



# Public Document Pack

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29 October 2019

## DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF on Wednesday 6 November 2019 at 2.30 pm** and you are requested to attend.

Members: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Lury, Northeast, Mrs Pendleton, Roberts, Mrs Stainton, Mrs Yeates and Mrs Worne

**PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE**

**PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE COUNCIL'S PLANNING RECEPTION AT THE CIVIC CENTRE AND/OR ON LINE AT [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)<<http://www.arun.gov.uk/planning>>**

## AGENDA

### OFFICER REPORT UPDATES

These will be circulated at the meeting.

Note : Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note : Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This

meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [Filming Policy](#)

These meetings are webcast live.

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**DEVELOPMENT CONTROL COMMITTEE**

**6 NOVEMBER 2019**

**OFFICER REPORT UPDATES**



## **COMMITTEE REPORT UPDATE 2: 6<sup>th</sup> November 2019**

### **BE/135/18/PL – SALT BOX**

#### **Reason for Update/Changes:**

Amendments to Condition 23 in the FULL application deleting the proposed wording:

“The details of the footpath connections between the Salt Box site and the Bersted Brooks Local Nature Reserve and the Rowan Park Caravan Site set out on Drawing No. 1744-P05 should be implemented in full prior to the completion of Phase 1.”

It is proposed to replace the text with the following wording, which was set out in the Development Control Committee report on 5<sup>th</sup> June 2019:

“No part of the development shall be first occupied until details of the footpath connections between the Salt Box site and the Bersted Brooks Local Nature Reserve and the Rowan Park Caravan Site have been submitted to and been approved in writing by the Local Planning Authority.”

The amendment is necessary to allow further discussions to take place on the best route for the footpath connection between the site and Bersted Brooks / Rowan Park.

#### **Officers Comments:**

Agree to the proposed amendments to the wording of Condition 23.

## REPORT UPDATE

**Application no:** EP/179/18/PL  
**Page no:** 13  
**Location:** Gladwyn The Street East Preston  
**Description:** Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

### UPDATE DETAILS

Reason for Update/Changes:

Amendment to condition 10 to remove 'following' and replace with 'prior'.

Officer Comment:

This will ensure that details are agreed with the Council before any demolition of the flint boundary wall takes place.

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

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Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

Gladwyn  
The Street  
East Preston

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## RECOMMENDATION

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AC - Approve Conditionally

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- 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: 2386  
Street Scene: 2386/01/05/C  
Elevation: 2386/01/02/E  
Floor Plans: 2386/01/01/C  
Block Plan, Bin Store Elevations: 2386/01/03/D  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter 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 W SP1, W DM1, W DM2 and W DM3 of the Arun 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 No part of the development shall be first occupied until visibility splays have been provided at the proposed site vehicular access onto The Street in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.  
  
Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until the car parking and turning arrangements have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designed purpose as allocated car parking spaces.  
  
Reason: To provide car-parking space for the use and in accordance with Policy T SP1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance and retained in perpetuity with plans and details submitted to and approved by the Local Planning Authority.
- Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 and T DM1 of the Arun Local Plan.
- 7 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes, including details such as the joinery and the quality of work, and samples of such materials and finishes to be used, including the front doors, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.
- Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun 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 D DM1 of the Arun District Local Plan.
- 9 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no dormer windows to the dwelling houses shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To safeguard the privacy and amenity of adjoining occupiers and safeguard the appearance of the development in accordance with policy D DM1 of the Arun Local Plan.
- 10 Prior to the demolition of the existing front boundary wall the flints shall be retained for reuse and the replacement front boundary wall shall be constructed from the reclaimed materials in accordance with details to be submitted and approved by the Local Planning Authority. The wall shall be constructed prior to occupation of the dwellings.
- Reason: In the interests of the visual amenities of the locality in accordance with policies D DM1 and HER DM1 of the Arun 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 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.
- 12 **INFORMATIVE:** 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 BRE365, 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 40% 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 regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.
- 13 **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](http://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>.

- 14 **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](http://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>.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)".

## REPORT UPDATE

**Application no:** Y/58/19/L  
**Page no:** 47  
**Location:** Old Bilsham Farm Bilsham Lane Bilsham Yapton  
**Description:** Application for Listed Building Consent for conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding

### UPDATE DETAILS

#### Reason for Update/Changes:

Paragraph 2 of the Conclusions section on page 50 contains an incorrect reference to the Planning (Listed Buildings and Conservation Areas) Act 1990. It should instead read as follows:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

#### Officers Comment:

There are no changes to the recommendation, conditions or reasons.

## REPORT UPDATE

**Application no:** P/58/19/PL  
**Page no:** 61  
**Location:** Rear of Inglenook Hotel 253-255 Pagham Road Pagham  
**Description:** Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

### UPDATE DETAILS

Reason for Update/Changes:

#### (A) Additional Objections

The Council has received an objection from a resident which is accompanied by photos of illegal parking on Pagham Road and a copy of an article in the Bognor Post written by the planning agent (dated 30/08/19). The objector asserts that the owner of the pub does not care where customers park and that the application site would be better used as a car park for the pub. The objector also states that the application will not benefit Pagham residents and that the article in the Bognor Post does not represent the views of Mill Farm residents.

The Council has received a further objection which states that Highways do not take account of the additional traffic resulting from the 3 large scale applications on land north and south of Summer Lane, and Bartons Farm.

#### (B) Replacement Transport Maps

The Council has received updated transport plans which now show the correct site layout. Members should note that these were included in the presentation for the Planning Briefing Panel on the 25th October. However, an update is required in order to make the necessary amendments to the proposed condition number 2 and this has been changed to say:

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

- ~~"Location plan" dwg. 01 Rev A;~~
- ~~"Site Plan as Proposed" dwg. 06 Rev B;~~
- ~~"Houses Types 1-4" dwg. 07;~~
- "House Types 5 & 6 (Mirrored)" dwg. 08;
- "Bungalow Type 7" dwg. 14 Rev A;
- "House types 8 & 9" dwg. 09;
- "Street Elevation - Longitudinal Section" dwg. 10 Rev A;
- ~~"Street Elevation - Cross Section" dwg. 11 Rev A;~~
- "Street Elevation (Bungalow) Cross Section" dwg. 35;
- "Refuse Vehicle Swept Path Analysis" dwg. 2017-3763-001 Rev B;
- "Visibility Splays and Internal Swept Path Analysis" dwg. 2017-3763-002 Rev B;

"Refuse Vehicle Access and Egress and Concurrent Car's Movements" dwg. 2017-3763-003 Rev B; and  
"Forward Visibility" dwg. 2017-3763-004 Rev B.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies QE SP1, D DM1 and T SP1 of the Arun Local Plan"

Officers Comment:

Members are requested to agree the recommendation subject to the replacement condition 2 as set out above.



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