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6 January 2021

DEVELOPMENT CONTROL COMMITTEE

A meeting of the Development Control Committee will be held virtually on **Wednesday 6 January 2021 at 1.00 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: *This meeting will be a 'virtual meeting' and any member of the press and public may listen-in and view the proceedings via a weblink which will be publicised on the Council website at least 24 hours before the meeting.*

Different meeting arrangements are in place for the period running from 4 April 2020 to 7 May 2021 from the provisions of the Coronavirus Act 2020 and the meeting regulations 2020, to allow formal 'virtual meetings'.

This Council's revised Rules of Procedures for 'virtual meetings' can be viewed here [click here](#)

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

Attached.

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 webcast live.

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

REPORT UPDATE

Application no: A/109/20/RES
Page no: 1
Location: Land South of Water Lane Angmering
Description: Approval of reserved matters following outline consent A/99/17/OUT for 175 No dwellings & associated infrastructure. This application may affect the setting of a listed building, may affect the character & appearance of the Angmering Conservation Area & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

UPDATE DETAILS

Updated consultee comments received as follows:

HIGHWAYS ENGLAND:

No objection to the revised plans.

Officers Comment:

Noted.

LOCAL HIGHWAY AUTHORITY:

No objection to the revised plans.

The carriageway width and alignment of that length of road from where the visitor parking bays have been removed (along the eastern landscape buffer) could accommodate on-street parking without this resulting in an obstruction or parking on the footway.

Officers Comment:

Noted.

WSCC MINERALS & WASTE PLANNING AUTHORITY:

No objection to the revised plans

Officers Comment:

Noted.

SOUTHERN WATER

No objection.

Officers Comment:

Noted.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNPA):

Object.

- The only change that has been made is to reduce the height of the apartment block by 1.6 metres (i.e. the building is now proposed to be 10.4 metres high to the ridgeline).
- No consideration is given to the impact of development on the setting of the National Park.

- The site acts as a rural buffer and makes a positive contribution to the setting of the National Park.
- The proposed buffer along the eastern boundary is of poor quality.
- The revised Landscaping Masterplan is predominantly urban in character.
- Full details of any external lighting should be secured by condition.
- The removal of permitted development rights in respect of rooflights would be welcomed.

Officers Comment:

- The apartment building has been reduced in height and its appearance has changed considerably.
- the impact on the setting of the National Park is set out in the Officers Report.
- The site currently acts as a rural buffer, but it is an allocated strategic site in the adopted Local Plan and it has outline planning permission for residential development.
- The eastern landscape buffer is a minimum of 5.5 metres wide and increases up to 9.0 metres in places and it includes the planting of native species.
- The revised Landscaping Masterplan is characteristic of a residential development on the edge of Angmering.
- Lighting details would be secured by conditions imposed on the outline planning permission.
- There is a condition proposed that would remove permitted development rights across the residential development; apartment buildings do not have permitted development rights.

ADC ARBORICULTURE:

No objection.

The proposals are supported by a comprehensive arboricultural assessment and provision of adequate protection plans and methodology which should be conditioned.

Condition:

"Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plans, dwg nos. JBA 19/283 TPO1, JBA 19/283 TPO2, JBA 19/283 TPO3, - Rev B.

All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement, JBA 19/283 AR02 Rev B, 13 November 2020. 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.

Any tree pruning considered essential to enable the agreed development or subsequently agreed with the local planning authority Tree Officer, must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.

- 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: 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 is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with Policy ENV DM4 of the Arun Local Plan".

Officers Comment:

Noted. The condition is considered to be necessary and is recommended to be imposed.

ANGMERING PARISH COUNCIL

1. Non-Compliance with the Parameter Plan

- Removal of Weavers Hill Emergency Access

The Parish Council insists on the re-instatement of the emergency access road as shown in the Parameter Plans.

- Removal of Landscape Buffer

The southern landscape buffer shown in the approved Parameter Plan between the start of the development and the Conservation Area has been removed.

2. Heritage Compliance Statements

The removal of the southern landscape buffer has gone unnoticed by the updated Heritage Compliance Statements. The conclusions in these Statements should be considered unreliable.

3. Building Design

The proposed materials do not reflect the adjacent Conservation Area and listed buildings which are predominantly brick and flint. Real flint should be used and not flint panels.

- Light Pollution

The velux windows in the apartment building would result in uncontrolled light spillage next to the National Park. A condition should be imposed to remove Permitted Development rights for future rooflights and upward extensions.

4. Site Layout and Density

The density of "less than 35dph" reflects Local Service or Suburban Centres and not the site's rural setting in the north of the village on the edge of the settlement.

5. Site Layout and Open Spaces

The latest proposed changes to the site layout have done nothing to address any of the Parish Council's previous issues.

6. Site Drainage

There continues to be insufficient information to establish whether there is adequate space for surface water drainage on the proposed site layout or that the eventual solution will meet Policy requirements.

7. Southern Water Comment

In the email of 15th December 2020 "Southern Water would not recommend approval of layout,

until the applicant demonstrates that the stand-off distance from the public water distribution main is to be maintained. The comments in our response dated 29/09/2020 remain unchanged and valid."

8. Parameter Plan: Eastern Landscape Buffer with the South Downs National Park

The Landscape and Visual Impact Assessment submitted with the reserved matters application confirms that the existing vegetation will not limit "any views from the South Downs National Park to glimpses of roofs over the existing vegetation. The applicant should increase the eastern landscape buffer to (at least) 15 metres.

9. Impact of the development on the South Downs National Park

The applicant has made no attempt to engage with the South Downs National Park Authority (SDNPA) and has not responded to the concerns and suggestions made by the SDNPA. The proposed site layout and landscape boundary treatment will result in views of the development and have an impact upon the setting of the national park.

Officers Comment:

1. Non-Compliance with the Parameter Plan

The reserved matters accord with the outline planning permission.

- Removal of Weavers Hill Emergency Access

An emergency access is proposed onto Weavers Hill and this will be accessible to ambulances and police cars. This has been tracked to ensure usability. Larger fire trucks would access from Water Lane or via the other emergency access from High Street and then use the internal estate road into the western parcel. The turning head has been tracked for fire trucks. This is logical given the location of the closest fire stations and means trucks would not have to use Weavers Hill or necessitate further widening which would result in the removal of part of the flint wall on Weavers Hill.

- Removal of Landscape Buffer

Housing is now shown in the area behind the Spotted Cow Public House which was shown as open space on the approved Parameter Plan; however, the loss of this open space has been compensated for by the provision of an area of open space immediately north of the attenuation basin on land that was identified for housing in the approved Parameters Plan. In addition, extensive landscaping is proposed around the entire application site to the satisfaction of ADC Greenspace and the ADC Conservation Officer and this has been supplemented throughout the planning application process to provide further screening.

2. Heritage Compliance Statements

The Heritage Statement and Supplemental Update consider all matters pertaining to heritage and this has been discussed at length with the ADC Conservation Officer. Landscaping has been enhanced throughout the submission process and additional planting is proposed adjacent to the Spotted Cow Public House taking account of the easement in that area, along the western boundary with Avenals Farm and also the eastern buffer is a minimum of 5.5m as per the parameters plan.

3. Building Design

A variety of materials are proposed as per the Character Areas. Those comprise flint, brick and boarding and buildings that occupy key areas i.e. at corners are all dual-fronted to ensure that all

frontages have articulation and respond to the character of the setting. The apartment building is sited well away from the Conservation Area and has been extensively changed following negotiations.

- Light Pollution

Apartments do not benefit from permitted development rights, planning permission would be required for any future alterations. The apartment building would be only 2 storeys high and it would be partly screened from view by the landscaping along the northern boundary of the site.

4. Site Layout and Density

With regards to density, the proposed development accords with the parameters plans approved at the outline planning stage. The principle of development was established on this site with the granting of the outline planning permission.

5. Site Layout and Open Spaces

ADC Greenspace was consulted throughout the application process and is satisfied that the proposals are acceptable in terms of site layout and the open space provision.

6. Site Drainage

In regards to drainage, there is adequate space for surface water drainage and the ADC Drainage Engineers and the Lead Local Flood Authority have accepted the proposed drainage strategy as required for the reserved matters submission. The detail of the drainage strategy (surface water and foul) will be agreed as part of the discharge of detailed drainage conditions.

7. Southern Water Comment

Southern Water removed their objection on 18th December 2020. A diversion application to re-locate the mains pipe into the site's internal roads is pending.

8. Parameter Plan: Eastern Landscape Buffer with the South Downs National Park

With regards to the eastern landscape buffer, the proposed layout retains a minimum buffer of 5.5 metres as per the requirements of the parameters plans.

9. Impact of the development on the South Downs National Park

The reserved matters submission was supported by a new Landscape Visual Impact Assessment (LVIA) which was based on the proposed layout and building heights. The 2017 LVIA is not listed on the outline decision notice. The new LVIA gives thorough consideration to the scheme and is considered in detail in the Committee report.

ANGMERING PARISH COUNCIL

The Parish Council submitted a further objection:

The Parish Council is pleased to see that condition 6 has been proposed to remove Permitted Development rights. This development because of its proximity has the potential to have an adverse impact on the wider landscape, particularly with regard to the South Downs International Dark Sky Reserve designation. The velux windows in the apartment building would result in uncontrolled light spillage next to the National Park. A condition should be imposed to remove Permitted Development rights for future rooflights and upward extensions.

Officers Comment:

No comment.

Additional representations received as follows:

A local resident has objected to the removal of the emergency access onto Weavers Hill. High Reach fire appliances have a larger turning circle and are for more difficult to manoeuvre on housing estates. There is insufficient off-road parking proposed for residents and visitors to ensure the single access road and the hammerhead are kept clear. Water for firefighting comes from Angmering's main system terminating in hydrants. During large fires, when fire crews draw water from a hydrant and supply more appliances than the water main can sustain, it would fail to supply the required amount of water. To avoid this fire crews would have to set into a second water metered area. This delay would increase damage due to fire and possibly loss of life.

Officers Comment:

An emergency access is proposed onto Weavers Hill and this will be accessible to ambulances and police cars. This has been tracked to ensure usability. Larger fire trucks would access from Water Lane or via the other emergency access from High Street via Roundstone Lane and then use the internal estate road into the western parcel. This is logical given the location of the closest fire stations and means trucks would not have to use Weavers Hill or necessitate further widening of the access into the western part of the site which would result in the removal of part of the flint wall on Weavers Hill.

A local resident has re-iterated the following objections:

- i) The site density is not in keeping with the surrounding area and is too high for this area.
- ii) There are not enough car parking spaces.
- iii) The Velux roof lights are non-compliant and harmful to wildlife.
- iv) There is a lack of access to the site.
- v) Concerns over the removal of the Weavers Hill Emergency Access.
- vi) The properties are not in keeping with the surrounding area.
- vii) The dwellings have not changed in style in any noticeable way.
- viii) The landscaping is lacking both in maturity and density.
- ix) The proposed buffer is not generous if it can be considered a buffer at all.
- x) It is very unclear what has been done to create a landscape buffer to protect the heritage assets.

Officers Comment:

These issues have been covered in the Officers Report.

A local resident has re-iterated the following objections:

- Delay and re-present the application with clear, honest up to date detail.
- Provide less housing density on the site with deserved and appropriate quality design and finishes.
- Build pertinent access prior to construction.
- Provide adequate landscaping.
- Provide all affected neighbouring properties with suitable fencing.

Officers Comment:

These issues have been covered in the Officers Report.

REPORT UPDATE

Application no: A/179/20/RES
Page no: 1
Location: Land South of Water Lane Angmering
Description: Approval of reserved matters (appearance, layout, scale and landscaping) following outline consent A/99/17/OUT, for a culverted embankment.

UPDATE DETAILS

Reason for Update/Changes:

ANGMERING PARISH COUNCIL:

The Illustrative Visuals of the views from Water Lane show that the proposed landscape screening of the housing development (A/109/20/RES) is to be achieved by planting trees in the Black Ditch floodplain. Following the submission of the application for the culverted embankment (A/179/20/RES) the Parish Council has concerns about the viability of this proposal. Have the WSCC as the Lead Local Flood Authority (LLFA) and the Environment Agency (EA) been consulted? How vulnerable would the trees be to being uprooted during heavy rain and gales? Branches, twigs and leaves could wash downstream and block the culvert entrance. Would this require additional screening and monitoring having to be built into the design of the culverted embankment? What type of trees have been identified? Will they grow to maturity in these conditions and achieve the height and density required, within the proposed timescales, to screen this part of the development? If the proposal is acceptable to the EA and the WSCC LLFA, the Parish Council would expect there to be rules about what can be planted.

Officers Comment:

The Lead Local Flood Authority and the Environment Agency have been consulted and they both raise no objection to the proposed development. The trees are a minimum of 1.6 metres tall at the point of planting and would grow to at least 16 metres with some reaching heights of 24 metres at full maturity. Within a number of years after planting, these trees would be well established and would screen the proposed residential development.

ADC ARBORICULTURE:

No objection.

Officers Comment:

Noted.

A local resident has raised the following objection:

- Construct a culvert that will actually have a viable effect.

Officers Comment:

This issue is addressed in the Officers Report.

REPORT UPDATE

Application no: FG/127/20/PL
Page no: 81
Location: Onslow Caravan Park Onslow Drive Ferring
Description: Retrospective application for the demolition of 3 No. existing buildings & erection of replacement workshop & machinery store building (amended design & siting to FG/37/17/PL). This site is in CIL Zone 5 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

Members requested information on ownership of the fence separating the workshop from the rear of the properties in Meadow Way.

Officers Comment:

The fence is owned by the applicant.

The previous boundary hedge/scrub along this part of the boundary was removed to provide sufficient working space to enable the construction of the new building and provide security for the site. The fence is only a temporary measure which will be removed upon completion of the building works. The fence would be replaced by new tree and hedgerow planting the details of which were approved under FG/22/18/DOC relating to the discharge of Condition No. 8 (Landscaping Scheme) of FG/37/17/PL.

REPORT UPDATE

Application no: Y/99/20/PL
Page no: 129
Location: Bonhams Field Main Road Yapton
Description: Variation of conditions following Y/1/17/OUT to reword conditions 12, 14 & 16 as set out in the application covering letter in order to allow for the proposed access works to be implemented separately to the rest of the planning permission.

UPDATE DETAILS

Reason for Update/Changes:

Southern Water have responded to state that they have no objections to rewording of conditions 12, 14 and 16.

The report states that the Deed of Variation to the previous S.106 Legal Agreement will be signed prior to the Committee. This Deed is now ready to be completed however the Council's legal adviser has stated that due to the way the Deed is worded (it takes effect upon completion), it cannot be signed/completed prior to the decision of the committee.

Officers Comment:

It is therefore requested that members make the decision on the condition that a Deed of Variation satisfactory to the Group Head of Planning is entered into within 14 days of the permission being granted and issued.