



Public Document Pack

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: (01903 737500)
Fax: (01903) 730442
DX: 57406 Littlehampton
Minicom: 01903 732765

e-mail: committees@arun.gov.uk

Committee Manager Carrie O'Connor (Ext 37614)

8 January 2020

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 8 January 2020 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>>

AGENDA

OFFICER REPORT UPDATES

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.

Note : 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 recorded and will be available to watch on demand. To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

REPORT UPDATE

Application no: WA/59/19/PL
Page no: 1
Location: Pippins Yapton Lane Walberton
Description: Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

Officers Comment:

An additional planning condition (condition 3) has been added, which seeks to control the appearance (materials and colour) of the three new mobile homes. Condition 3 is as follows:

The three additional mobile homes shall match in appearance (materials and colour) the other mobile homes on the site (including the three allowed under appeal ref. WA/86/17/PL).

Reason: In the interests of visual amenity, in accordance with policy D SP1 and D DM1 of the Arun Local Plan and policy H13 of the Walberton Neighbourhood Plan.

The Visual Amenity section of the report has also been amended to reflect that the appearance of the new mobile homes is being controlled in terms of materials/colour and to confirm the addition of condition 3.

Attached to this report update is a revised conditions recommendation.

Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan.

Pippins
Yapton Lane
Walberton

RECOMMENDATION

AC - 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; Proposed Site Plan (received 27/06/2019).
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, QE SP1 and T SP1 of the Arun Local Plan and policies HP11, HP13, VE8 and GA3 of the Walberton Neighbourhood Plan.
- 3 The three additional mobile homes shall match in appearance (materials and colour) the other mobile homes on the site (including the three allowed under appeal ref. WA/86/17/PL).
Reason: In the interests of visual amenity, in accordance with policy D SP1 and D DM1 of the Arun Local Plan and policy H13 of the Walberton Neighbourhood Plan.
- 4 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 and avoid unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained at all times in accordance with the approved details.
Reason: In the interests of the visual amenities of the area, in accordance with policy QE SP1 of the Arun Local Plan and policy VE8 of the Walberton Neighbourhood Plan.
- 5 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 / No part of the extended 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 and VE7 of the Walberton Neighbourhood 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.
- 6 **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.

- 7 **INFORMATIVE:** The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage and the owner of the premises will need to maintain the septic tank to ensure its long term effectiveness.
Should any sewer be found during construction works which may be public, an investigation should be made into its condition, the number of properties it serves, and potential means of access before any works commence on site. 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 is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 8 **INFORMATIVE:** The granting of this 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 737555.
- 9 **INFORMATIVE:** The applicant is advised that the proposed use of the site will require an amendment to the existing Caravan Site License under the provisions of the Caravan Site and Control of Development Act 1960. The application is advised to contact the Council's Licensing team for further information: <https://www.arun.gov.uk/licensing>.
- 10 **INFORMATIVE:** The applicant is advised that the mobile homes must comply with the Caravan Act 1968. Under this Act, the definition of a mobile home gives a maximum external size of 20m x 6.7m (66ft x 22ft) and 3.048m internal ceiling height.
- 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.

REPORT UPDATE

Application no: AW/237/19/PL
Page no: 9
Location: The Former Ship Inn Aldwick Street Aldwick
Description: Variation of conditions imposed on planning reference AW/211/14/PL relating to condition 8 - delivery times & Condition 10 - delivery of goods serving the store in accordance to the Delivery Management Schedule

UPDATE DETAILS

Reason for Update/Changes:

One additional objection has been received and this states that:

"I object to this proposal on the grounds of road safety and the environmental effect. There is not enough room on the road for these large vehicles and they are too large to get in the car park even if it was empty. They cannot park in the road because there are double yellow lines. The environmental impact on the noise and exhaust fumes are not acceptable and would exceed acceptable levels. There needs to be a full and proper Road Safety Impact Study and also one for Environmental."

Officers Comment:

These matters are already considered within the officer report and there are no required changes to the recommendation.

REPORT UPDATE

Application no: BR/306/19/HH
Page no: 21
Location: 28 Arun Road Bognor Regis
Description: Two storey side and rear extension, single storey rear extension & replacement front porch.

UPDATE DETAILS

Reason for Update/Changes:

- Missing representations from nearby occupiers.
- A further letter of objection raising concerns with the details of the officers report.
- Report Clarity

Officers Comment:

There have been 3 letters of representations from nearby occupiers on the following grounds:

- Overbearing impact on the neighbouring properties.
 - The application being out of character with the area and having a detrimental impact on the street scene due to the change in symmetry present.
 - Other houses within the area having their applications refused for similar works.
- It is not believed the report needs amending.
- The history attached to the application is as follows:
- BR/42/09/PL for a two storey side extension located at 29 Arun Road and was refused.
 - BR/121/11/PL for a two storey side extension located at 12 Arun Road and was refused (this was a resubmission of BR/327/10/PL).
 - BR/327/19/PL for a proposed two storey side and rear extension located at 12 Arun Road.

As well as the applications above there have been multiple others that have been approved and created changes to the street scene. these include:

- BR/236/00/PL for a side extension and conservatory located at 8 Arun Road.
- BR/347/03/PL for the raising of a gable roof from hipped located at 46 Arun Road.
- BR/140/90/PL for an extension to the side of the property to be used as a Granny Annexe located at number 27 Arun Road.

Note: The Officers Recommendation remains the same.

REPORT UPDATE

Application no: M/32/19/PL
Page no: 27
Location: 46 Sea Lane Middleton-On-Sea
Description: New dwelling & separate garage replacing the proposed new house in the previous planning permission ref: M/7/16/PL - Amendment to M/153/18/PL

UPDATE DETAILS

Reason for Update:

Information in relation to the impact of the proposal on the Non-Designated Heritage Asset was missing from the Officer report. It is concluded that the proposal will not cause harm to the heritage assets or their settings. Middleton-on-Sea estate has been identified as an Area of Character in the adopted Local Plan (2018).

Although the proposal does not contain a separate heritage statement as required by paragraph 189 of the NPPF it does make reference to the impact of the proposal on the heritage asset within the submitted Design and Access Statement.

In accordance with paragraph 190 of the NPPF the Local Planning Authority has considered the significance of the heritage asset and taken account of the advise of the Conservation Officer. The application has been weighed against its impact on the asset and in relation to paragraph 197 of the NPPF no harm to the significance of the asset has been identified. The proposed new house uses the form and style of development prevalent in the village and maintains an appropriate mix of uses where this is an important element in the character of an area. The gable walls, ridges, bulk, scale and massing are within the range of sizes of similar elements in adjacent building. Sections of the roof on the new house fall to eaves of 2m. The new house sits within the general building line along the sea front providing an 18m set back. The proposal also utilises an existing access and incorporates landscaping on the public boundary.

REPORT UPDATE

Application no: M/53/19/PL
Page no: 37
Location: 7 Alleyne Way Elmer Middleton-On-Sea
Description: Demolition & erection of 1 No. dwelling.

UPDATE DETAILS

Reason for Update/Changes:

The neighbouring dwelling at no 9, to the North, has now been extended (as approved under planning permission M/31/19/HH) and revised street scene plans have been submitted to reflect the current situation.

These alterations have changed the character of the immediately surrounding area to a mix of 2 storey dwellings and bungalows.

In terms of residential amenity the extended dwelling at no 9 has a number of windows in the south side elevation at ground and first floor facing the north side of the application property. However the proposal has no openings on this north elevation and therefore no adverse overlooking would result to the adjoining dwelling from the proposal.

Officers Comment: The wording of condition 2 has been amended to reflect the later plan reference.

Demolition & erection of 1 No. dwelling.

7 Alleyne Way
Elmer
Middleton-On-Sea

RECOMMENDATION

AC - 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:
1310 100 Existing Location Plan
Location Plan
1310.102 Proposed Site Plan
1310.103 revA, Existing Floor Plans and Elevations
1310.104 revA Proposed Floor Plans and Elevations received 06-01-2020
Bin and Cycle Storage
Drainage Plan of soakaway and drain type/positions
Drainage Plan
Soakaway Location Plan
Street Scene
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 The windows on the south elevation at first floor level shall at all times be glazed with obscured glass and fixed to be permanently non-opening.
Reason: To protect the amenities and privacy of the adjoining property in accordance with policy DDM1 of Arun Local Plan.
- 4 The building shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the submitted details namely Building Regs Drainage Specification, Rainwater Harvesting Equipment Soakaway Report, Surface Water Drainage Proposal Checklist, Foul and Surface Water Drainage Statement, Infiltration Test Location Plan, applicant's e-mail dated 07-08-2019 and the agreed details attached to the Council's Drainage Engineer's consultation response dated 05-09-2019. 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 WDM3 of Arun Local Plan.
- 5 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) submitted June 2019 by ARK Environmental Consultancy Ltd and the following mitigation measures detailed within the FRA:
 1. Finished floor levels of the ground floor shall be set no lower than 3.8 m above Ordnance Datum (AOD).
 2. Flood resilient techniques as set out in section 9.6 of the Flood Risk Assessment shall be incorporated .

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the impact of flooding on the proposed development and future occupants in accordance with policies W SP1 and W DM2 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until the covered and secure cycle parking spaces have been provided in accordance with the plan submitted with this application and the spaces so provided shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy T SP1 of the Arun Local Plan.

- 7 **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 is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 8 **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: Y/83/19/OUT
Page no: 61
Location: Clays Farm North End Road Yapton
Description: Outline application with some matters reserved for the erection of 33 No. dwellings, access roads, landscaping & associated works (resubmission following Y/62/18/OUT). This application is a Departure from the Development Plan.

UPDATE DETAILS

Reason for Update/Changes:

A new informative (no. 37) has been added to the recommendation to state that: "The reserved matters submission shall include details of how pedestrian and cycle access is to be achieved into the adjoining development sites to the north and south."

Page 69 of the agenda states under "Other Material Considerations" that there is a 4.7-year Housing Land Supply. This is incorrect as the Housing Land Supply is currently only 3.7 years and this lower figure is given elsewhere in the report (such as on page 71).

Officers Comment:

The additional informative results in only a slight change to the recommendation and so it is not appropriate to provide a new copy of the recommendation with this update but any recommendation to approve should be made with reference to the additional informative.