



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 Andrew Bishop & Carley Lavender (Extn 37547)

21 July 2021

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 21 July 2021 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Charles, Coster, Edwards, Goodheart, Kelly, Thurston and Tilbrook

PLEASE NOTE: Subject to Covid-19 Risk Assessments members of the public are advised of the following:

Where public meetings are being held at the Arun Civic Centre in order to best manage the limited space available, members of the public are in the first instance asked to watch the meeting online via the Council's Committee pages – the meeting will be available to watch live via the internet at this address: [Agenda for Planning Committee on Wednesday 21 July 2021, 2.00 pm - Arun District Council](#)

- a) Where a member of the public has registered a request to speak, they will be invited to submit the question or statement in advance of the meeting to be read out by an Officer. In response to the continuing health restrictions, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only, bookable when submitting statements. Attendees will be asked to sit in an allocated seat in the public gallery on a first come first served basis. Only one ticket will be available for per person.
- b) It is recommended that all those attending take a lateral flow test prior to the meeting.
- c) All those attending the meeting will be required to wear face coverings and maintain social distancing when in the building/meeting room.
- d) Members of the public must **not** attend any face to face meeting if they or a member of their household have Covid-19 symptoms and/or are required to self-isolate.

For further information on the items to be discussed, please contact:
committees@arun.gov.uk

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 ON LINE AT www.arun.gov.uk/planning<<http://www.arun.gov.uk/planning>>

AGENDA

OFFICER REPORT UPDATES

Officer presentations 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.

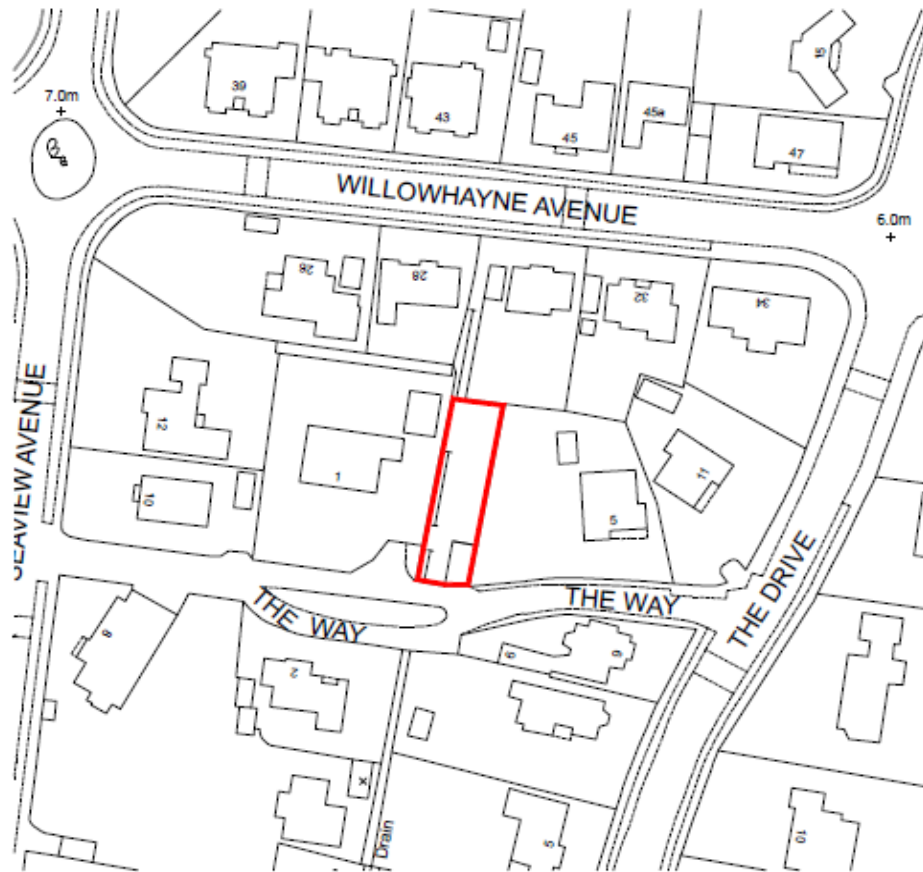
Note : Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, 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](#)

EP/16/21/PL

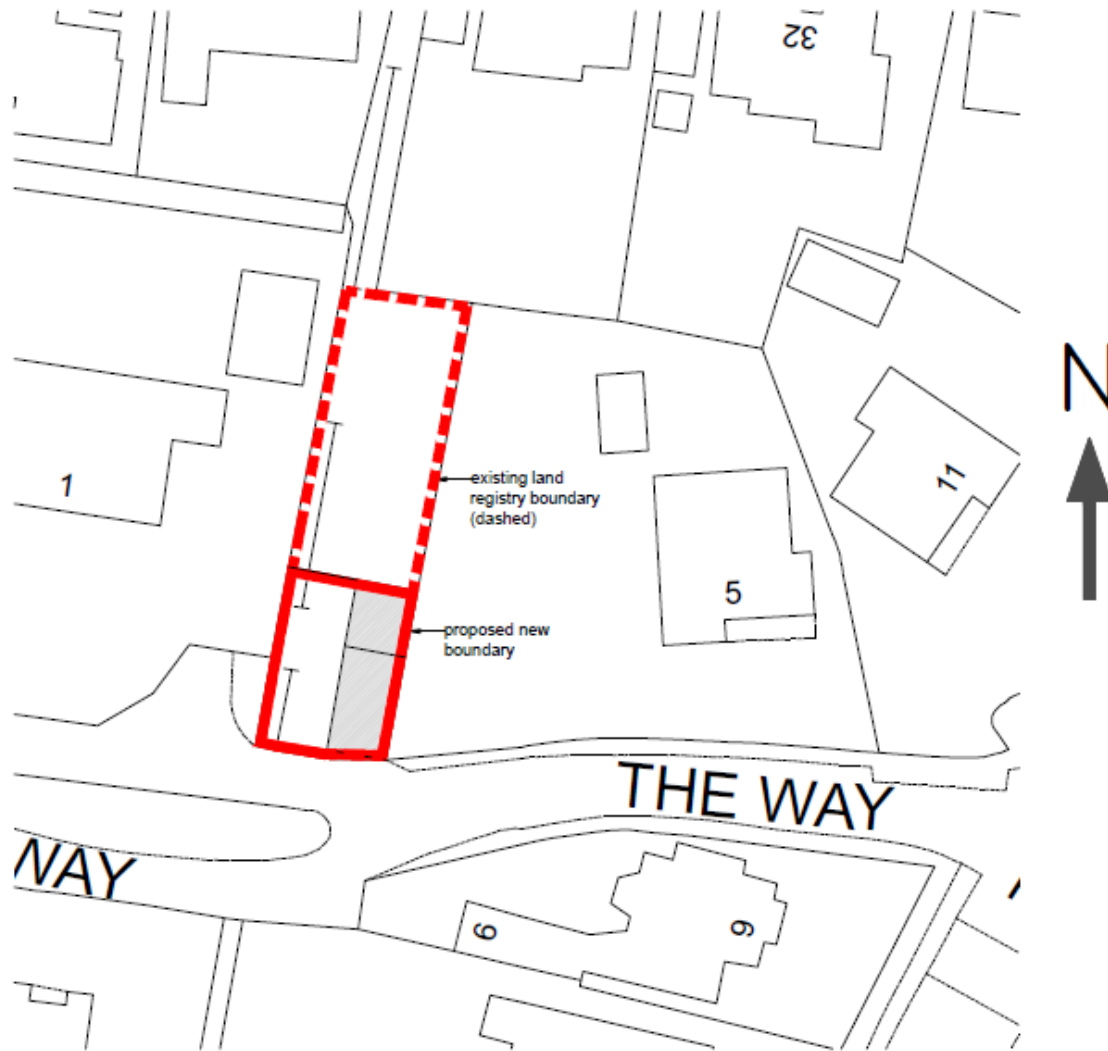
Lane East of 1 The Way, East Preston



Site Location Plan 1:1250

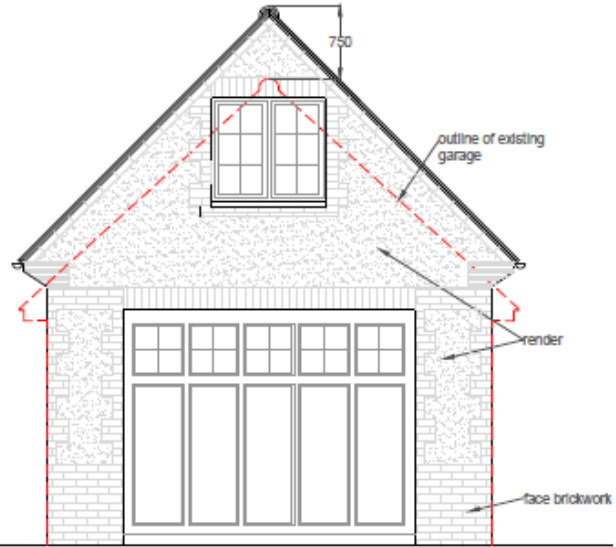


Location plan

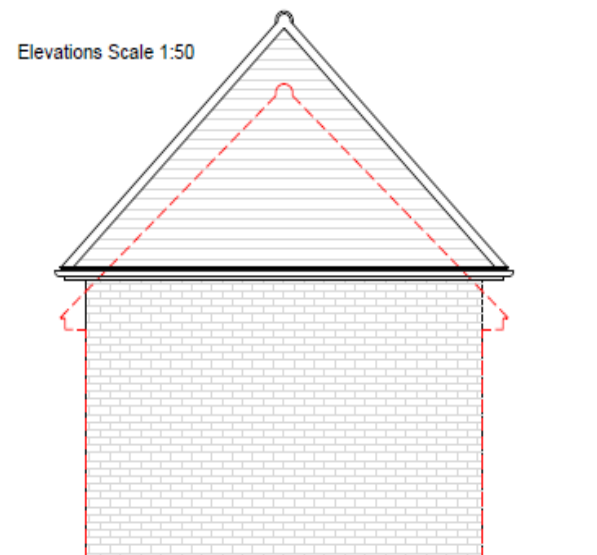
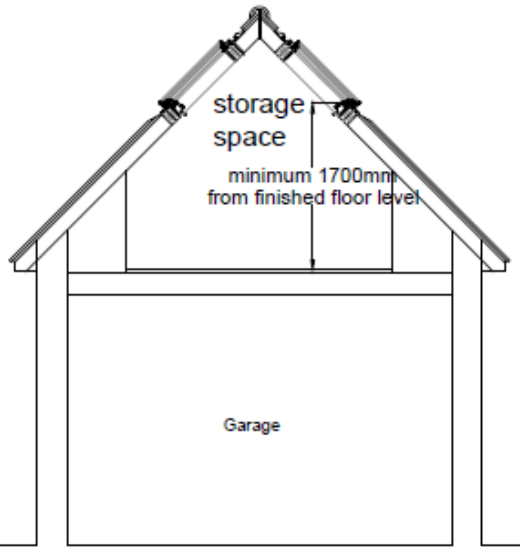


Site Block Plan 1:500

Block plan

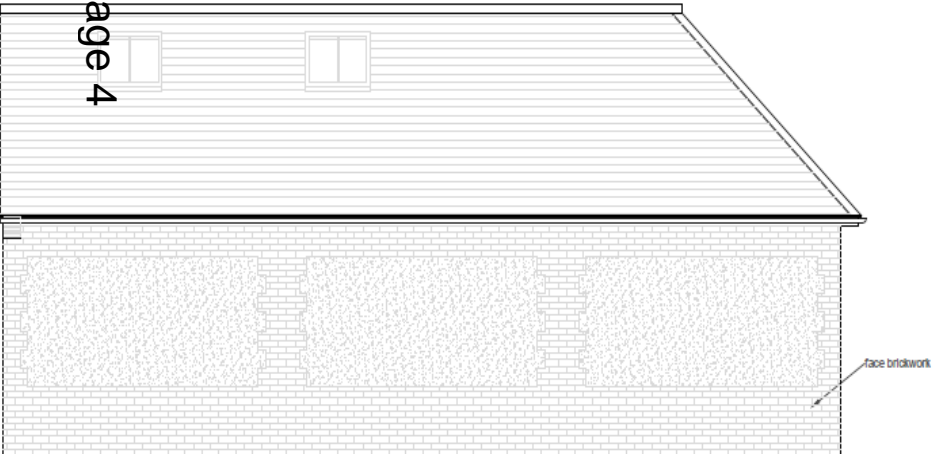


Front Elevation (south)

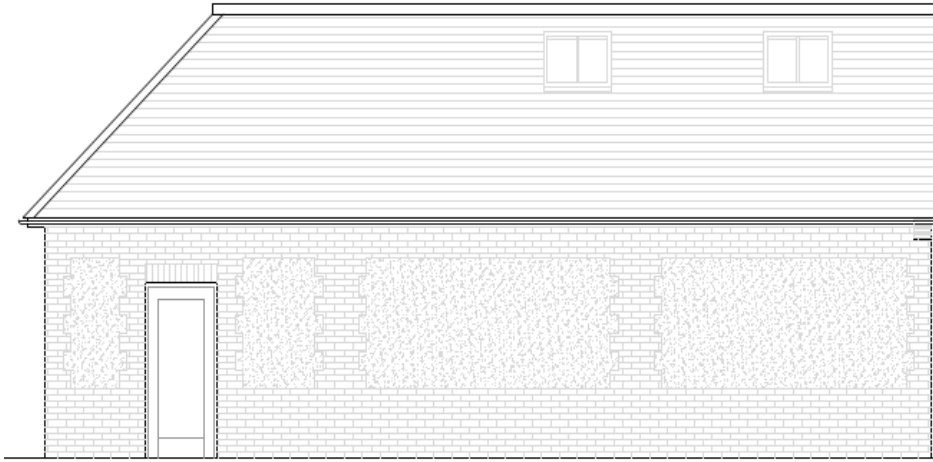


Rear Elevation (north)

Page 4

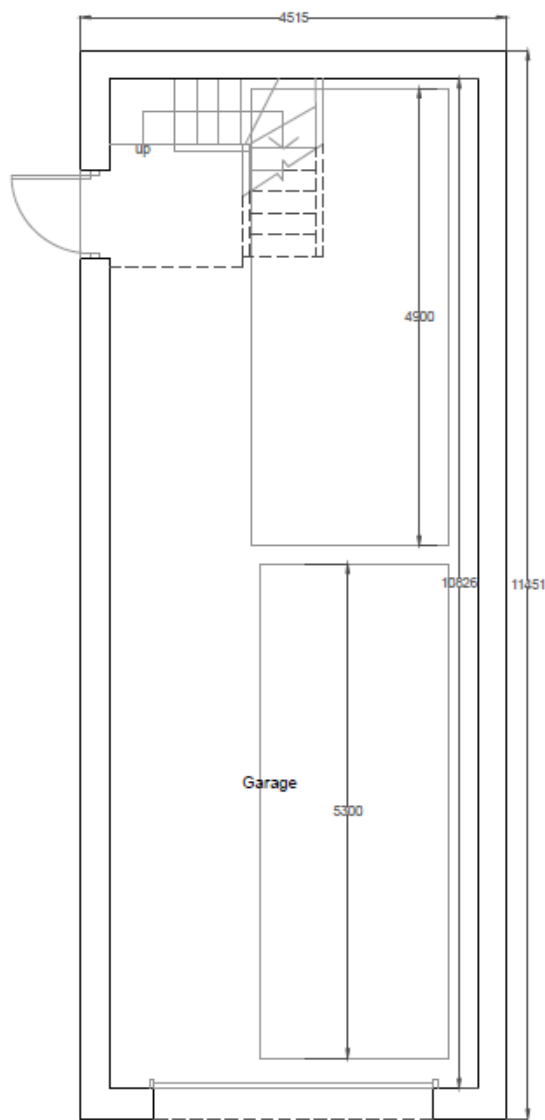


Side Elevation (east)



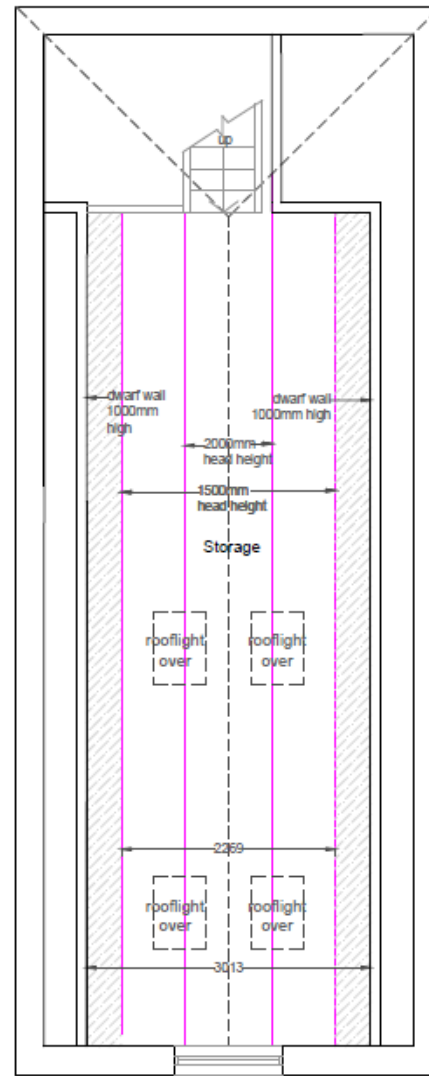
Side Elevation (west)

Proposed elevations



Ground Floor Plan

Plans Scale 1:50



First Floor Plan

Hatch denotes area where head height is less than 1500mm

Proposed ground floor and first floor



Page 6



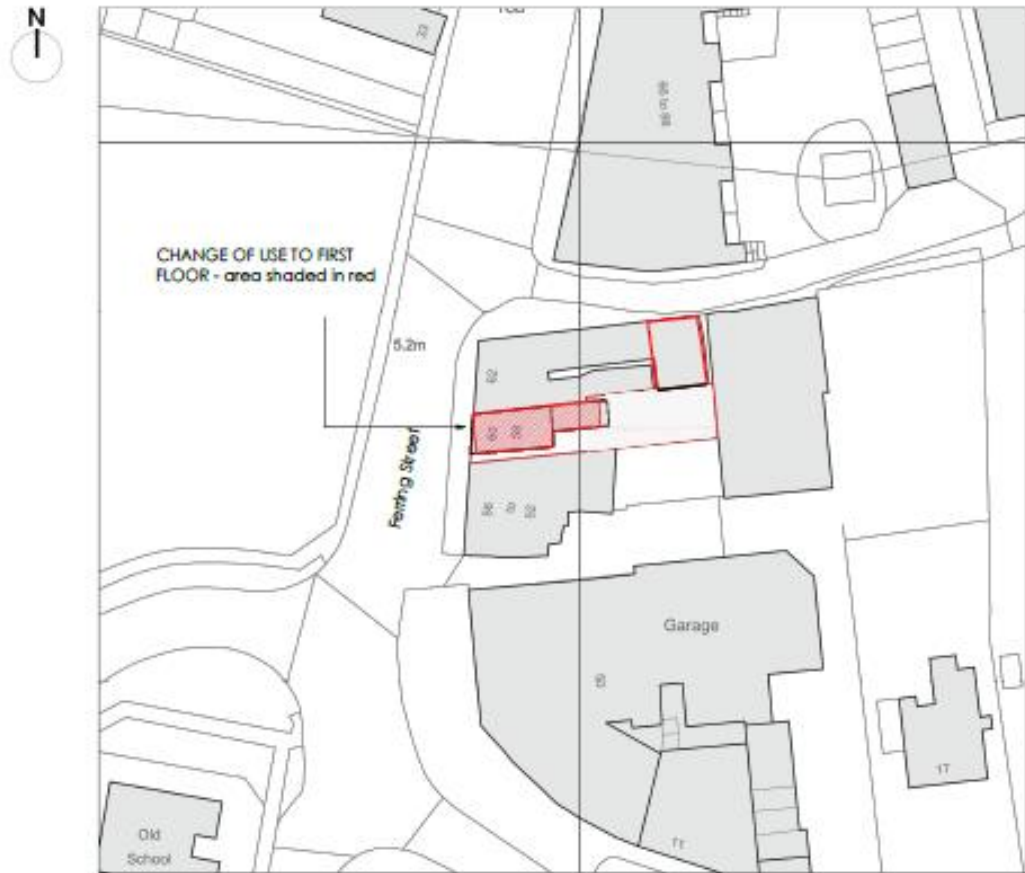
Photos

FG/19/21/PL

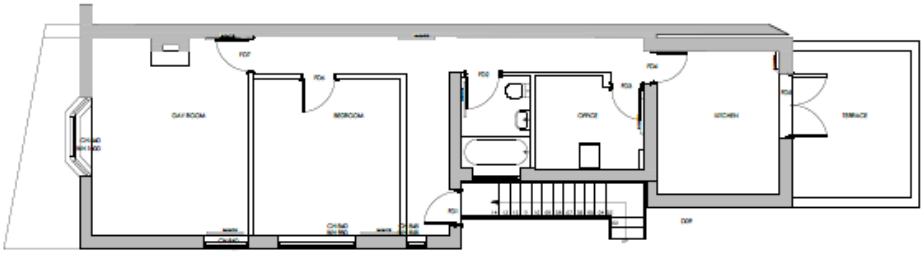
First Floor Flat, 60 Ferring Street

Change of use of flat above restaurant to a bar.

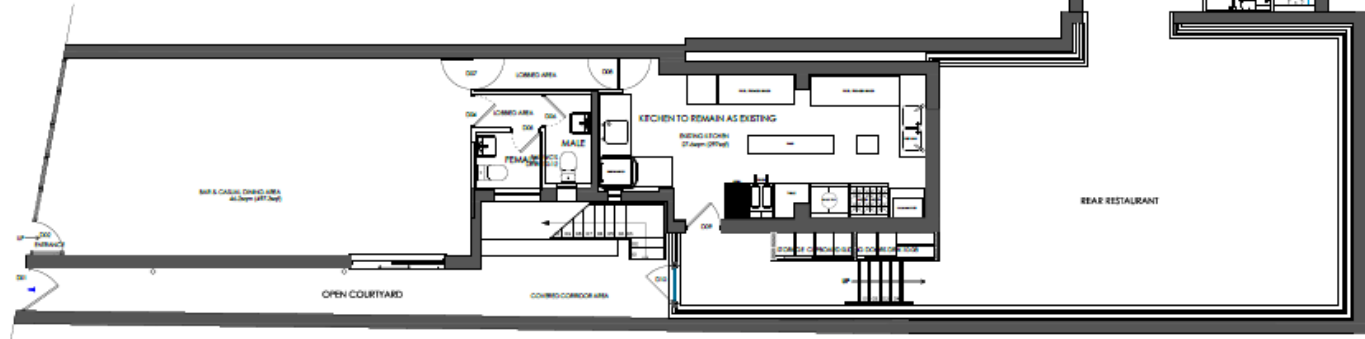
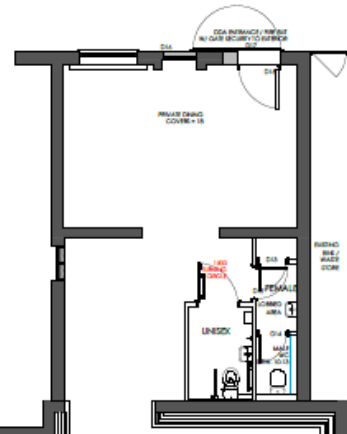
• Page 8 Existing Site Plan



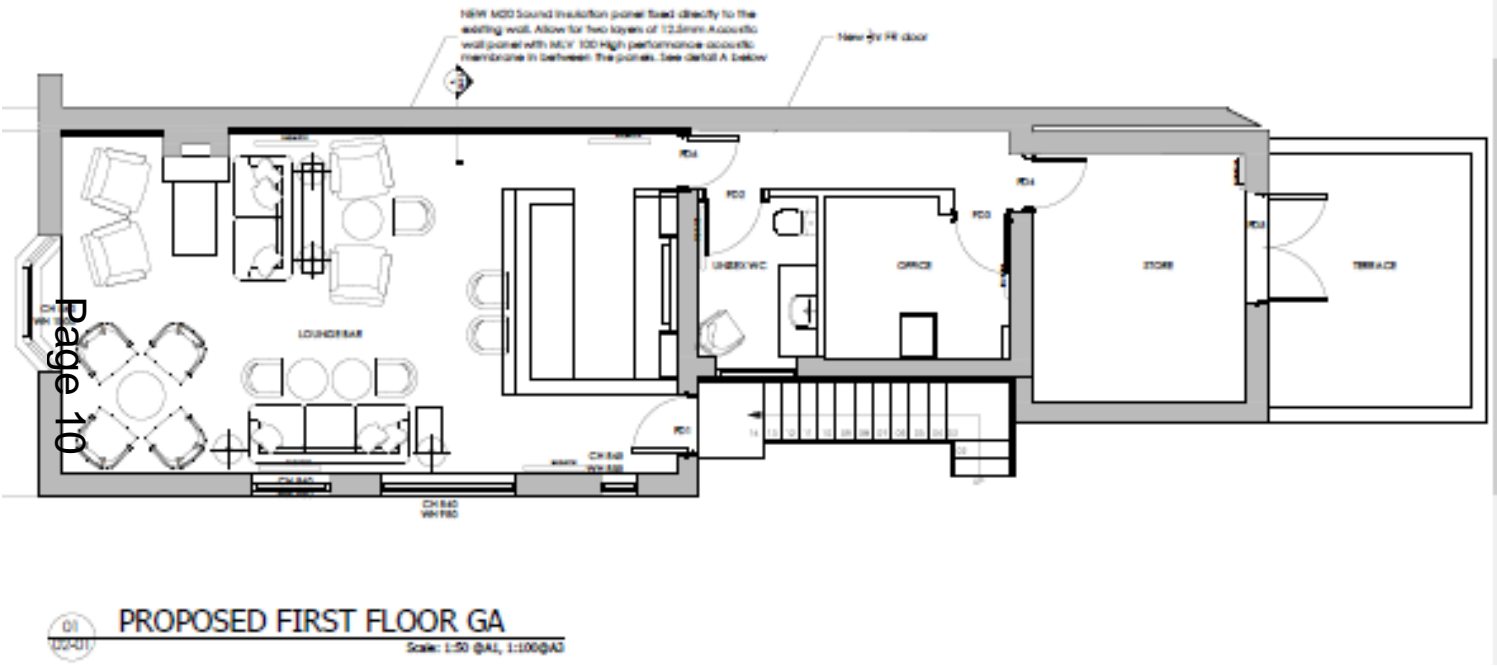
BLOCK PLAN SCALE 1:500



01 EXISTING FIRST FLOOR GA
Scale: 1/8" = 1'-0", 1:1200



01 EXISTING GROUND FLOOR GA
Scale: 1/8" = 1'-0", 1:1200



Floor Plan





2021.03.04 14:44

AB/135/20/OUT

Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land, including land allocated for a community building & for a community allotment. This application affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Land at Ford Road, Arundel



SITE LOCATION PLAN



Page 15

VIEW OF THE SITE LOOKING NORTH FROM PRIORY LANE



SCALE @ 1:2000

Page 16

SITE ACCESS OFF FORD ROAD AND EMERGENCY ACCESS OFF DALLOWAY ROAD

PEDESTRIAN, CYCLE AND EMERGENCY VEHICLE ACCESS - SEE VIEWPORT 2

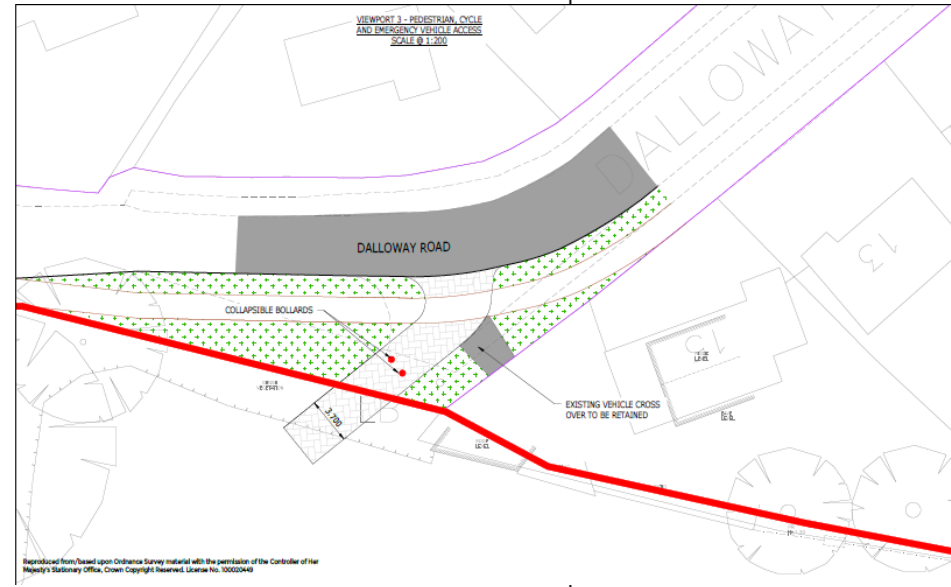
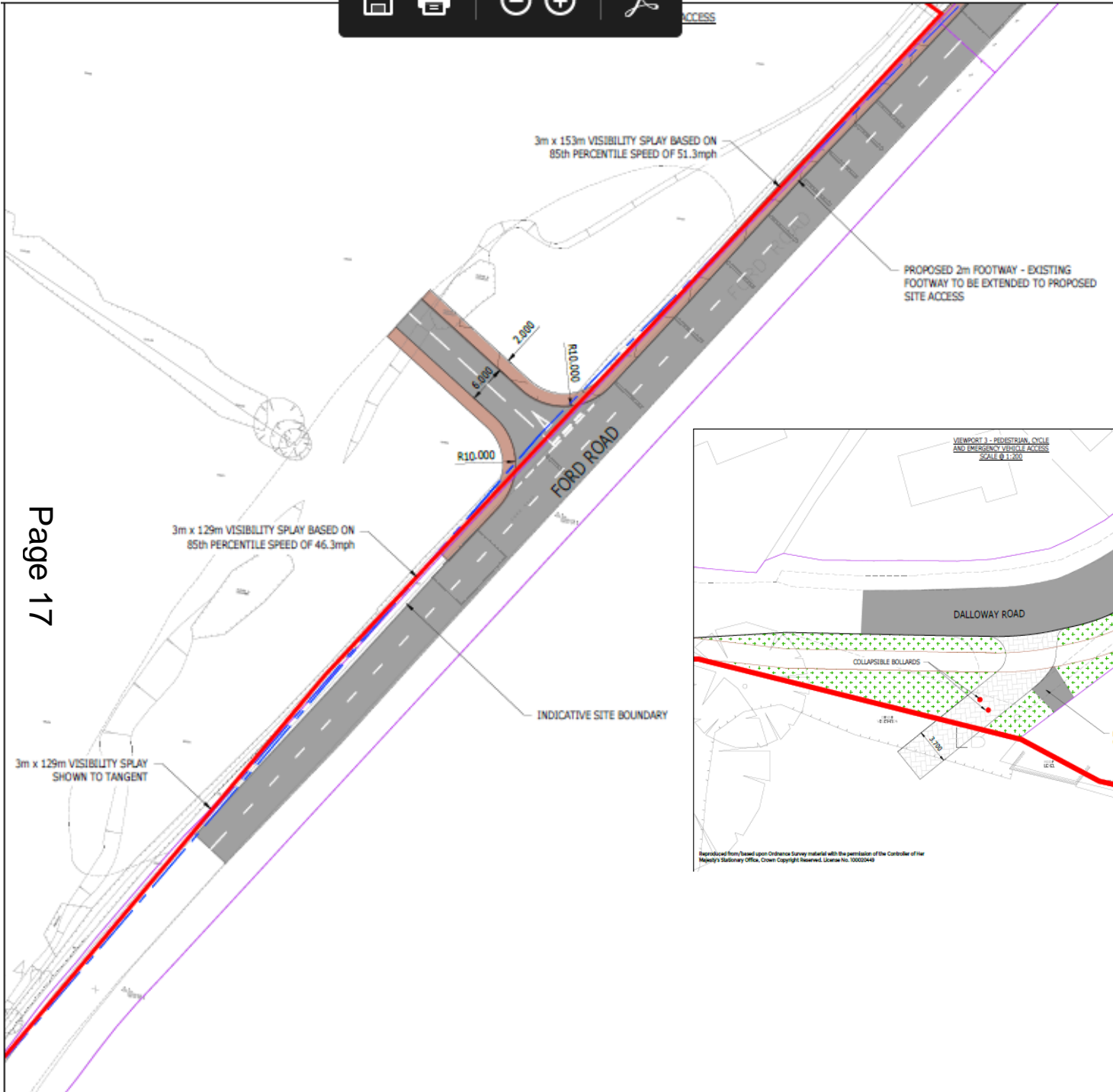
MAIN SITE ACCESS - SEE VIEWPORT 2

3m x 153m VISIBILITY SPLAY BASED ON 85th PERCENTILE SPEED OF 51.3mph

3m x 129m VISIBILITY SPLAY SHOWN TO TANGENT

3m x 129m VISIBILITY SPLAY BASED ON 85th PERCENTILE SPEED OF 46.3mph







Quantum of Development:

	Area (ha)
Nel Developable Area	3.82
Subs	0.67
Allotments + Community Building	0.10
Green (inc. LEAP)	0.21
Primary Tree Lined Road	0.42
Green Infrastructure	4.95
Site Area	10.17

Developable Area: 3.82 ha

Number of Units: 70

(Affordable Units: 37)

Density: 36dph

- Existing Built Form
- Existing Vegetation
- Proposed Planting
- Primary Tree Lined Road
- SuDS - Sustainable Drainage System
- Allotments
- LEAP - Local Equipped Area for Play
- LAP - Local Area for Play
- 1m Contours
- Site Boundary
- Emergency Site Access Only
- Public Right of Way
- Pedestrian Access
- Proposed Footpath (Hoggin Surface)
- Mown path
- Vehicle Access (new junction)
- Community Building
- Community Building Access

Illustrative Masterplan

Land at Ford Road, Arundel

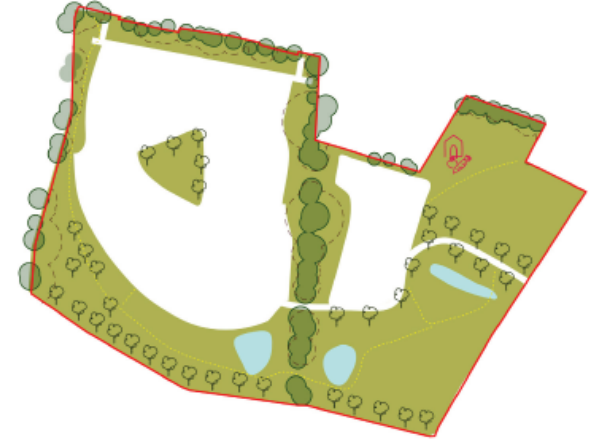
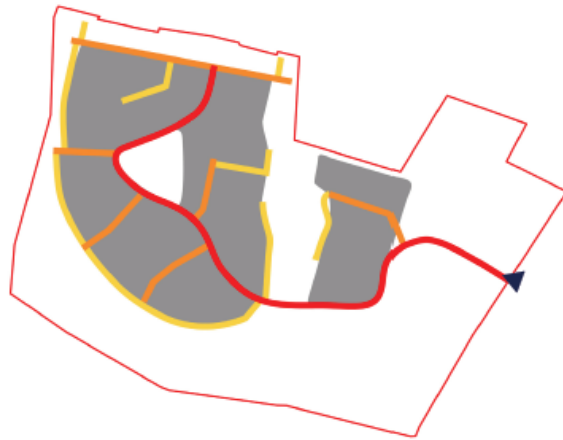
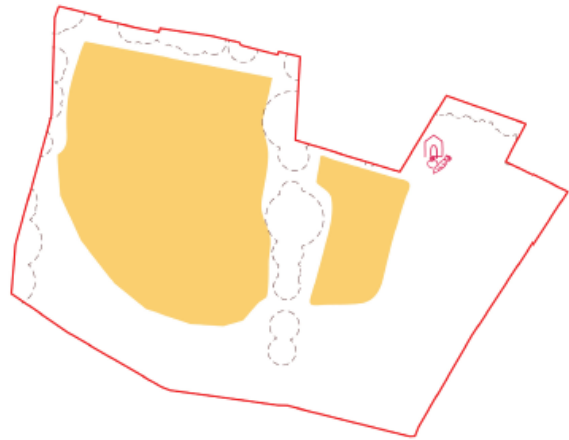
Prepared for the Arundel Town Council by the consultants of the Arundel Urban Design Partnership

drawing no. | succo | drawing | Illustrative Masterplan
 revision | 01 | scale | 1:2000

Urban Design



ILLUSTRATIVE MASTERPLAN



Parameter Plan - Developable Area

Key

- Developable Area - 3.82 Ha
- Allotments - 0.10 Ha
- Root Protection Zone
- Site Boundary

Parameter Plan - Movement

Key

- Access Point
- Emergency Access Point
- Primary Street
- Secondary Street
- Shared Surface Lane
- Site Boundary

Parameter Plan - Green and Blue Infrastructure

Key

- Existing Trees
- Proposed Planting
- SuDS - 0.67 Ha
- Proposed Footpath Links
- Public Space - 4.96 Ha
- RPZ
- Site Boundary



PARAMETER PLANS



DEVELOPING ARUN DESIGN GUIDE PRINCIPLES ON THE SITE

AL/28/21/PL

Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping.

The Grange, Westergate Street



Page 22

LOCATION PLAN
SCALE 1:1250 @ A3



SITE LOCATION PLAN





KEY

- 1. 3 No CATEGORY C TREES FOR REMOVAL
- 2. 2 No BUILDINGS FOR DEMOLITION
- AS PERMITTED REF: AL105/16/P



EXISTING SITE PLAN



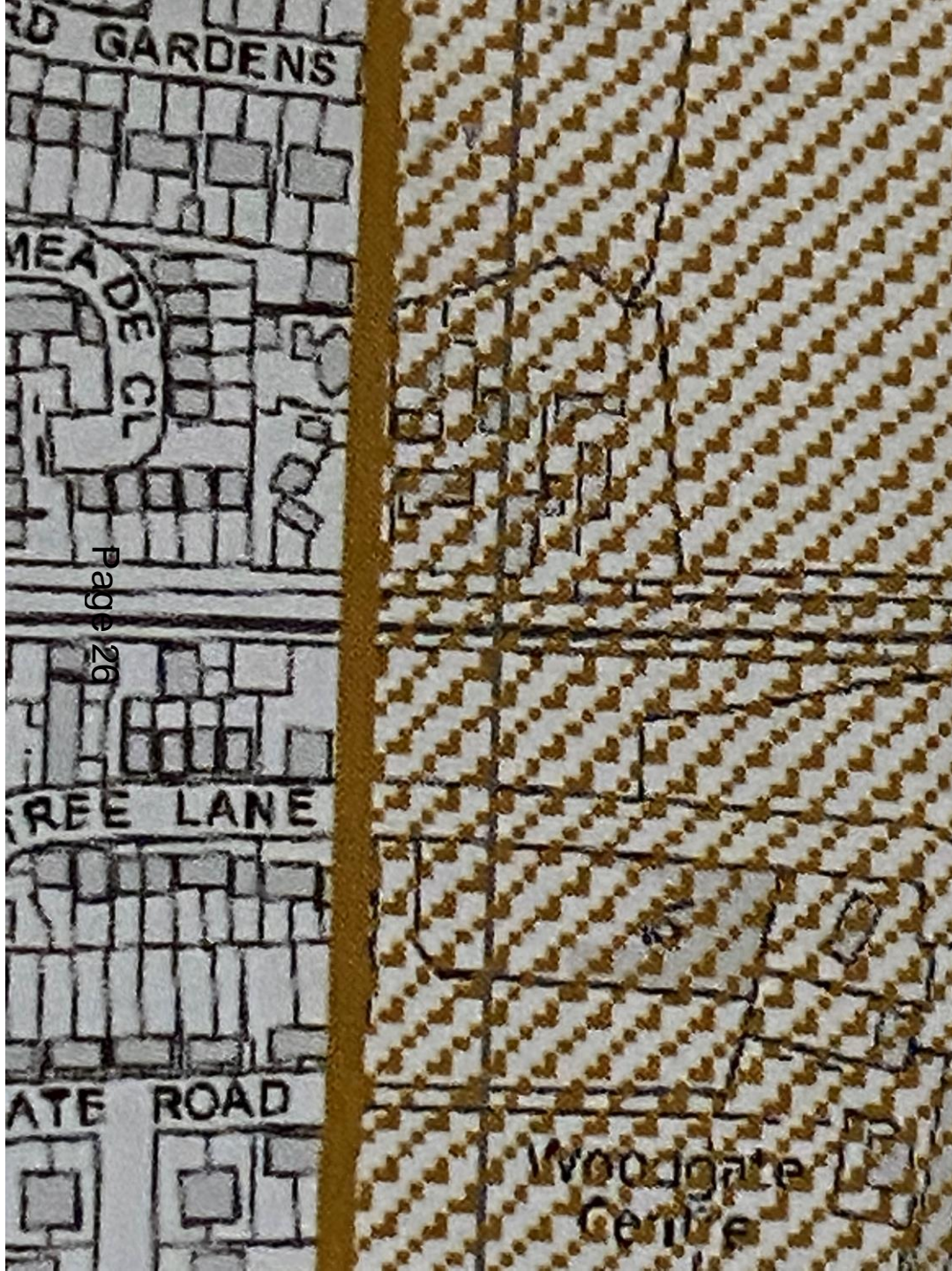
CONTEXT PLAN
SCALE 1:1250 @ a3



SITE CONTEXT PLAN



PROPOSED SITE PLAN



**SITE WITHIN BEW STRATEGIC
HOUSING ALLOCATION (SD5)**

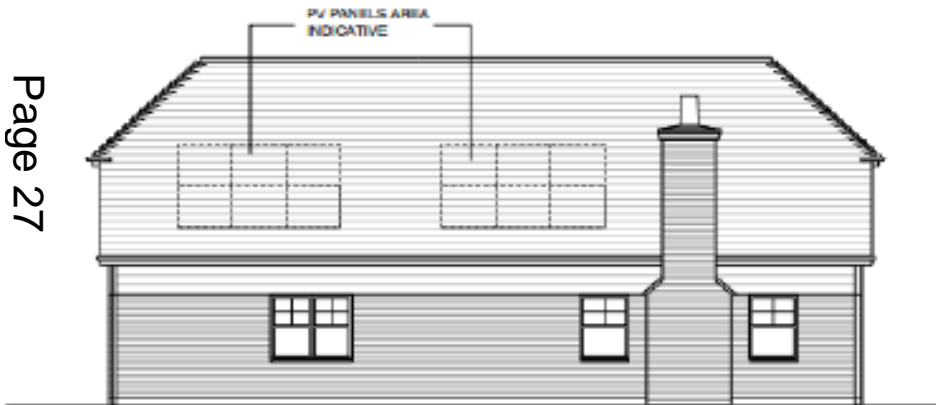


PLOT 1 PROPOSED EAST ELEVATION
SCALE 1:100 @ a3



PLOT 1 PROPOSED SOUTH ELEVATION
SCALE 1:100 @ a3

Page 27



PLOT 1 PROPOSED WEST ELEVATION
SCALE 1:100 @ a3



PLOT 1 PROPOSED NORTH ELEVATION
SCALE 1:100 @ a3

PLOT 1 ELEVATIONS



PLOT 2 PROPOSED WEST ELEVATION
SCALE 1:100 @ ±3



PLOT 2 PROPOSED SOUTH ELEVATION
SCALE 1:100 @ ±3



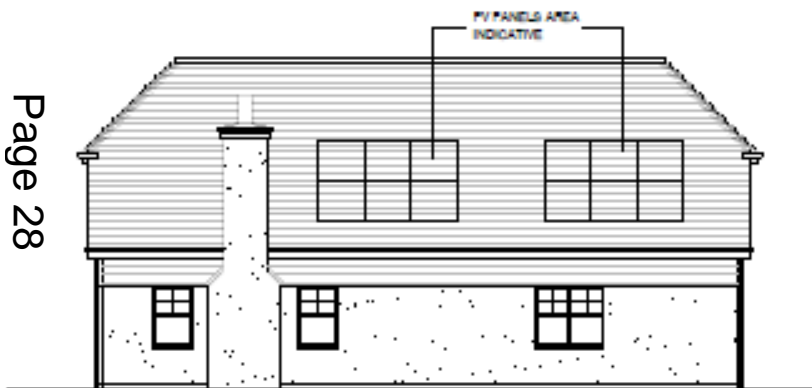
LOWER WALLS
OFF-WHITE RENDER



UPPER WALLS
CEDAR
WEATHERBOARDING



ROOF
CLAY TILES
WITH BONNET HIPPS



PLOT 2 PROPOSED EAST ELEVATION
SCALE 1:100 @ ±3



PLOT 2 PROPOSED NORTH ELEVATION
SCALE 1:100 @ ±3

Page 28



PLOT 2 ELEVATIONS



Page 29

VIEW FROM SITE ENTRANCE



Page 30

THE SITE ENTRANCE



**SITE FOR THE 2
HOUSES WITH
TPO'D TREES ON
THE LEFT**



**TWO OUTBUILDINGS TO
BE DEMOLISHED**



ACCESS LANE

BR/85/21/HH

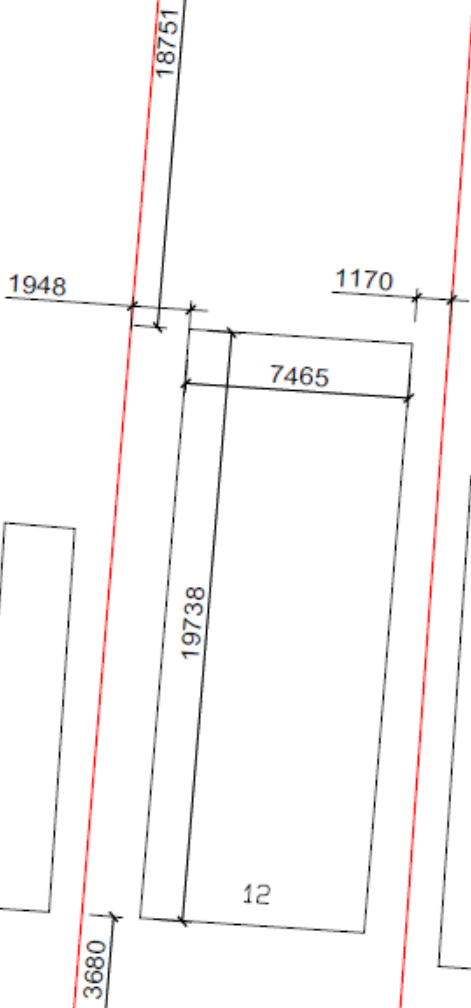
Proposed flat roof balcony and open framed and top glazed veranda unit.

12 Cavendish Road
Bognor Regis



Location Plan



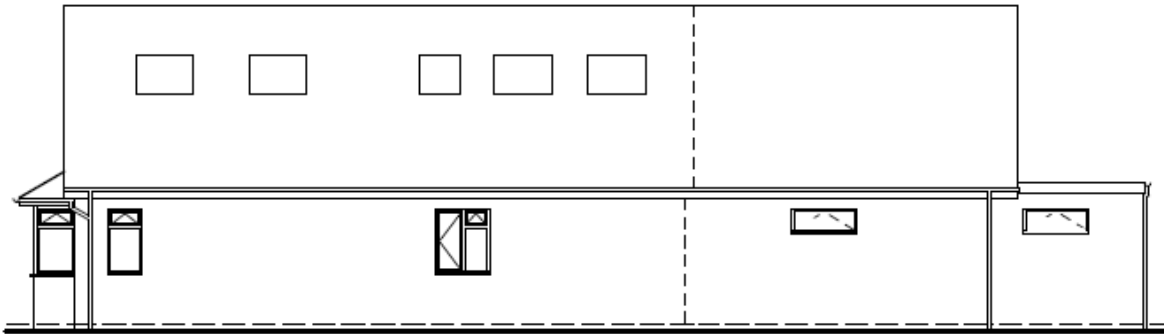


Block Plan



CAVENDISH ROAD



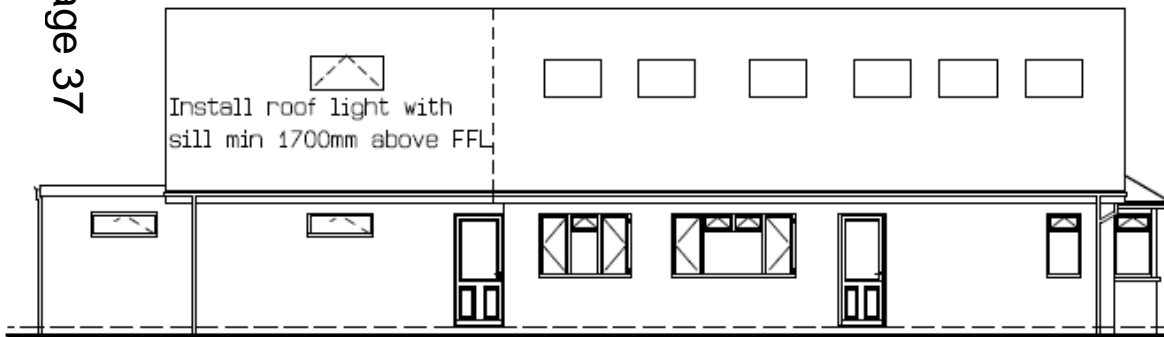


APPROVED SIDE EAST FACING ELEVATION



APPROVED REAR NORTH FACING ELEVATION

Page 37

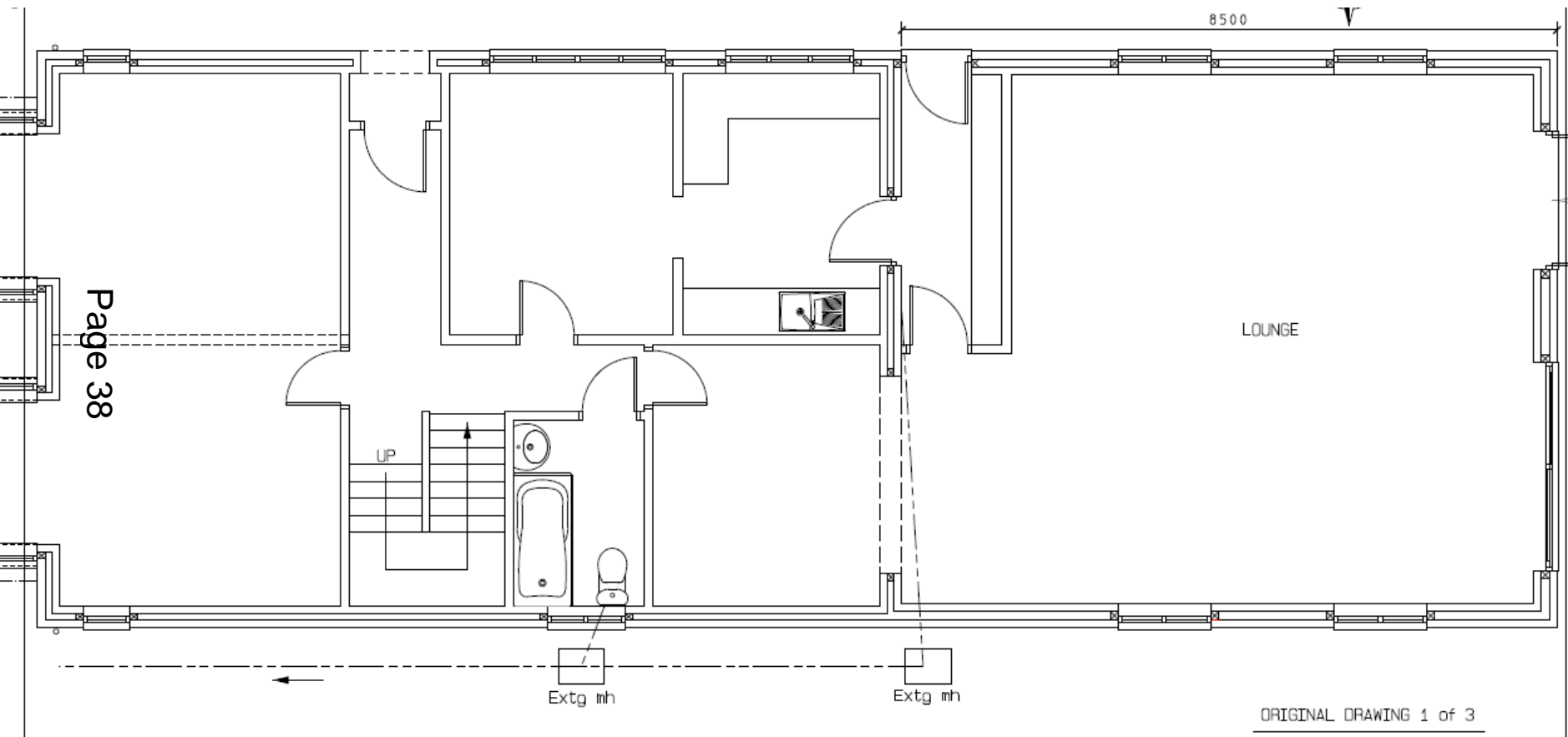


APPROVED SIDE WEST FACING ELEVATION

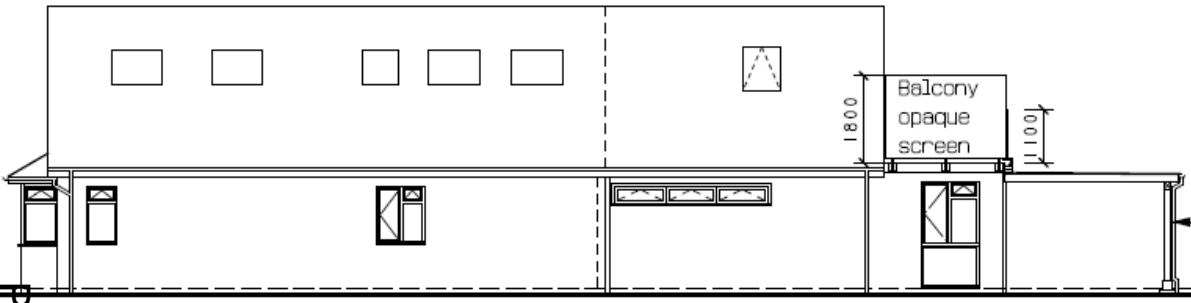


APPROVED FRONT SOUTH FACING ELEVATION

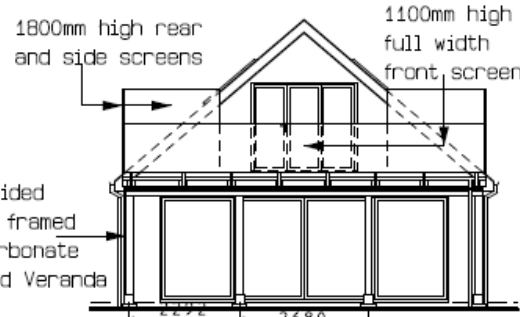
Existing Elevations



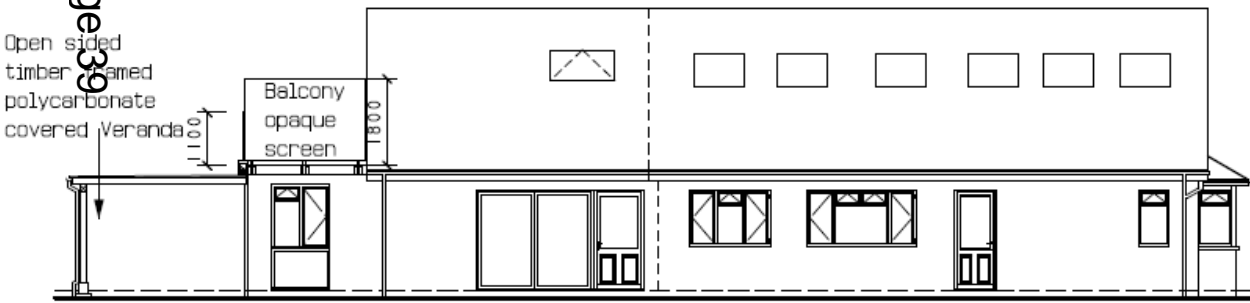
Existing Ground Floor Plan



PROPOSED SIDE EAST FACING ELEVATION



PROPOSED REAR NORTH FACING ELEVATION



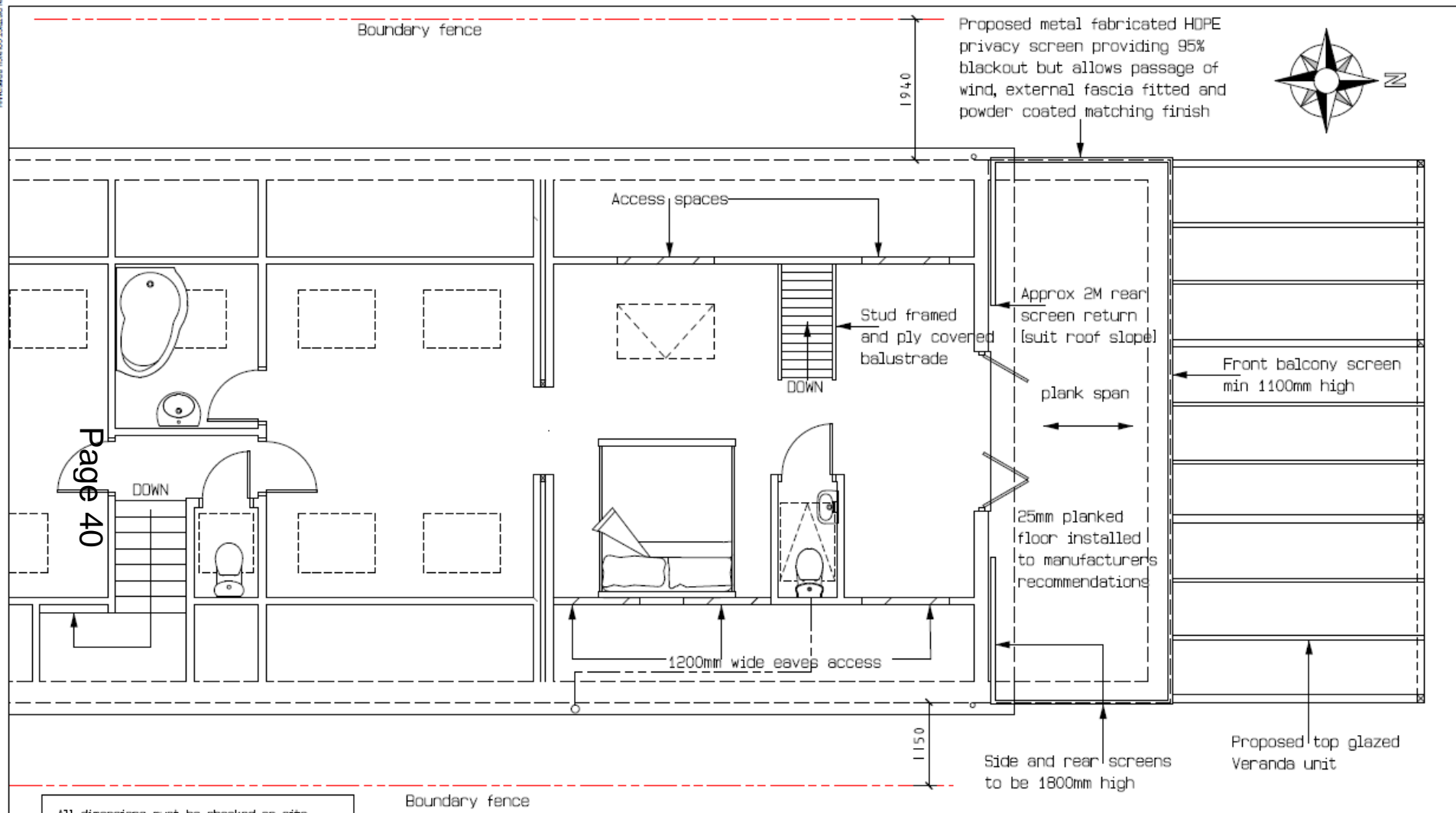
PROPOSED SIDE WEST FACING ELEVATION



PROPOSED FRONT SOUTH FACING ELEVATION [no change]

Proposed Elevations



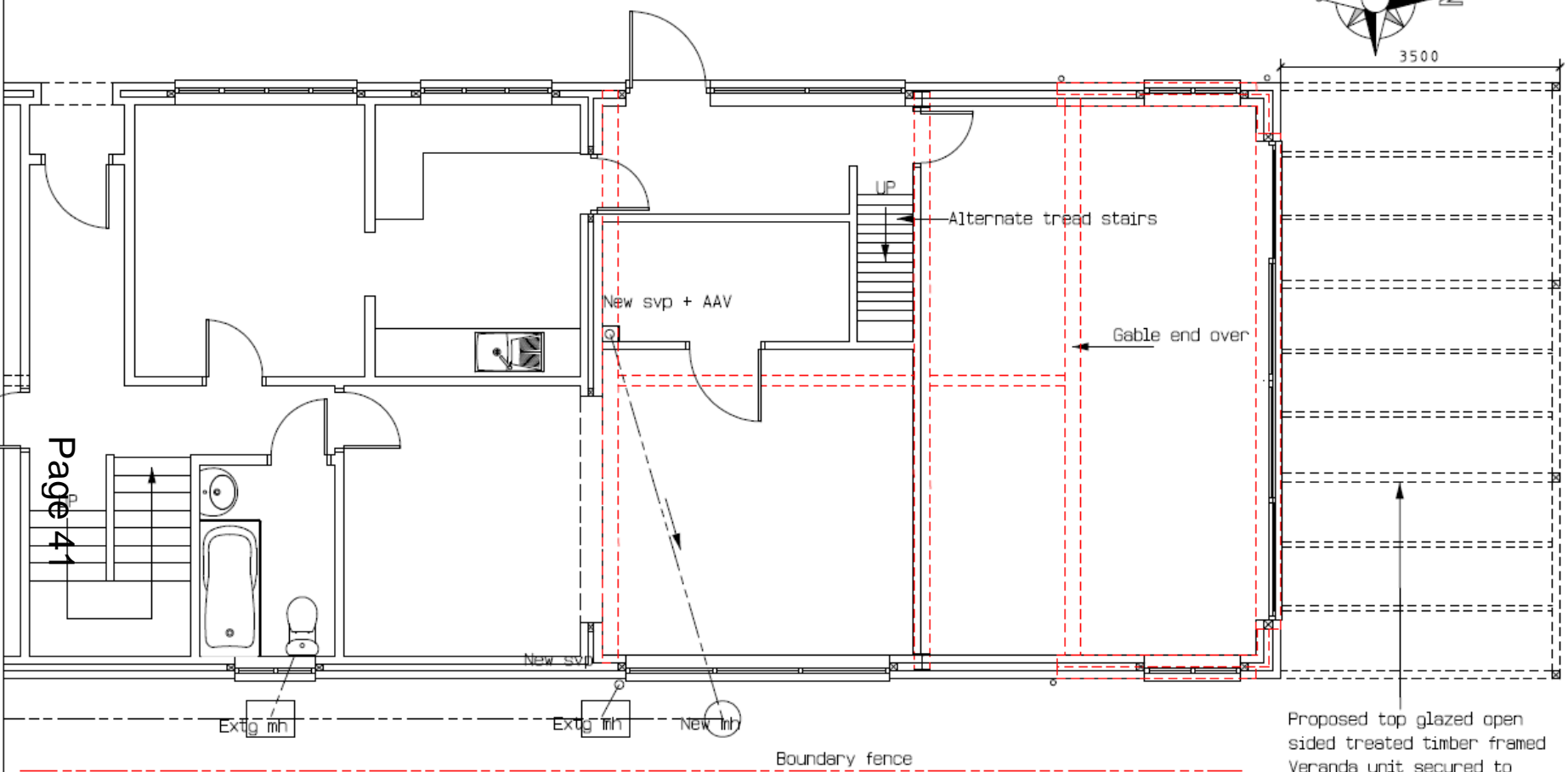


Proposed First Floor Plan

Boundary fence



3500



Page 41

All dimensions must be checked on site

Proposed Ground Floor Plan



CM/16/21/PL

Baird's Fam, A259, Climping

Convert existing on site storage to picnic area with fast food Cafe.

Shelter





Proposed Hit and Miss fencing



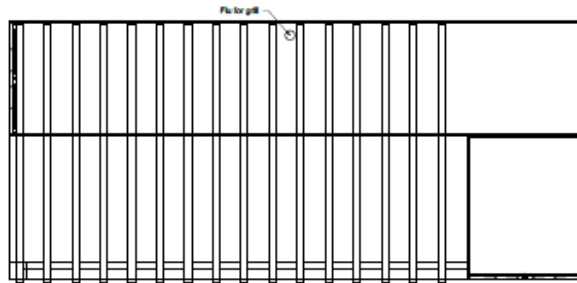
Proposed cladding up to window



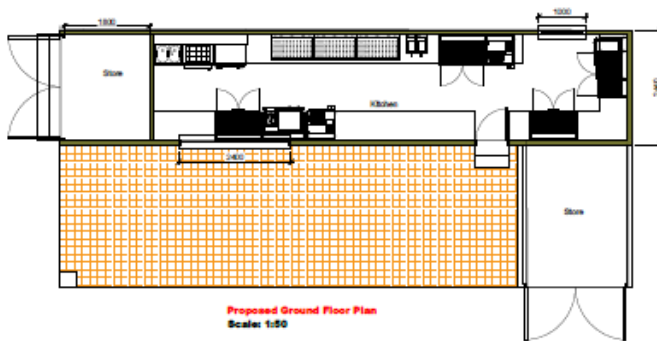
Proposed cantilever roof canopy in black with light walls



Proposed vertical cladding



Proposed Roof Plan
Scale: 1:50



Proposed Ground Floor Plan
Scale: 1:50



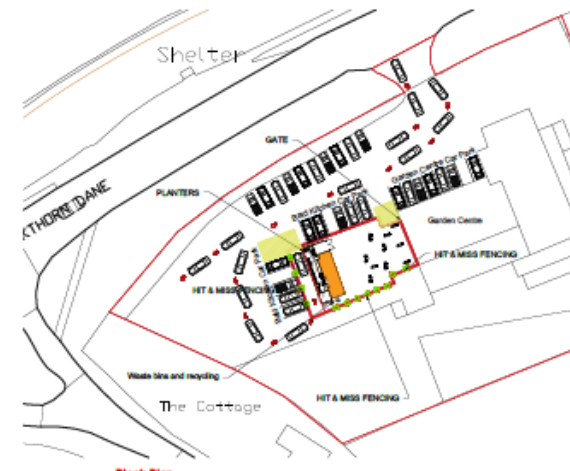
solar powered illuminated planters



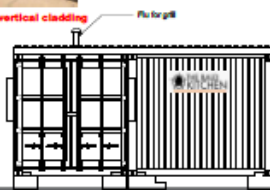
High level gate (1.8m)



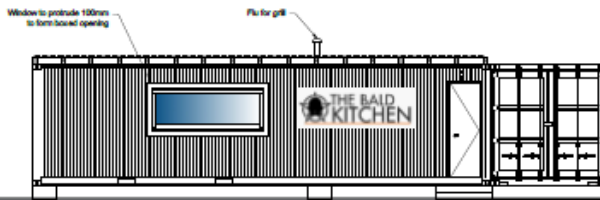
Location Plan
Scale: 1:1250



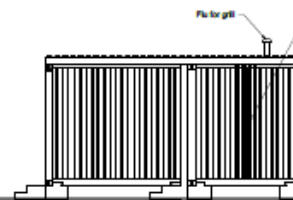
Block Plan
Scale: 1:500



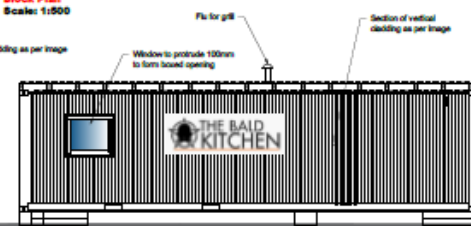
Proposed Side Elevation
Scale: 1:50



Proposed Front Elevation
Scale: 1:50



Proposed Side Elevation
Scale: 1:50



Proposed Rear Elevation
Scale: 1:50



East Elev

Page 45



West Elev





Page 47









Page 51





Page 52

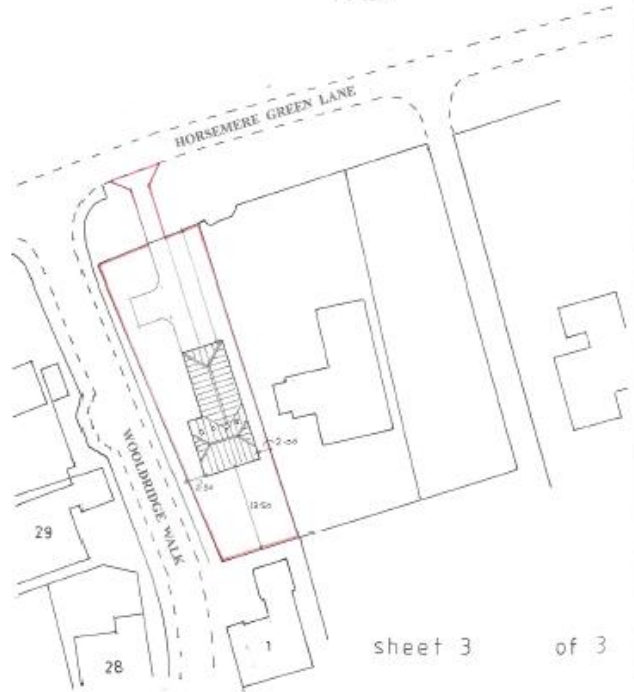
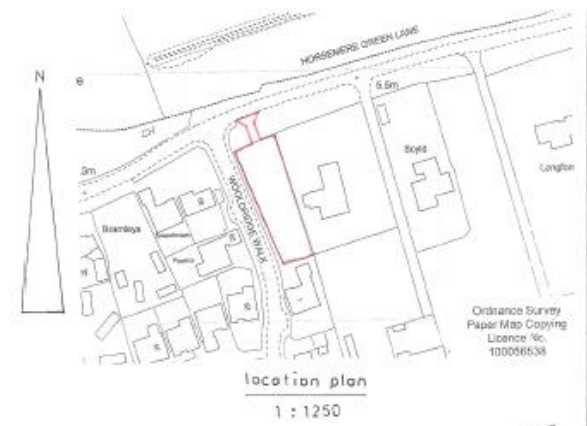
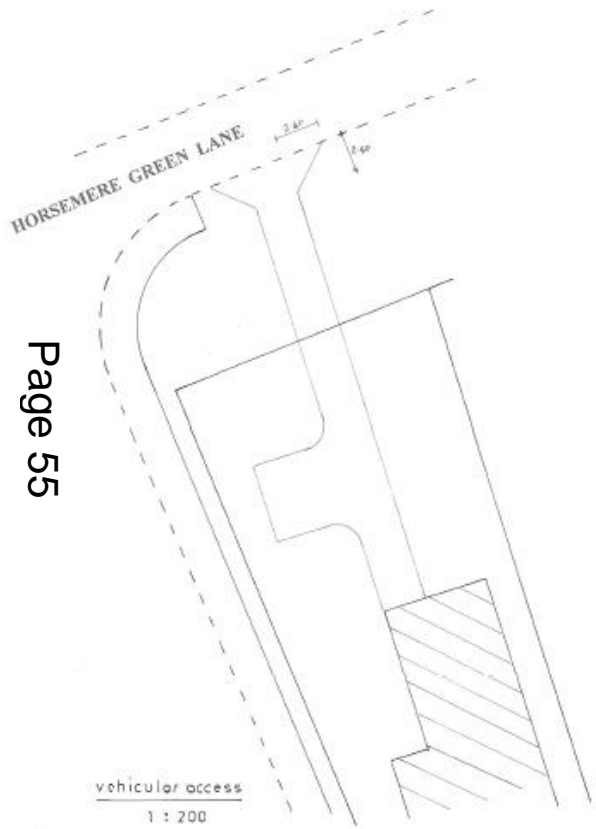




CM/18/21/PL

Land adj Mistletoe Farm
Horsemere Green Lane

Erection of 1 No. 3 bed dwelling.



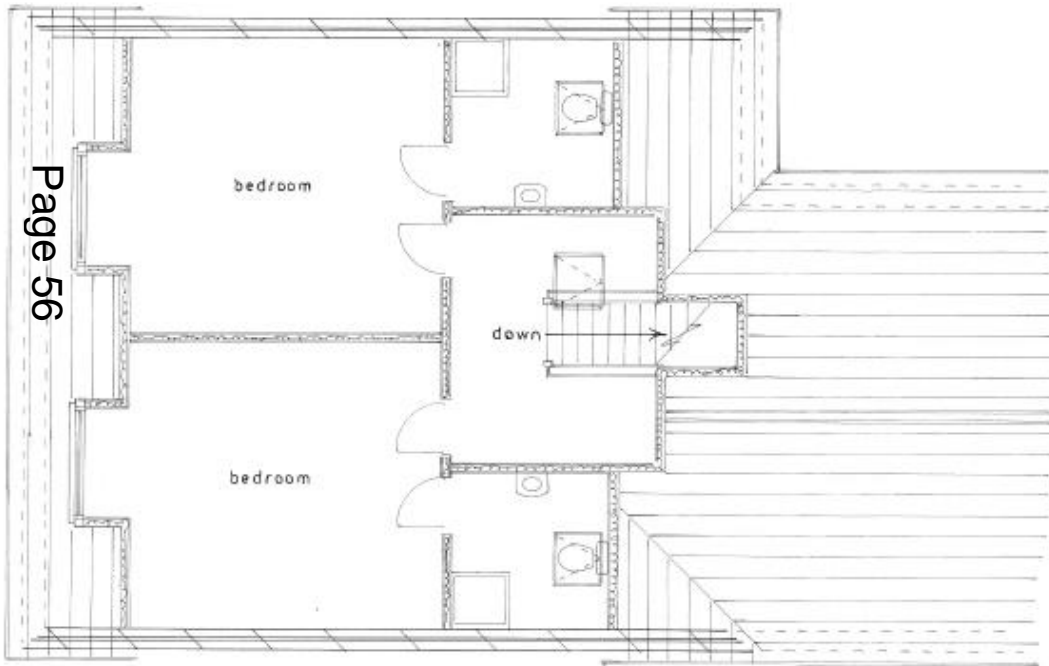
Bryan Butcher
Rainbow Cottage
Nivelimbar Lane



west



east



1st floor plan

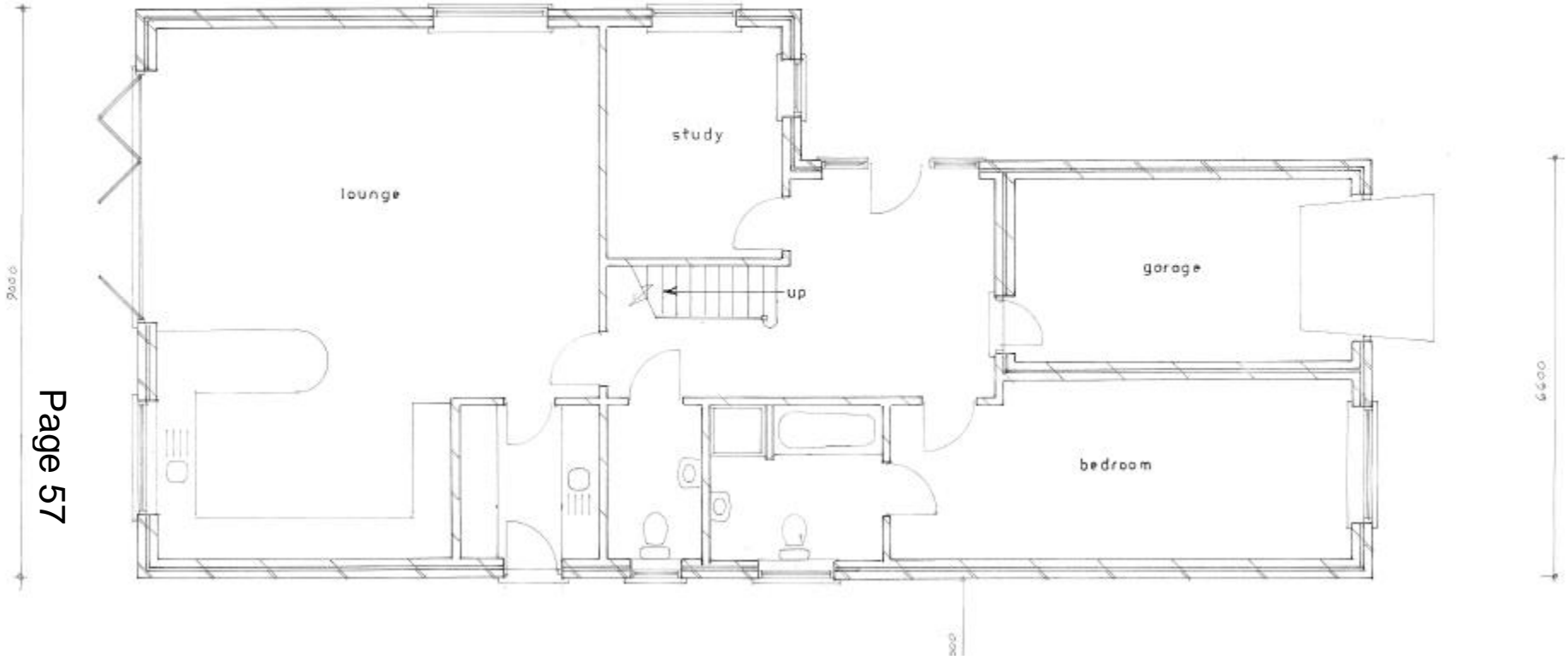
Page 56



north
1 : 100



south



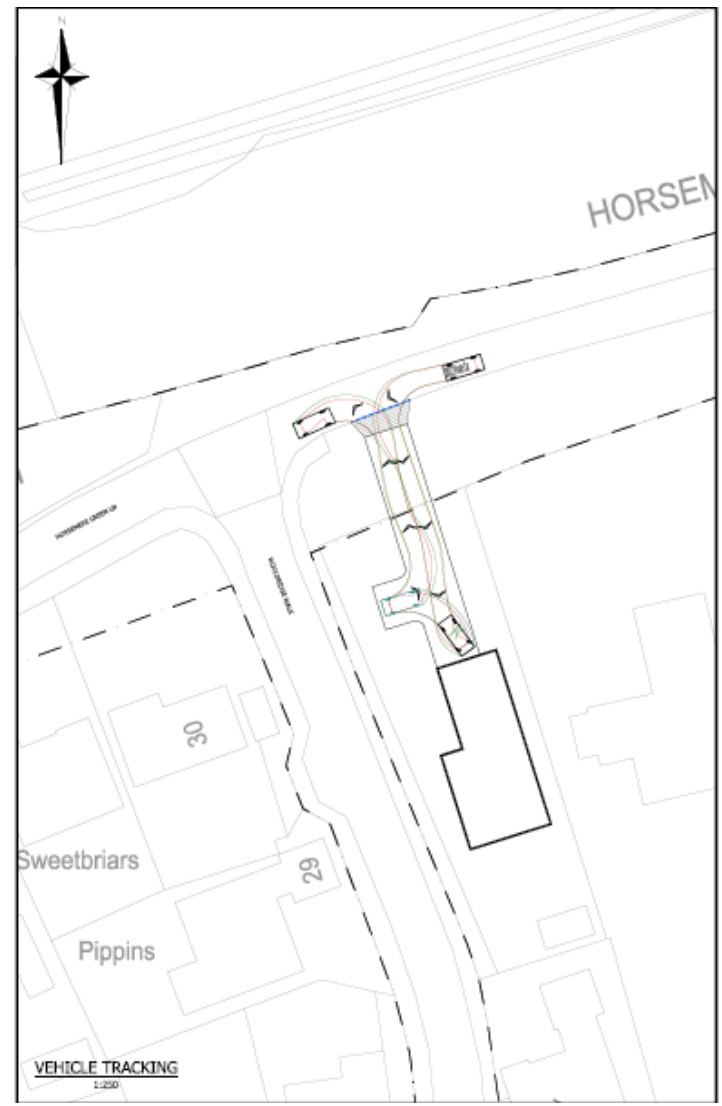
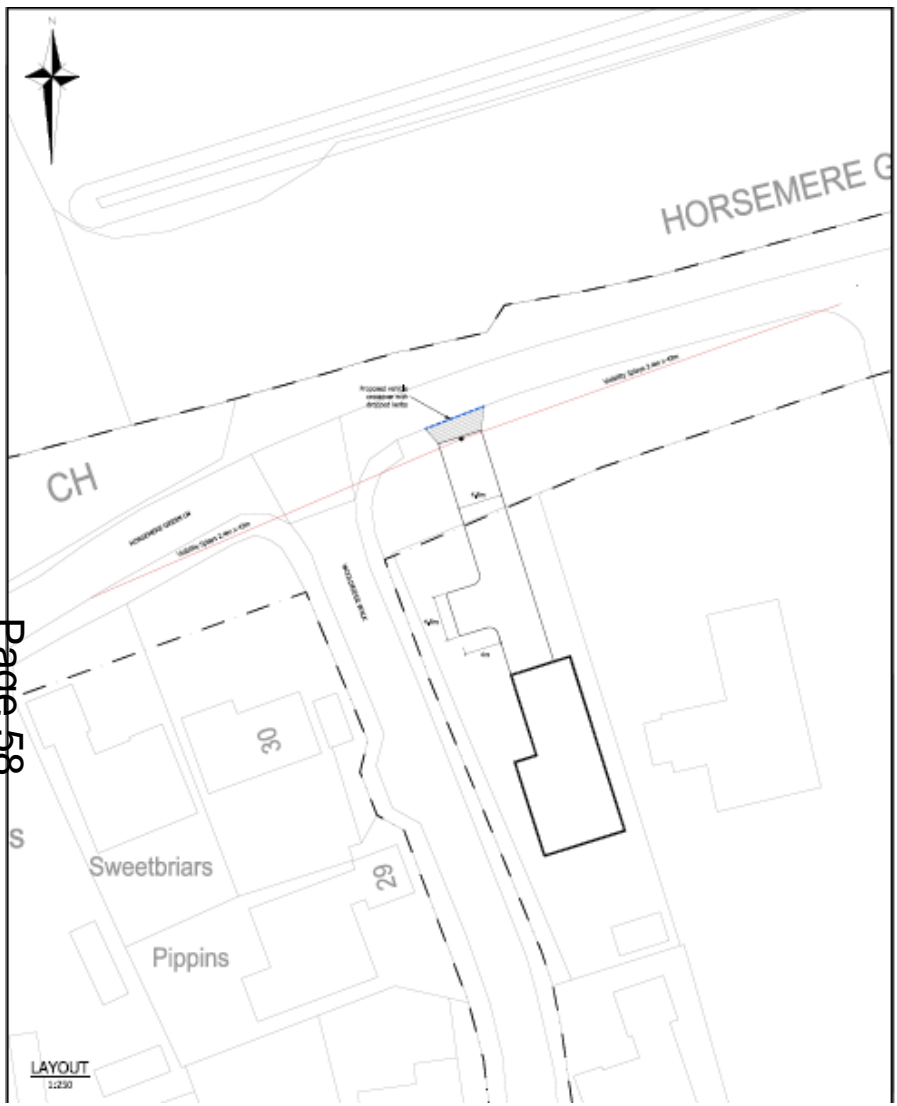
0.000

Page 57

0.000

0.000

Plan / Photo label here





Page 59



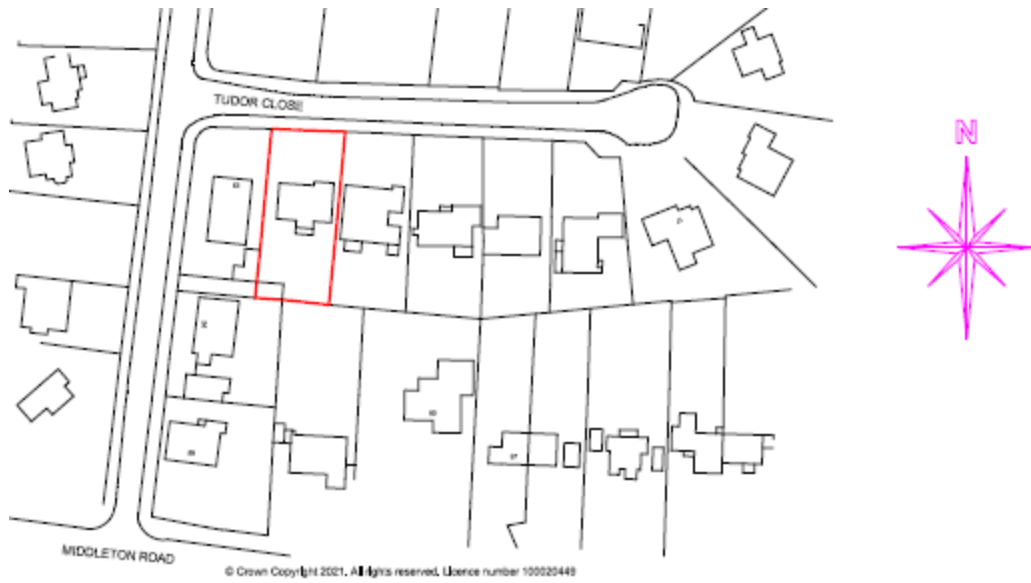




M/47/21/HH

Removal of existing roof structure, new first floor accommodation and pitched roof above and replacement rear two storey extension and new front porch extension.

22 Tudor Close
Middleton-On-Sea



LOCATION PLAN - 1/1250





SIDE ELEVATION



FRONT ELEVATION

NOTES

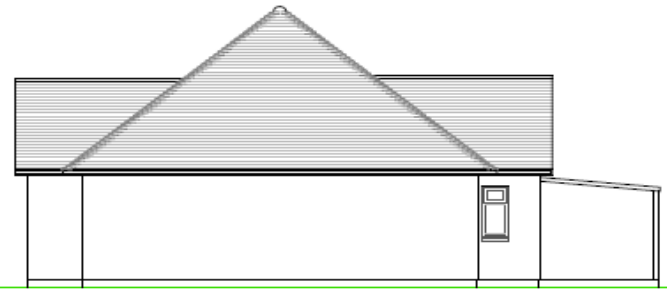
ROOF - Plain concrete tiles to pitched roof,

WALLS - Mixture of painted render with stained timber weatherboarding to gable ends,

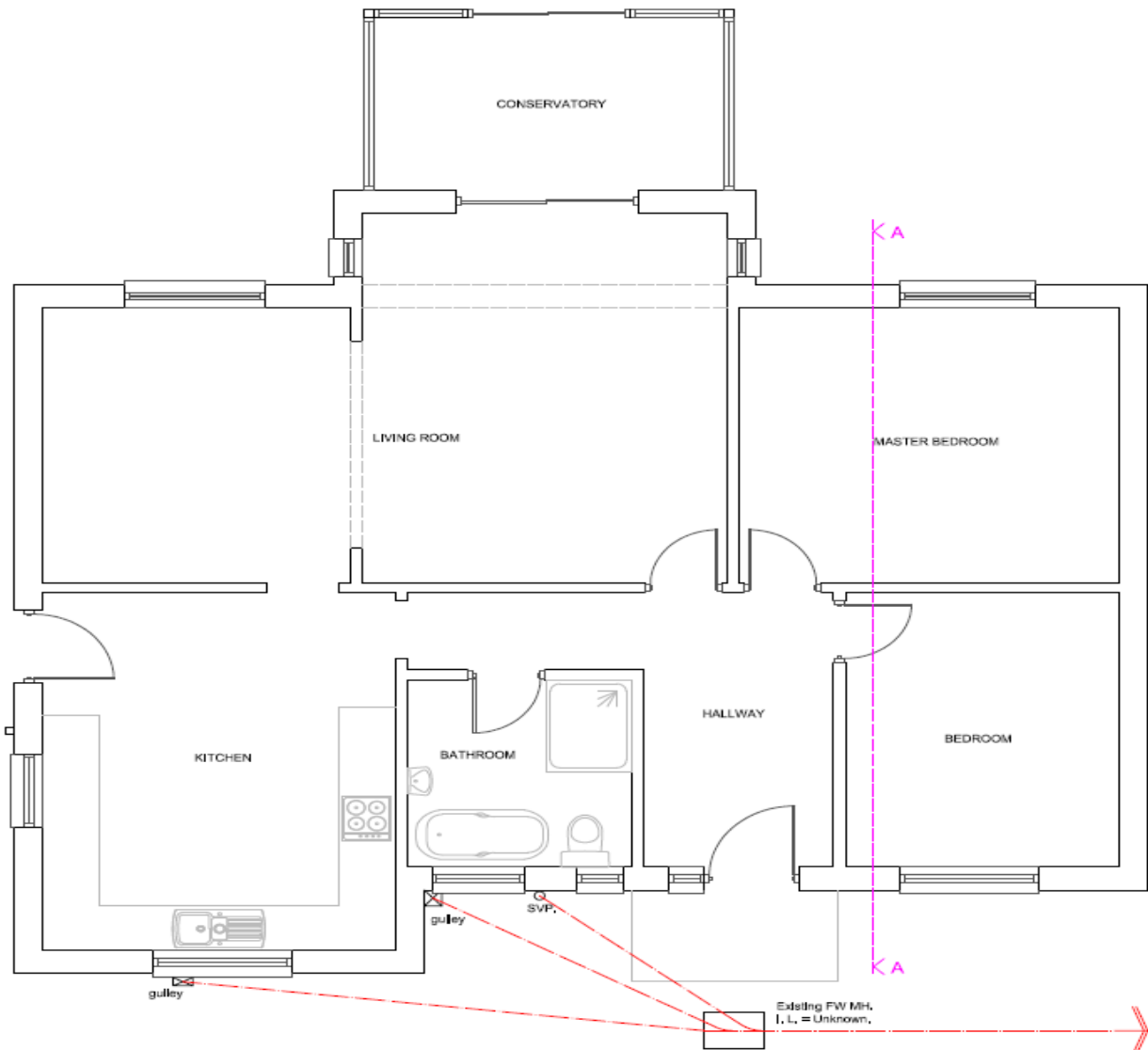
WINDOWS/DOORS - White framed PVC double glazed units,



REAR ELEVATION



SIDE ELEVATION

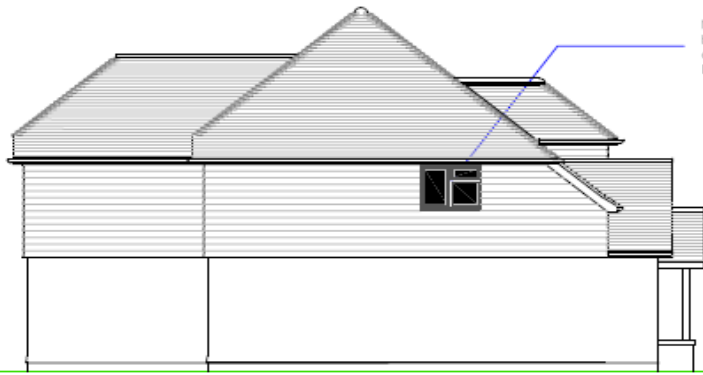


EXISTING GROUND FLOOR PLAN

SUSSEX BUILDING CONSULT,
22 TUDOR CLOSE, MIDDLETON
BOGNOR REGIS, WEST SUSSEX
SCALE - 1/50 REV - DATE - 0

Existing Ground Floor Plan





New first floor side facing window to be fitted with obscure glass with no openers below 1.7 metres from floor level.

SIDE ELEVATION



REAR ELEVATION

NOTES

ROOF - Plain concrete tiles to main pitched roof, 'Sandloft 20/20' interlocking plain tiles to rear extension to match.

WALLS - Mixture of painted render with cement based 'New England' style boarding above. Face brick to porch dwarf walls.

WINDOWS/DOORS - White framed PVC double glazed units.

Page 66



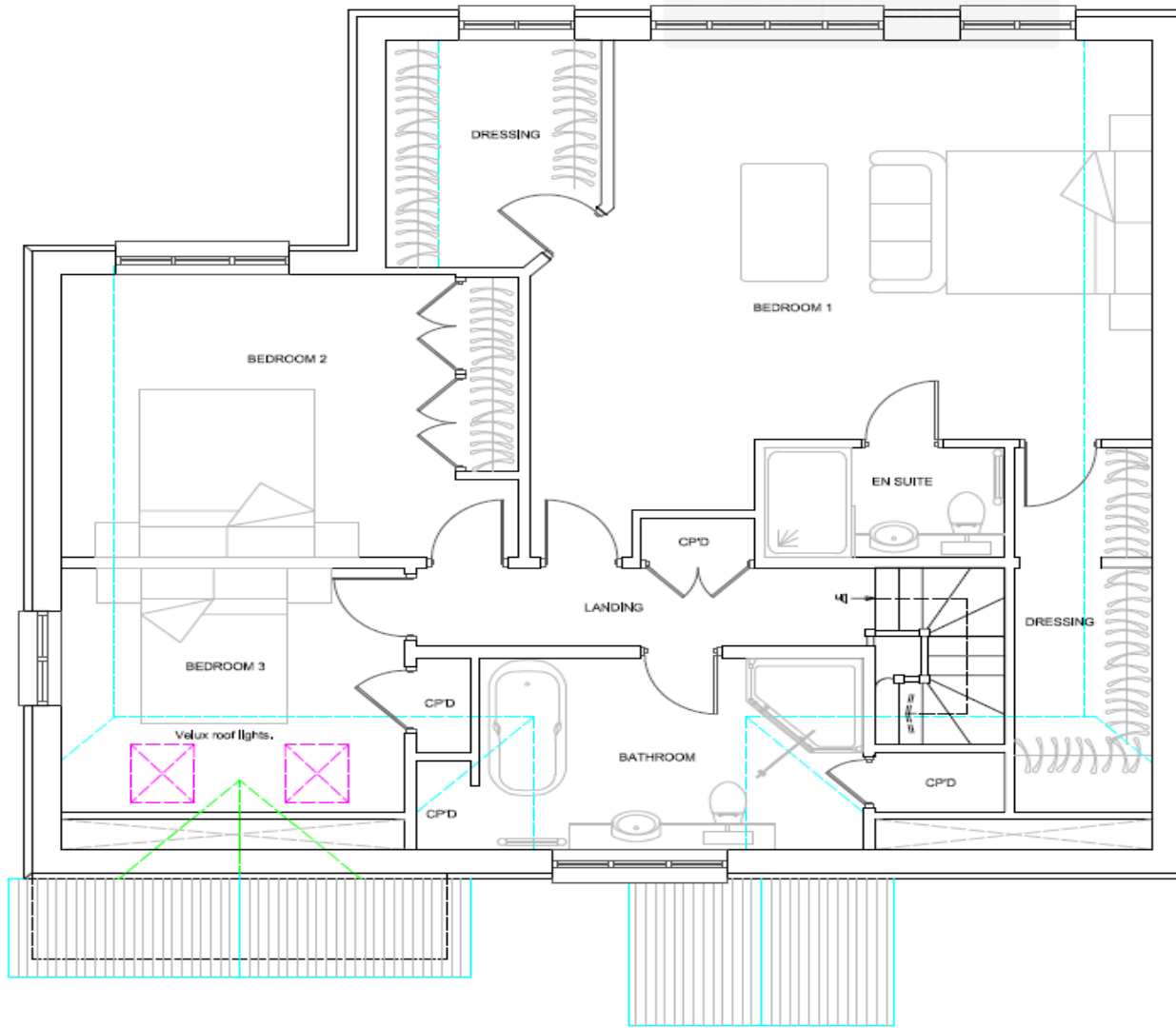
FRONT ELEVATION



SIDE ELEVATION

Proposed Elevations

Slate facing windows to be filled with obscure glass with no openers below 1.7 metres.



PROPOSED FIRST FLOOR PLAN

A3 paper @ 1/50 Scale.

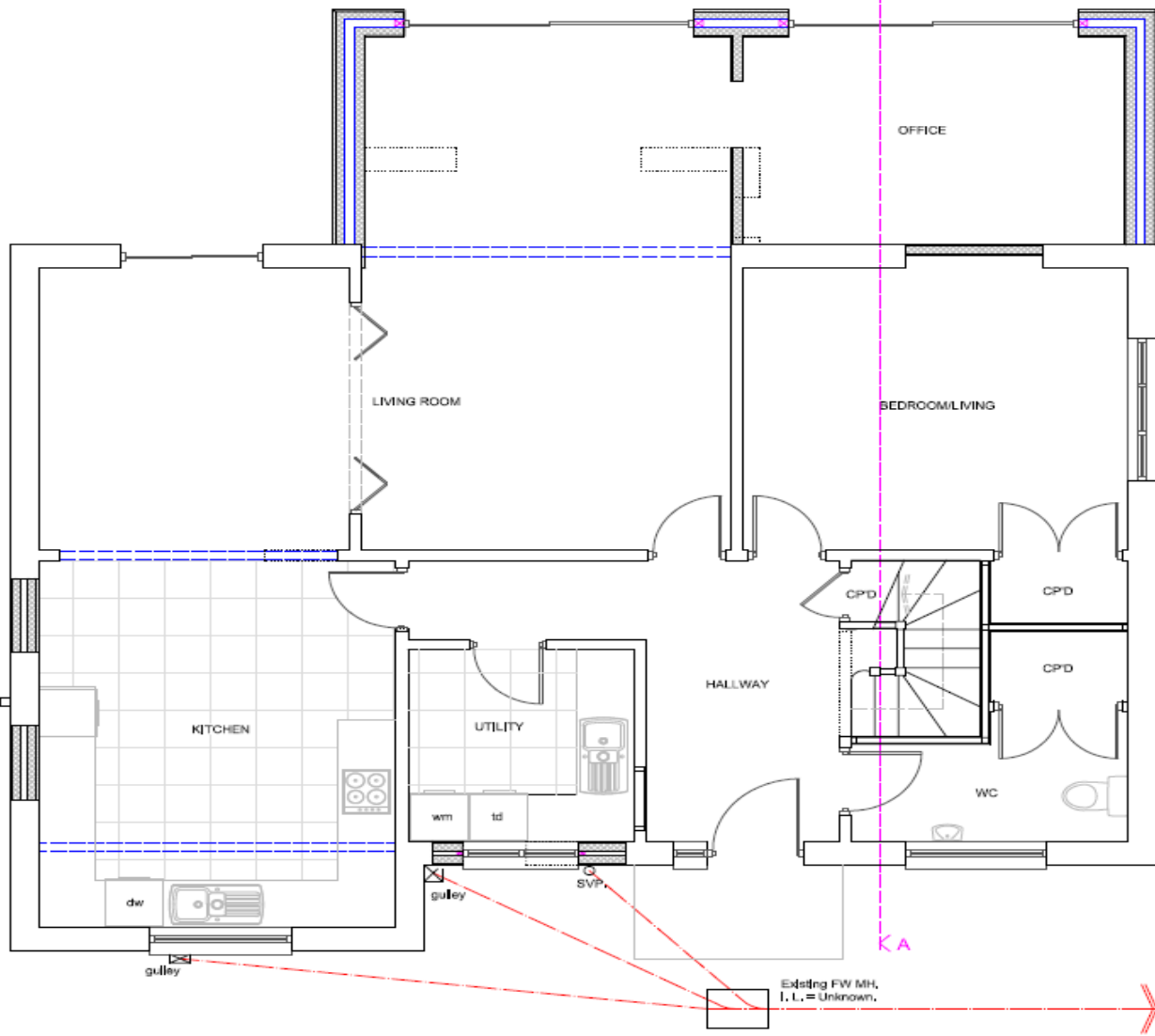
SUSSEX BUILDING CONSULTANTS

22 TUDOR CLOSE, MIDDLETON
BOGNOR REGIS, WEST SUSSEX

SCALE - 1/50 REV - D DATE - 11/11/11

Proposed First Floor Plan





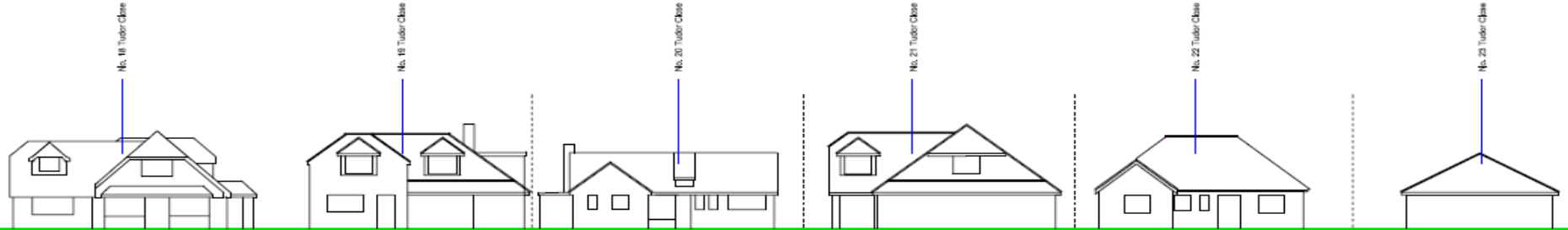
PROPOSED GROUND FLOOR PLAN

A3 paper @ 1/50 Scale.

SUSSEX BUILDING CONSULTANTS
 22 TUDOR CLOSE, MIDDLETON C
 BOGNOR REGIS, WEST SUSSEX.
 SCALE - 1/50 REV - F DATE - 07/

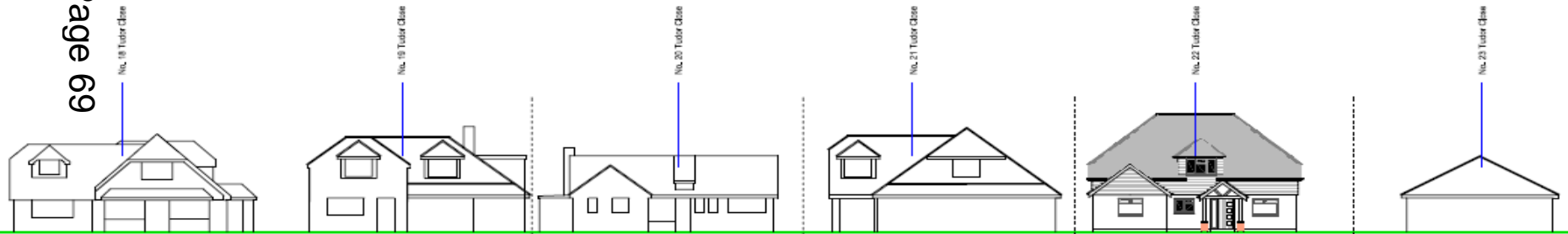
Proposed Ground Floor Plan





EXISTING STREETSCENE ELEVATION

Page 69

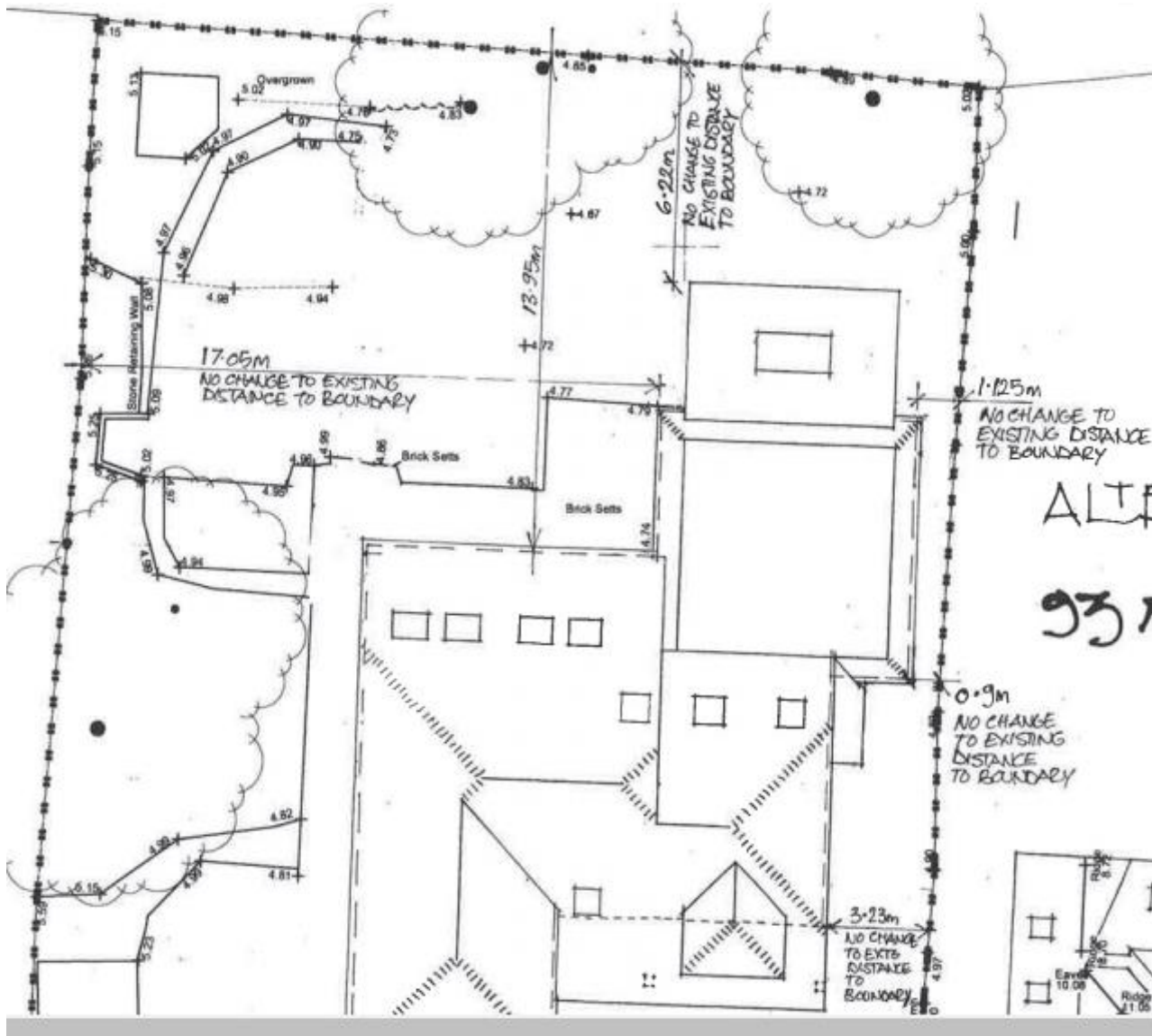


PROPOSED STREETSCENE ELEVATION

SUSSEX BUILDING CONSULTANCY LIMITED	
22 TUDOR CLOSE, MIDDLETON ON SEA, BOGNOR REGIS, WEST SUSSEX,	<small>111 WESTFIELD ROAD BOGNOR REGIS PO13 3JZ</small>
SCALE = 1/250 REV = DATE = 08/04/2021	<small>TEL : 01323 861200</small>

Street Scene - Existing and Proposed





Extract of Site plan showing extension of No. 93 Middleton Road and distances to boundaries. (M/133/17/PL and M/123/17/HH)



Page 71

Street Scene - looking towards Nos 22 and 21



Page 72

Street Scene - looking towards Nos 22 and 23



**Photo – Taken from rear garden of No. 91
Middleton Road, looking towards Nos 22 and
23 Tudor Close**



Page 74



Photos – Taken from rear garden of site

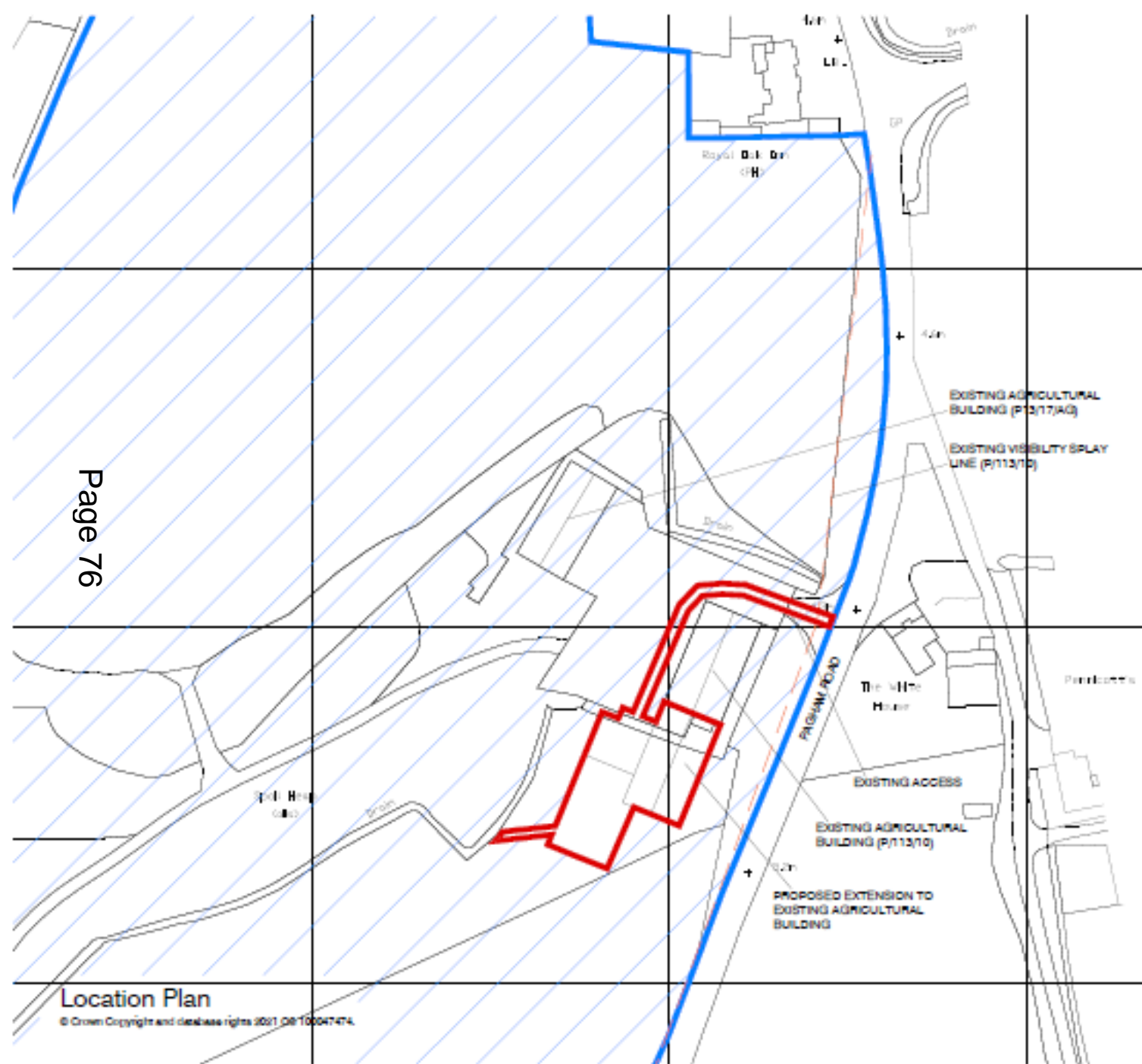
P/38/21/PL

Little Sefter Farm, Pagham Road

Extension to existing agricultural barn. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

Location Plan

Page 76



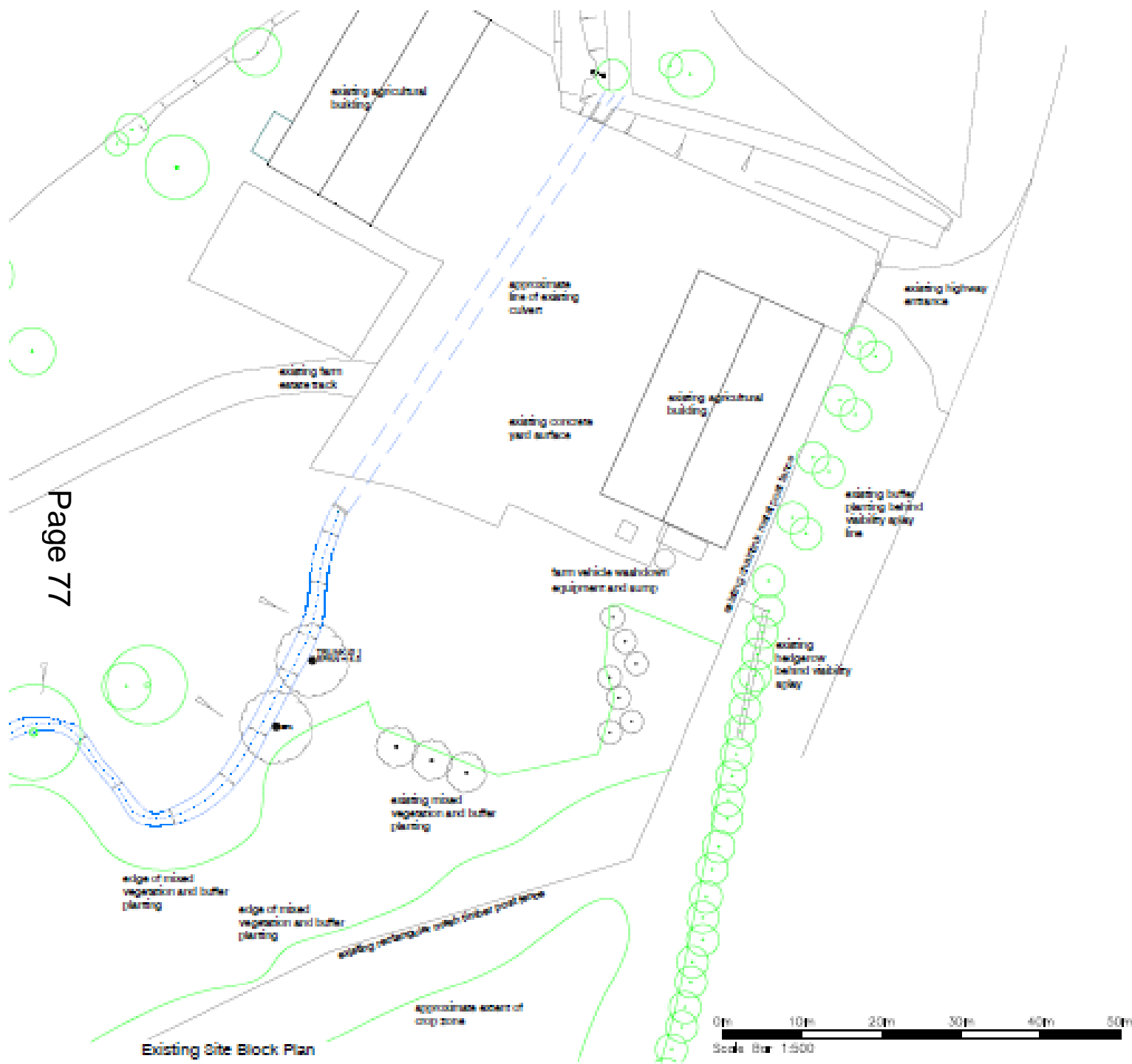
Location Plan

© Crown Copyright and database rights 2021 OS 100047474

0m 20m 50m



Existing Site Plan



Page 77

Existing Site Block Plan

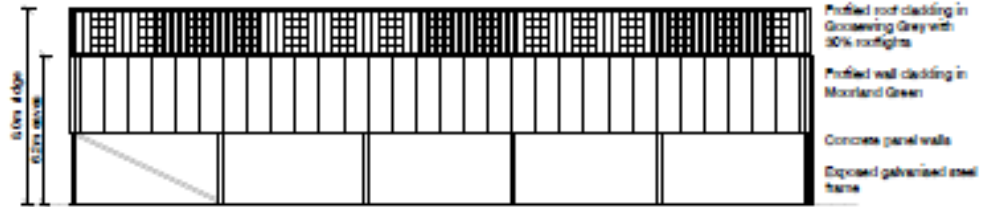




Floor Plan



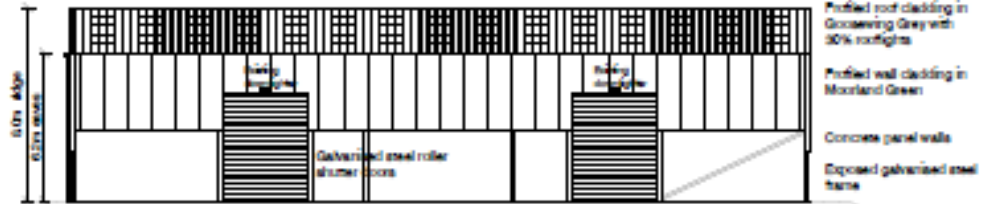
North Elevation



East Elevation



South Elevation



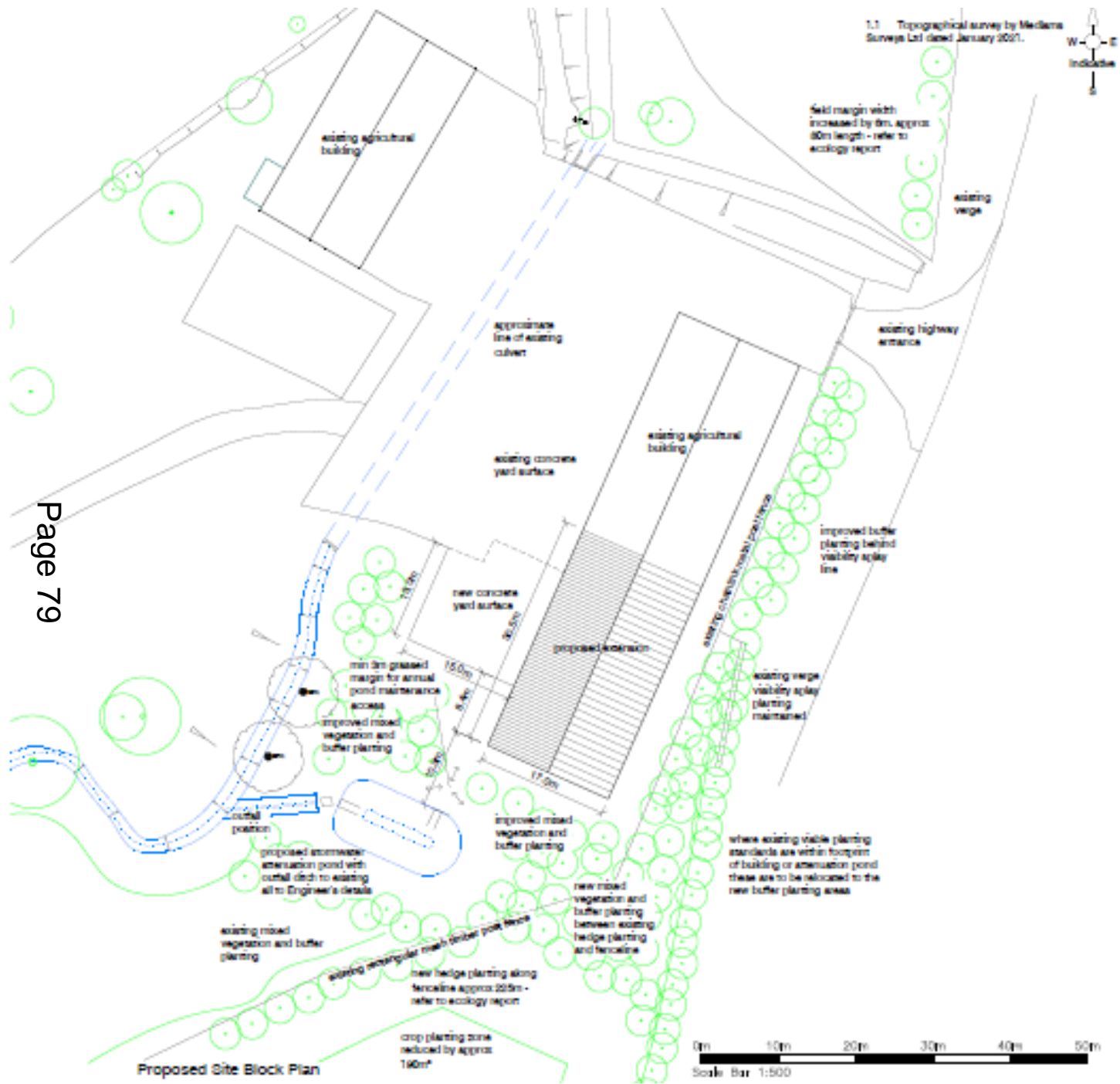
West Elevation

Existing Plan and Elevations



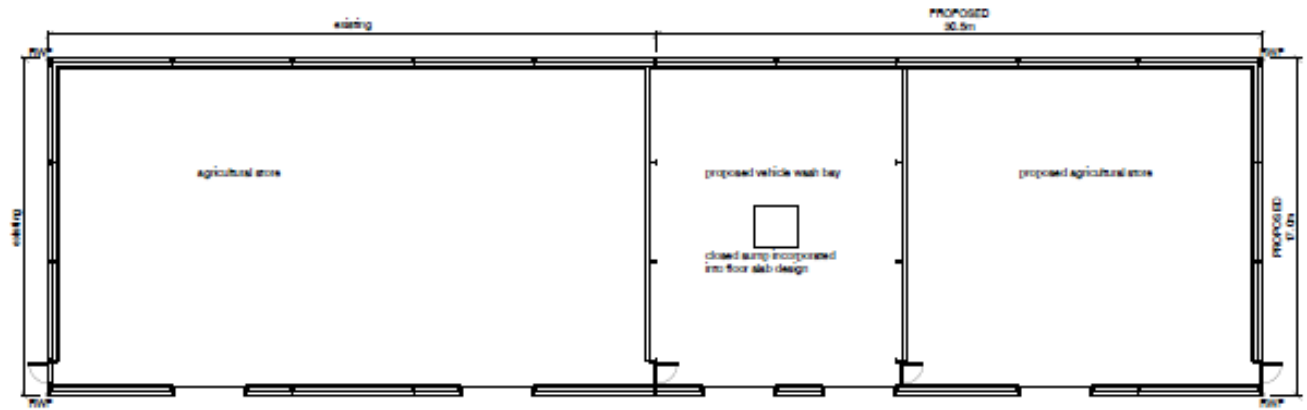
Existing Elevations & Floor Plan

Proposed Site Plan



Proposed Site Block Plan





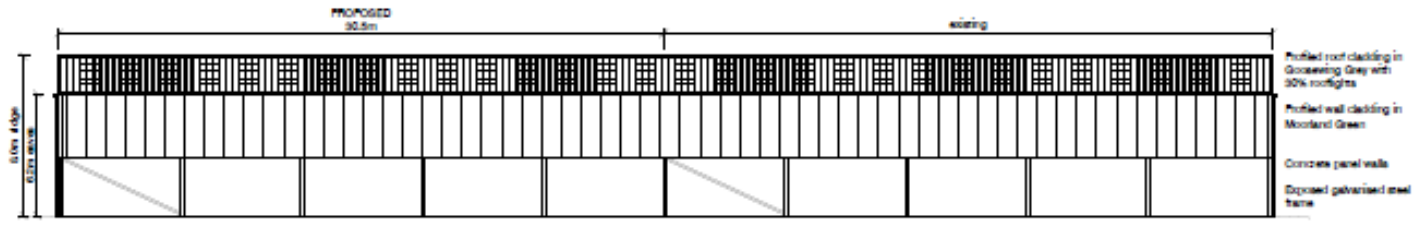
Floor Plan



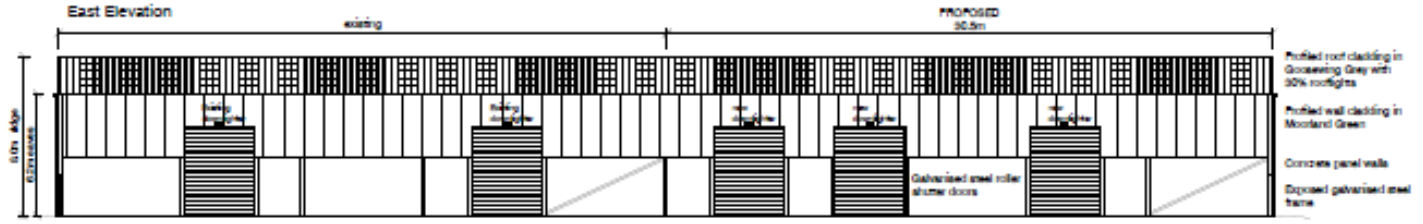
Page 80



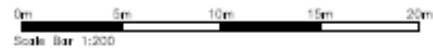
South Elevation



East Elevation



West Elevation



Proposed Plan and Elevations



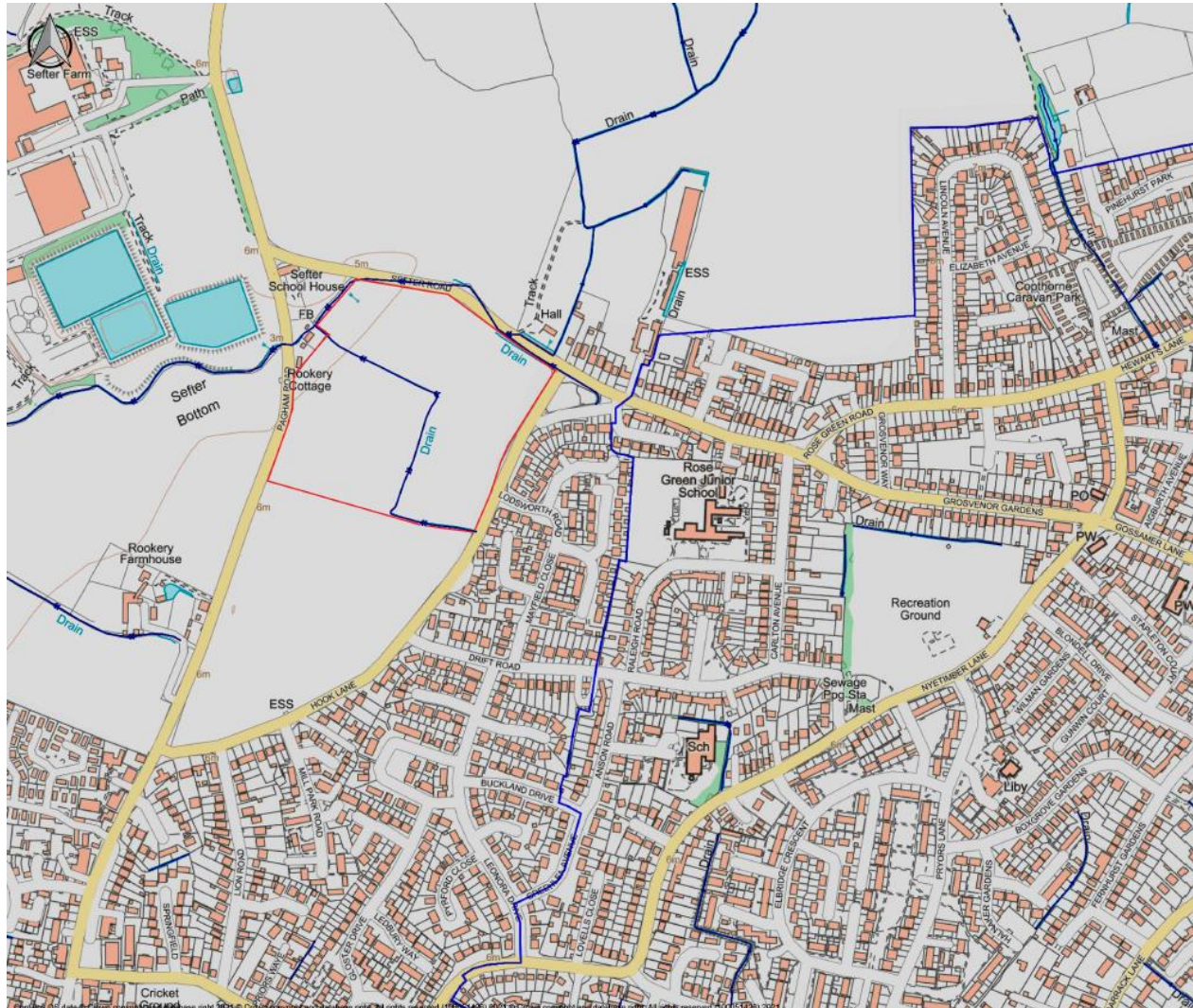




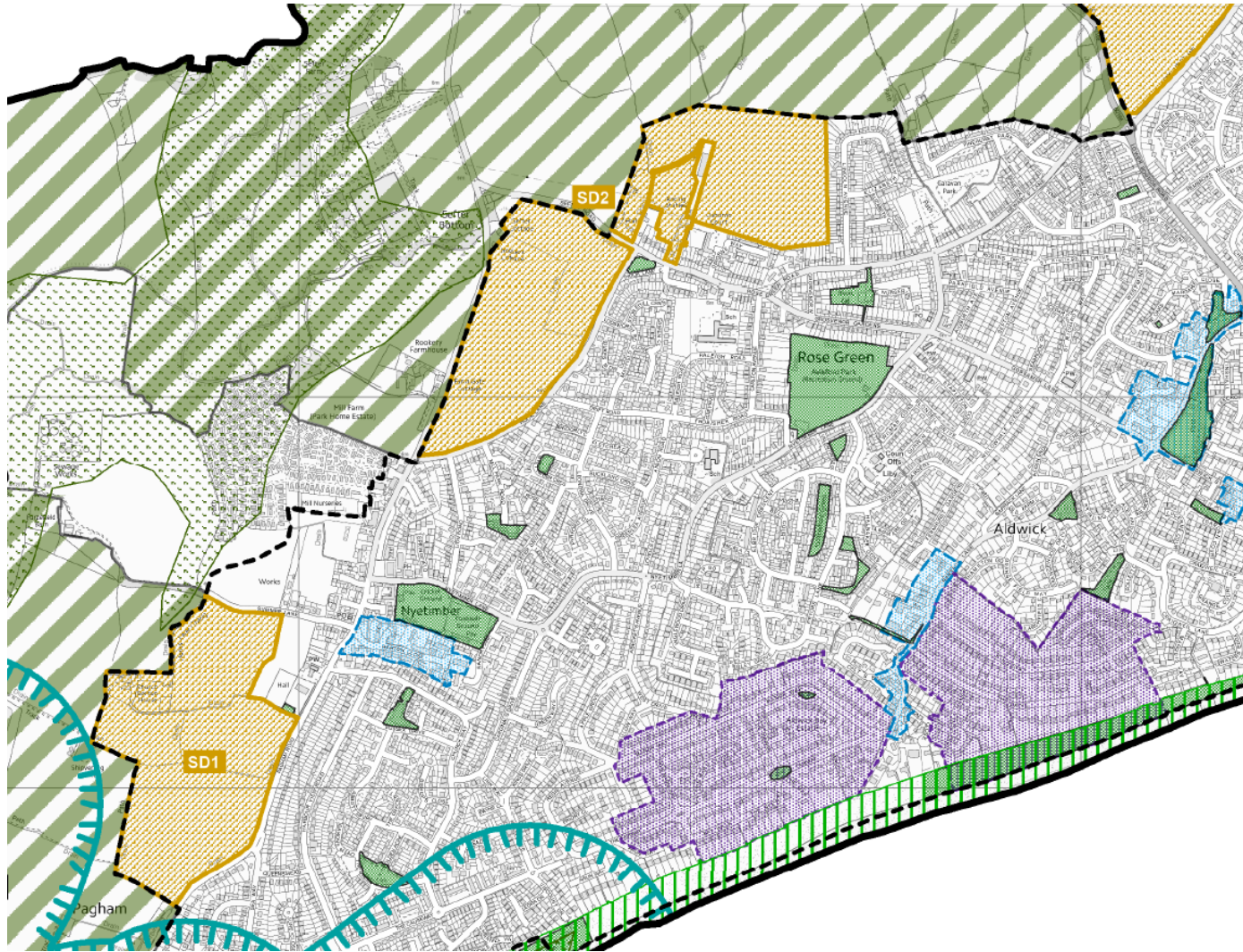
P/50/21/PL

Change of Use of Agricultural Land to Public Open Space

Land West of Hook Lane and South of Sefter Road, Pagham



Location Plan



Local Plan Context



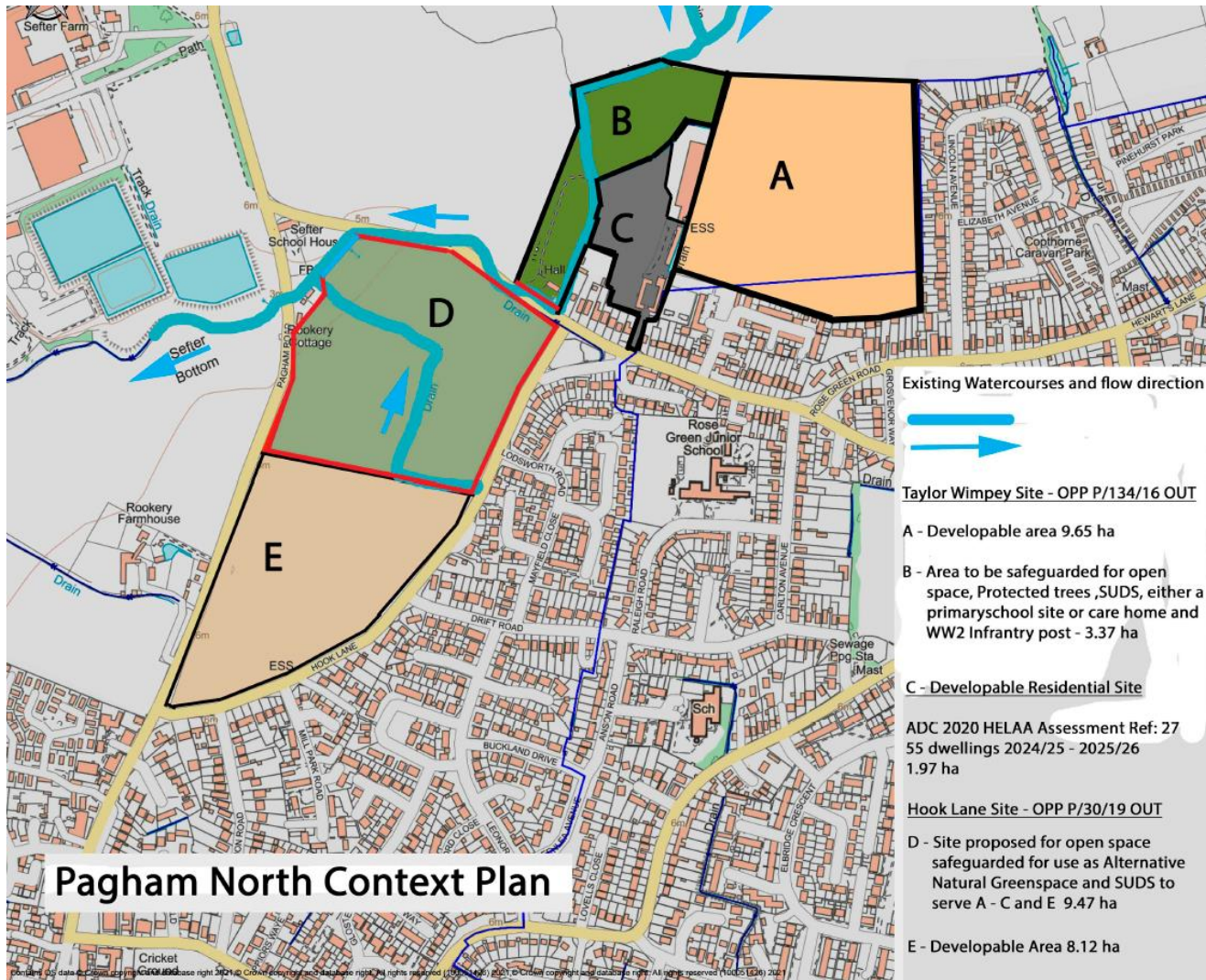
- Key
- Site Boundary ○
 - Character Areas ○
 - POS Typologies
 - Sefter Meadow ●
 - Northern & Western Edges ●
 - Children's Play Area ●
 - Rife Green ●
 - Eastern Edge ●
 - Play ●
 - Clipped Area of Play (please see Clipped Area POS Typology for detail) ●
 - Play Area comprising of naturalistic play (please see Naturalistic Play Area POS Typologies for detail) ●
 - Phasing
 - Western POS Phase ○
 - Northern POS Phase ○



POS Typologies Plan

Approved Design Code (P/57/20/DOC)





Proposed Plan



Existing Site Access

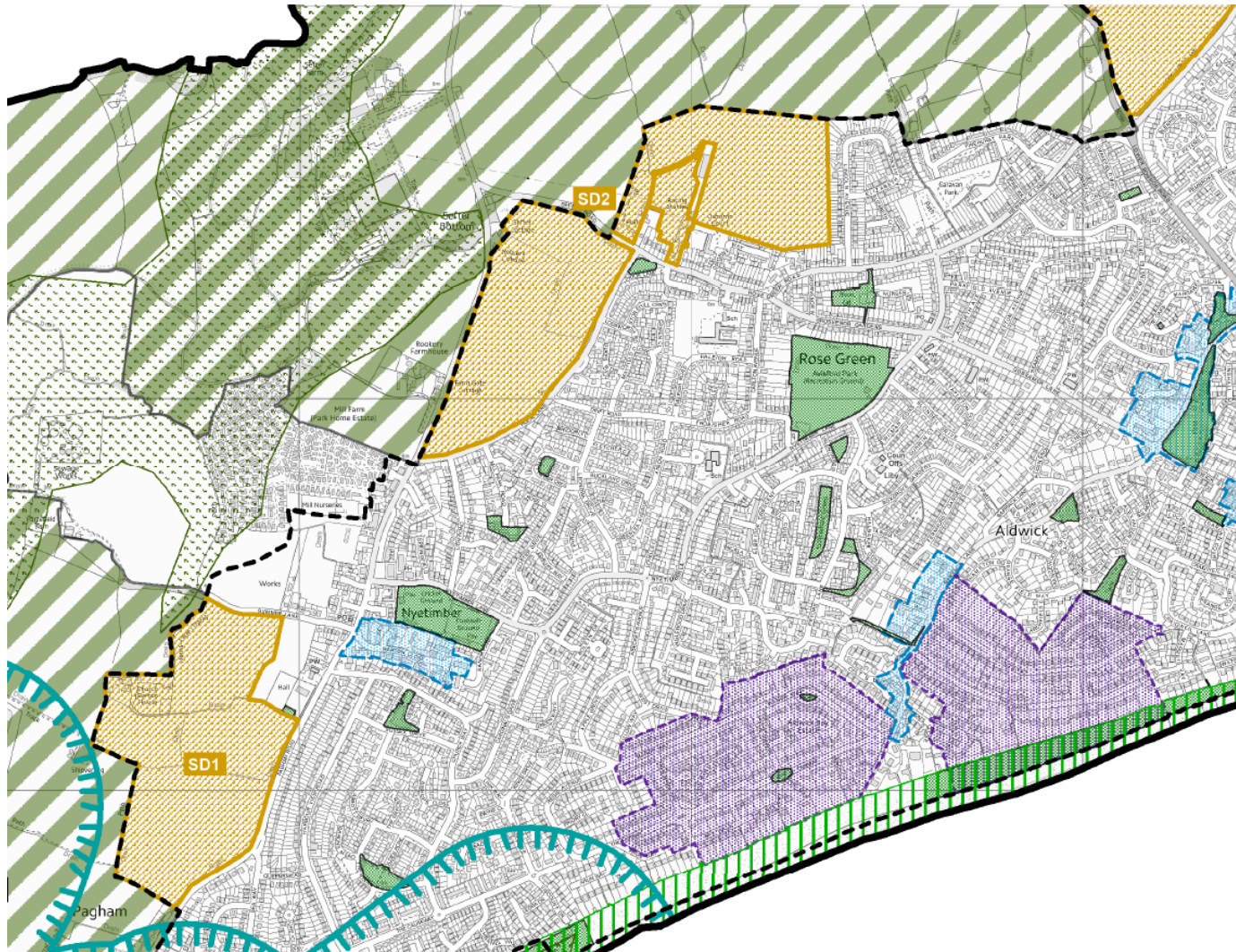


From Hook Lane looking west across the site

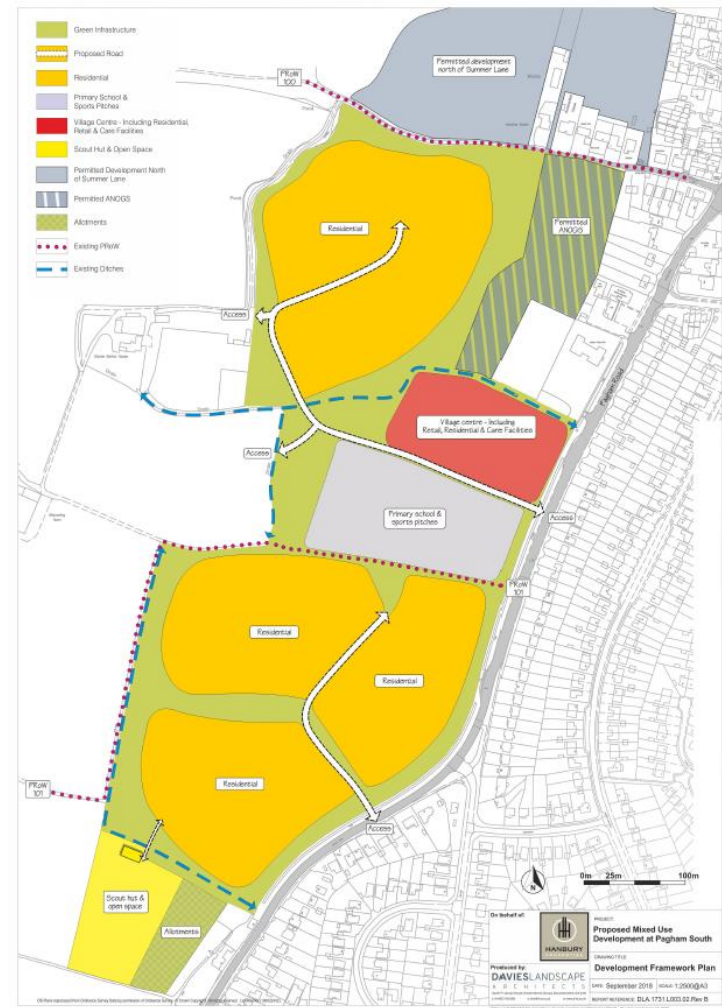
P/57/21/PL

Change of use of 12.16 hectares of agricultural land to use for Alternative Natural Green Space, Public Open Space, Allotments & SUDS Scheme (7.48 hectares) and use for a local centre comprising a library, health, child care facilities and a 1/2 FE Primary School.

Land West of Pagham Road and Land South of Summer Lane,
Pagham



Local Plan Context



Illustrative Masterplan & Development Framework Plan (P/140/16/OUT)



Proposed Plan



Existing Site Access



Existing Site Access



From Public Footpath looking north across the site