



Public Document Pack

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Committee Manager Carrie O'Connor (Ext 37614)

20 October 2020

DEVELOPMENT CONTROL COMMITTEE

A virtual meeting of the Development Control Committee will be held on **Wednesday 28 October 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, Kelly, Lury, Mrs Pendleton, Roberts, Tilbrook, Mrs Warr and Mrs Yeates

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

11. OFFICER REPORT UPDATES (Pages 1 - 4)

12. PRESENTATION SLIDES (Pages 5 - 20)

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.

To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

DEVELOPMENT CONTROL COMMITTEE

28 OCTOBER 2020

OFFICER REPORT UPDATES

REPORT UPDATE

Application no: LU/91/19/PL
Page no: 9
Location: Various sites along Littlehampton Promenade Littlehampton
Description: Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets.

UPDATE DETAILS

Reason for Update/Changes.

Late representation from objector:

- Welcome Littlehampton Regeneration Sub Committee (LRSC) recommendation that sales at proposed Site B (next to Lighthouse) be restricted to provide facilities to recreation and entertainment only and no food or drink.
- Disagrees that a planning condition cannot be imposed to ensure this is the case as food and drink is in Class A3 of the planning Use Class Order.
- A planning condition should be applied and to do so would comply with Government and Planning guidance.
- Pleased to see that an appropriate proportion of Site D (Banjo Road) is devoted to coach car parking only.
- Contend that amount of kiosks and time proposed would amount to a "food court" and insufficient convenience facilities available to cater for this use.
- Suggest that temporary public conveniences should be available when the use in Site D is taking place.

Additional Informative:

INFORMATIVE: The Councils Estates and Property Department will be asked to restrict/manage the use of the concessions so that the riverside site only provides facilities relating to recreation and entertainment with no food or drink and that the Banjo Road site provide food, but not alcohol, recreation and entertainment.

Officers Comment:

- There needs to be a sound planning reason why a condition should be imposed excluding the use of Class A3 uses from Site B. There is no such reason.
- Sufficient public convenience facilities are available in the near vicinity. The number of proposed concessions on Site D are not expected to be excessive and warrant the provision of additional temporary facilities.

The additional informative is to remind the Estates and Property Department of the type of concessions to be allowed for each of the sites in line with the request of the Littlehampton Regeneration Sub Committee.

REPORT UPDATE

Application no: AL/61/20/PL
Page no: 11
Location: Nyton Rest Nyton Farm Shop Nyton Road Aldingbourne
Description: Continued use of land for agricultural workers accommodation for a temporary period of 2 years comprising 14 No chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works. This application falls in CIL Zone 3 (Zero Rated) as 'other development'.

UPDATE DETAILS

Reason for Update/Changes:

WSSC Highways have provided further comments in relation to the parking provision and likely movements to/from the site. Their response is available in full on the Councils website dated 23/10 but in short, they do not anticipate the development to result in an unacceptable level of traffic generation on the nearby road network. They therefore raise no objections and request no conditions.

Regarding parking, the application form did state that 18 parking spaces would be provided and this was picked up by WSSC's first comments (dated 25/08/20). However, as the agenda report states, the agricultural workers will not have cars and therefore it is only necessary to provide 4 visitor spaces and a minibus parking space. The two caravans to be occupied by travelling showpeople will however have parking spaces alongside.

Members may also wish to note that the application site is at least 200m from the district boundary. As no land within the Chichester District is directly affected, there was no requirement to consult Chichester District Council on the application or to advertise the application to any residential properties within the Chichester district.

Regarding the outstanding landscaping condition on AL/47/14/PL, the applicant's agent has indicated that they will seek to discharge the condition as soon as possible and in close liaison with the Councils Landscape Officers.

Officers Comment:

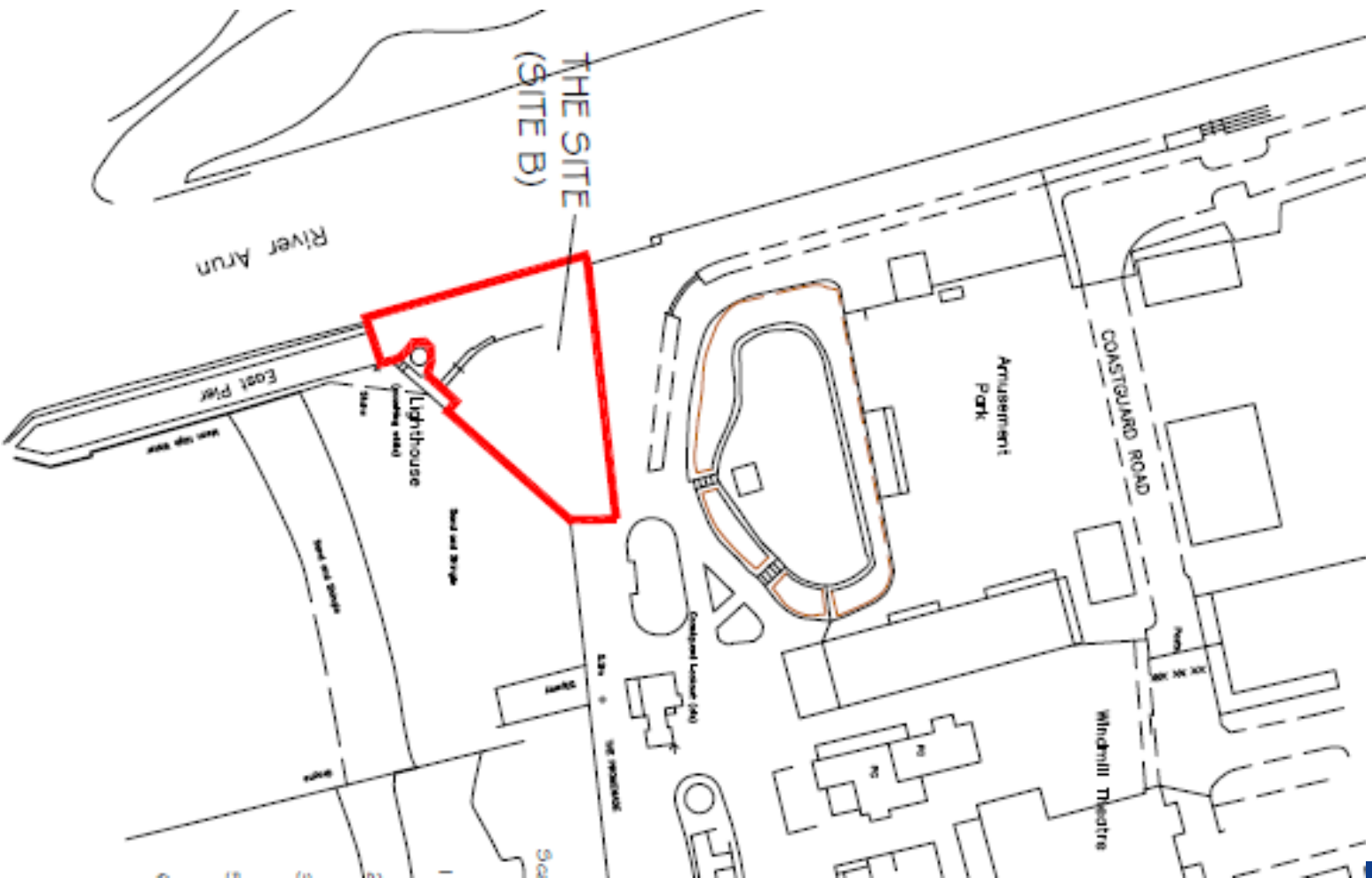
There are no changes to the recommendation or conditions.

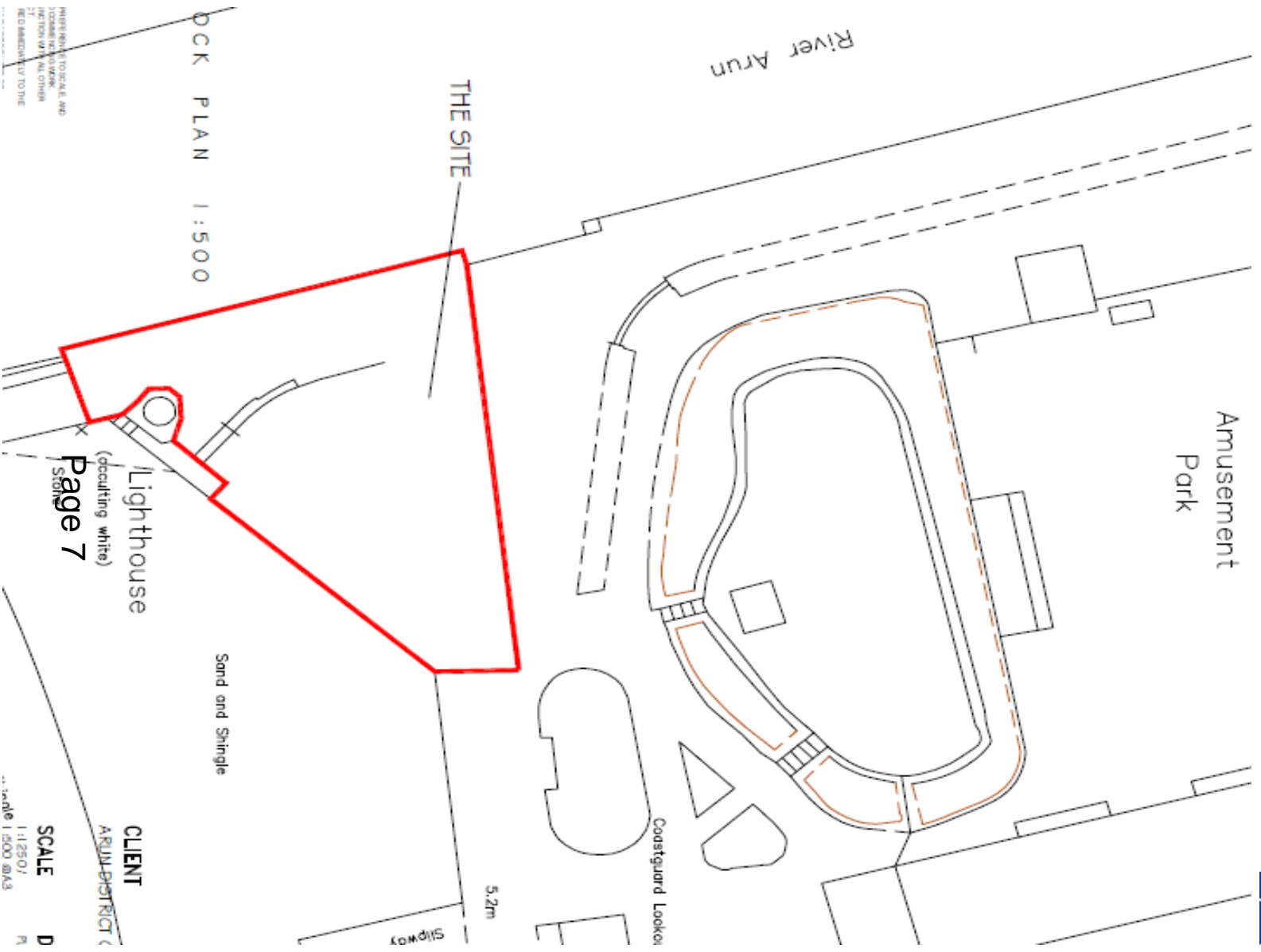
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LU/91/19/PL

Various sites along Littlehampton Promenade

Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary/portable structures & equipment for use by businesses associated with those outlets..

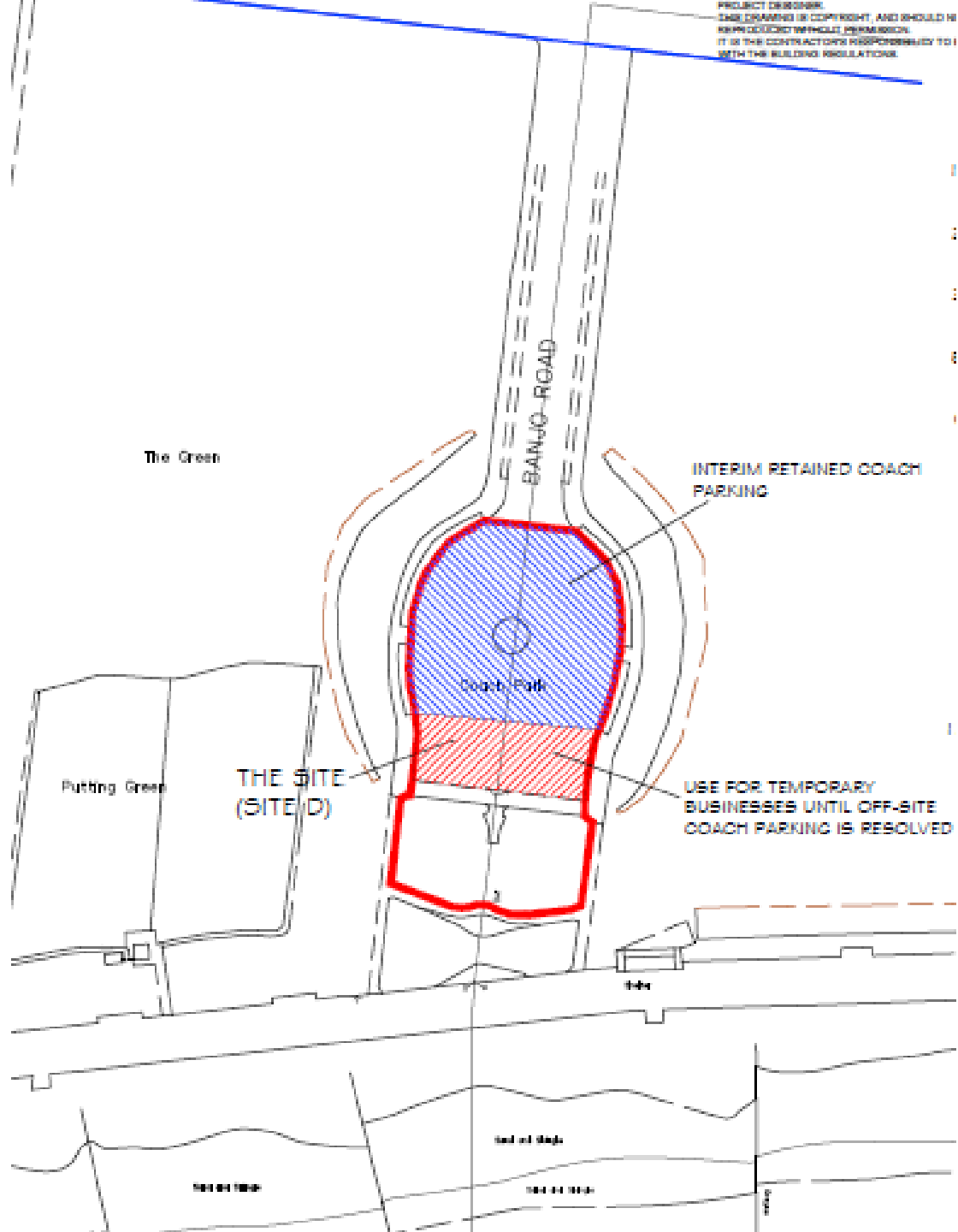




REFER TO SCALE AND
DIMENSIONS TO WORK
ON. ALL OTHER
DIMENSIONS TO THE
RED UNLESS OTHERWISE
STATED.

Lighthouse
(occluding white)
Page 7
Site

CLIENT
ARUN DISTRICT COUNCIL
SCALE
1:1250/
1:500 @A3
D







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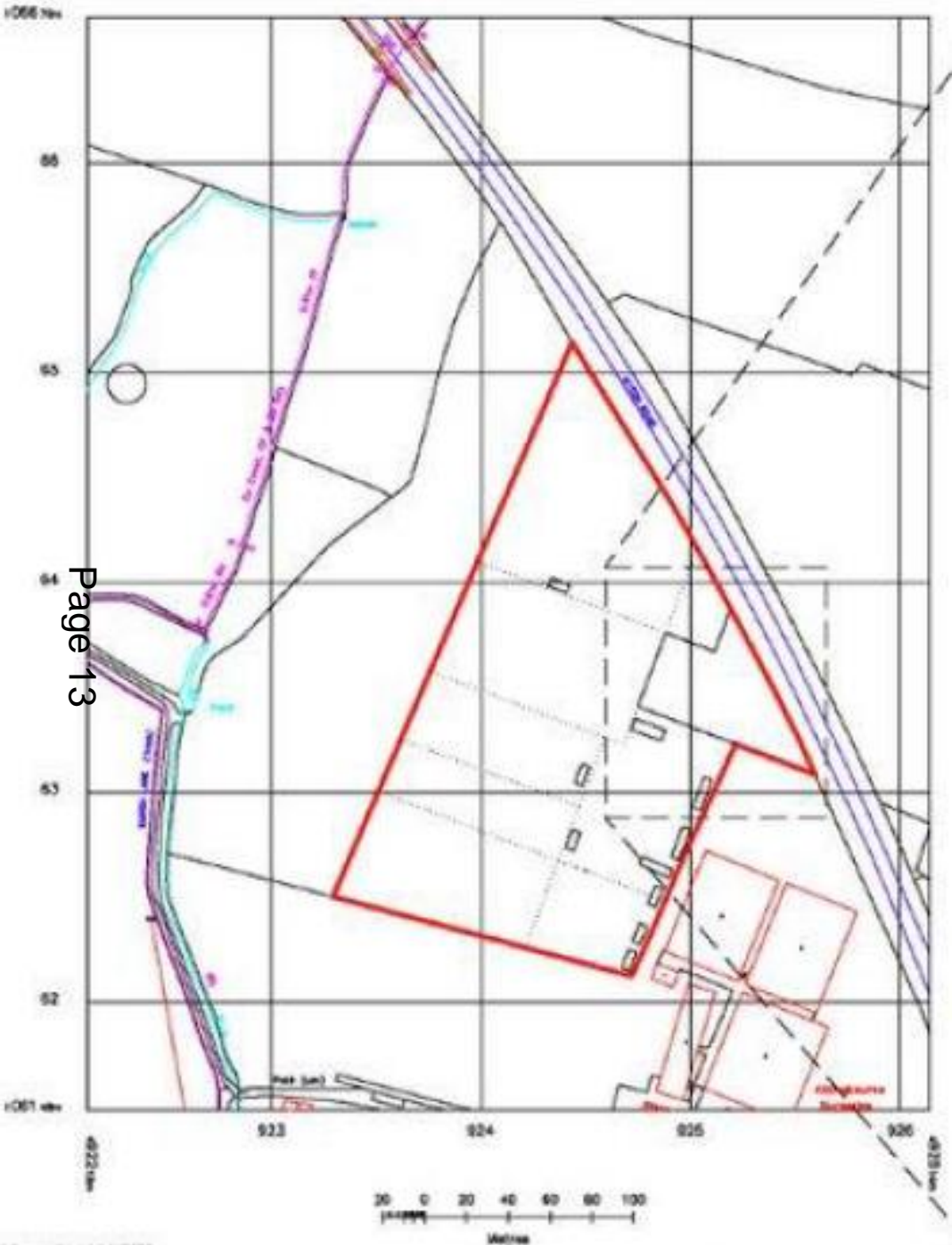
Page 11

AL/61/20/PL

Nyton Rest, Nyton Farm Shop, Nyton Road

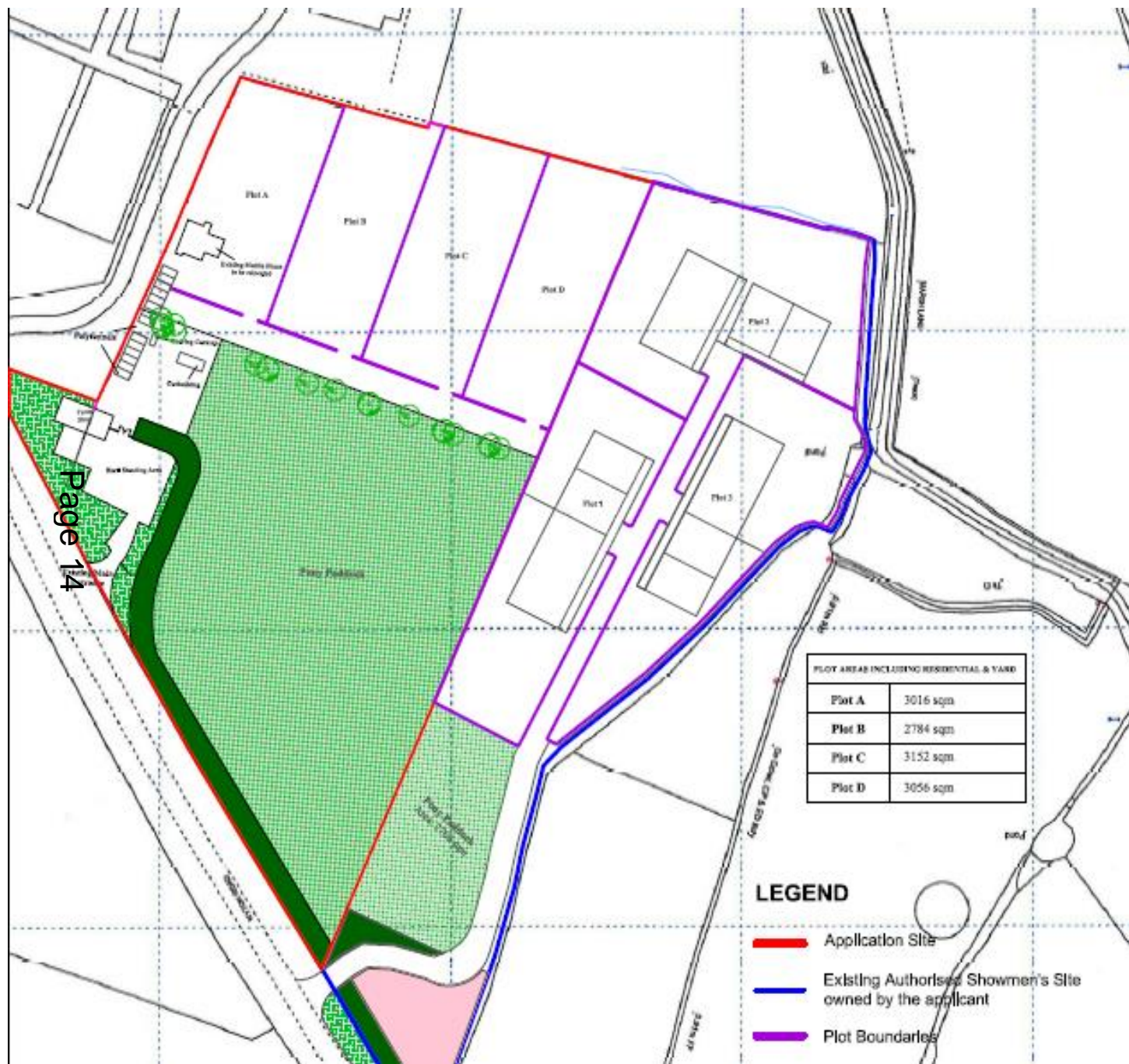
Continued use of land for agricultural workers accommodation for a temporary period of 2 years comprising 14 No chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works.

Location Plan



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Existing Site Plan

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Key:

- Caravan
- Pub Lane
- Wash House
- Pub Lane
- Public House
- Shed
- Grass
- Grass
- Tarmac
- Holding

REVISION	DATE	VARIATION

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Site Plan pre commencement of agricultural workers use





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Key:

- Caravan
- New Path
- Block Paved
- Polywood
- Mobile Home
- Shed
- Grass
- Road
- Tarmac
- Retaining

B	11.05.10	Minor updates
A	11.05.10	Minor updates
REVISION	DATE	EXPLANATION

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Drawn

Proposed Site Plan

Proposed Site Plan





Proposed Section A-A

SCALE 1:100@A1



Proposed Section B-B

SCALE 1:100@A1

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A	01.7.20	SECTIONS UPDATED
REVISION	DATE	VARIATION
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Site Sections





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