOLVED - That

(1) the application be approved as detailed in the report, subject to the following additional condition:-

The use hereby approved shall not begin until details of a scheme for the control of car transporters and deliveries has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include numbers/frequency, and measures to ensure that all deliveries including transporters unload/load only within the rear area accessed off Hangleton Lane and enter and leave the site in forward gear. Only the approved scheme of deliveries shall be operated thereafter.

Reason: In the interests of road safety in accordance with policy T SP1 of the Arun Local Plan 2011-2031.

(2) authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to add relevant conditions as requested by Environmental Health.

*(Prior to consideration of the following application, Councillor Elkins spoke to the application in his role as Ward Member.)*

FG/105/18/PL – Installation of a six-pump (12 filling position) automated petrol filling station (FPS) & associated works. Resubmission of FG/206/17/PL, Land at Asda Superstore, Littlehampton Road, Ferring Having received a report on the matter, together with the officer's written report update detailing:-

- Consequential changes following publication of the new version of the National Planning Policy Framework.
- The policy context section should refer to the site being within the Built Up Area Boundary and the reference to siting within the Strategic Gap should be deleted
- Incorrect reporting in the previous application that the site was outside the defined Built Up Area Boundary
- The Council's Engineers had requested a drainage condition be imposed
- Additional comments from County Highways raising no objection
- Further letter of objection

The Planning Team Leader reminded Members that the previous application (FG/206/17/PL) had been refused purely on the grounds that the Jet Wash facility would cause unacceptable harm to neighbouring dwellings.

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In discussing the matter, some Members still expressed reservations with regard to the proposal but the Committee

RESOLVED

That the application be approved as detailed in the report and the report update to include an additional condition relating to drainage.

A/142/17/PL – Change of use of land from storage (B8 Storage or Distribution) to a car sales yard (Sui Generis), Land at Barn Farm, Dappers Lane, Angmering Having received a report on the matter, together with the officer's written report update detailing consequential changes following publication of the new version of the National Planning Policy Framework, the Committee was advised by the Planning Team Leader that, due to concerns around intensification of use of the site, a temporary permission for 3 years was being proposed.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report.

*(Prior to consideration of the following application, Councillor Mrs Brown spoke to the application in her role as Ward Member.)*

AW/71/18/HH – Demolition of existing ground floor extensions to front of property, construction of a single storey rear extension & reworking of existing external hard & soft landscaping including new vehicular access onto Kingsway. This application affects the character & appearance of the Craigweil House Conservation Area, 36 Kingsway, Aldwick Having received a report on the matter, together with the officer's written report update detailing:-

- Additional comment from the Council's Tree Officer and resultant amendment to Condition 3 to refer to the Rev D Arboricultural Method Statement.
- Advice that supporting photographs from the applicant were available to view on the Council's website.
- Consequential changes following publication of the new version of the National Planning Policy Framework.
- Additional local resident objections.
- Correction to officer's comment on representations with regard to the ramped access – no examples of other ramped accesses within the estate could be given.

In discussing the matter, Members were broadly in favour of the proposal and felt it would be an improvement to remove the conifer hedge to the east and front of the property to open up views of the house. Comment was made that the materials for the driveway should be porous to assist surface water drainage and it was agreed that condition 5 be amended to include that requirement.

The Committee

#### RESOLVED

That the application be approved as detailed in the report, subject to amendment of condition 5 to read:-

No development in respect of the new driveway/new hard surfacing shall take place unless and until a schedule of porous materials and finishes to be used for the new proposed hard surfacing/driveway have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the new hard surfacing/driveway.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Conservation Area in accordance with policies D DM1 & HER DM3 of the Arun District Local Plan 2011-2031.

AW/129/18/HH – Loft conversion & single storey side extension, 20 Aldwick Gardens, Aldwick Having received a report on the matter, together with the officer's verbal advice with regard to consequential changes following publication of the new version of the National Planning Policy Framework, the Committee

#### RESOLVED

That the application be approved as detailed in the report.

AW/130/18/OUT – Outline application with some matters reserved for the erection of 8 No. dwellings with new access between 34 & 36 Carlton Avenue, Land to the rear of 34, 36, 38, 40 & 44 Carlton Avenue, Aldwick The Committee received a report on the matter, together with the officer's written report update detailing:-

- Consequential changes following publication of the new version of the National Planning Policy Framework.
- Further County Highways advice and subsequent additional condition and informative
- Details of policies omitted from the report

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- Reasons for conditions 8 [Construction Environmental Management Plan]; and 10 [Wheel Washing] which were omitted from the report

In discussing the matter, Members again expressed their concern that County Highways had raised no objection to the proposal, particularly in light of the traffic congestion that was experienced by local residents due to the proximity of the primary school and the resultant safety issues that arose.

The Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update.

AL/38/18/PL – Construction of additional car parking, with lighting, to serve existing Gospel Hall, The Gospel Hall, Nyton Road, Aldingbourne Having received a report on the matter, the Committee also took account of the officer's written report update detailing:-

- Consequential changes following publication of the new version of the National Planning Policy Framework.
- Additional drainage plan and resultant amended condition 3 to read "Development of the parking area shall not commence....."
- Condition 5 to be amended to read "The approved car parking spaces shall be retained at all times for their designated purpose".
- As Aldingbourne Parish Council need to be notified in respect of the Lighting Statement and the Drainage Plan, it would not be possible to make a decision on this application until after 27 August 2018 and authority was therefore sought to delegate the decision to the Group Head of Planning.

Following consideration, the Committee

RESOLVED - That

That the application be approved as detailed in the report and the officer report update; and

(2) the decision to issue after 27 August 2018 be delegated to the Group Head of Planning.

AL/115/17/OUT – Outline application with some matters reserved for the erection of 55 No. dwellings, sustainable drainage measures, public open space, children's play area, landscaping & all other associated works. This application is a Departure from the Development Plan, Wings Nursery, Lidsey Road, Aldingbourne  
Having received a report on the matter, together with the officer's written report update detailing consequential changes following publication of the new version of the National Planning Policy Framework, the Committee now considered the matter.

The new Arun Local Plan 2011-2031 had been adopted at the meeting of Full Council on 18 July 2018 and Members were mindful that the integrity of the Plan must be safeguarded. The timing of the proposal was unfortunate as it was recognised that small sites for housing such as this were needed in the District and it was hoped that the applicant could be invited to submit the proposal for the Small Sites DPD [Development Plan Document] in the future.

Following consideration, the Committee

RESOLVED

That the application be refused as detailed in the report

142. PLANNING APPEALS

The Committee noted the planning appeals that had been received.

(The meeting concluded at 5.25 p.m.)