



Public Document Pack

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4 January 2022

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 5 January 2022 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 safe 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 this [link](#).

- a) Where a member of the public has registered a request to speak, they will be invited to submit their statement in advance of the meeting to be read out by an Officer. In response to the continuing health guidelines, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only. 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 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 safe 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.

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

AGENDA

OFFICER REPORT UPDATES

Report and condition updates for LU/315/21/PL - 12 Cornwall Road, Littlehampton BN17 6EE

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 – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link – Planning Committee [Webcast Page](#)

REPORT UPDATE

Application no: LU/315/21/PL
Page no: 1
Location: 12 Cornwall Road Littlehampton
Description: Change of use from (C3) Dwelling house to 7 bed House in Multiple Occupation (Sui Generis) including the demolition of the existing garage and erection of single storey side extension (resubmission following LU/240/21/PL). This site is in CIL Zone 4 and is CIL Liable as a House in Multiple Occupation.

UPDATE DETAILS

Reason for Update/Changes:

Representation received from the agents requesting that condition number 7 be amended to reduce the number of Electric Vehicle Charging Points from 100% to 20% of parking spaces proposed. In this case this will amount to 1 space.

Officers Comment:

The proposed new use of a House in Multiple Occupation is not considered as new housing (units) in planning terms. As such, condition 7 which relates to Electric Vehicle Charging Point provision has been amended to reflect 20% EVCP requirement for all other development rather than 100% EVCP requirement for residential development, to accord with the Arun District Council Parking Standards SPD (2020).

Note: The changes to conditions show under Officers Recommendation at the end of the attached report.

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12 Cornwall Road
Littlehampton

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Proposed Ground and First Floor Plans (2350-P-02 Rev G)
 - Proposed Elevations (2350-P-05 Rev G)
 - Proposed Site Plan (2350-P-04 Rev D)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies H SP4, D SP1, D DM1, QE SP1, T SP1 and T DM1 of the Arun Local Plan.
- 2 The HMO bedrooms shall not at any time include both an en-suite washing facility and a kitchen facility and shall not at any time be fully enclosed to form self-contained residential units. The layout shall accord with the plans approved under this application and shall be retained strictly as such thereafter.

Reason: To ensure that no part of the property becomes self-contained thus failing to comply with internal and external space and amenity standards for self-contained residential dwellings. To ensure compliance with policy H SP4 and D DM2 of the Arun Local Plan.
- 3 The materials and finishes of the external walls of the single storey side extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.
- 4 Prior to first occupation of the development hereby permitted, the provision of 1 x 240l capacity for refuse and 1 x 240l capacity for recycling waste storage shall be made for each HMO bedroom. This waste storage provision shall be enclosed within a dustbin storage enclosure, the details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation. The waste storage provision and dustbin enclosure shall be retained for this purpose only thereafter.

Reason: To ensure adequate waste storage provision for future occupants of the HMO and to protect local residential amenity from rubbish nuisance, in accordance with policies H SP4 and WM DM1 of the Arun Local Plan.
- 5 Prior to first occupation of the development hereby permitted, the 5 on-site car parking spaces shall be constructed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate vehicle parking provision on site for future occupants of the HMO and to protect the local area from excessive on-street parking demand, in accordance with policies H SP4, T SP1 and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).
- 6 Prior to first occupation of the development hereby permitted, the 8 on-site covered and secure cycle

parking spaces shall be installed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate cycle parking provision on site for future occupants of the HMO and to provide alternative sustainable travel options to the use of the car, in accordance with policies T SP1 and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).

- 7 Prior to first occupation of the development hereby permitted, the required electric vehicle charging space/s (20% of all vehicle parking spaces which equates to 1 parking space in this case) must be provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These spaces and charging facilities shall thereafter be retained and maintained in good working order at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including the National Planning Policy Framework, and policies T SP1 and T DM1 of the Arun Local Plan, and to improve air quality in accordance with policy QE DM3 of the Arun Local Plan.

- 8 No construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policies QE SP1 and QE DM1 of the Adopted Arun Local Plan 2011 - 2031.

- 9 Prior to first occupation of the development hereby approved, a Biodiversity Net Gain Plan (setting out the proposed biodiversity enhancement measures to ensure Biodiversity Net Gain on site) shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall be installed prior to first occupation.

Reason: To ensure the proposals result in a net gain in biodiversity, in accordance with the Environment Act, the National Planning Policy Framework and policy ENV DM5 of the Arun Local Plan.

- 10 INFORMATIVE: This property will, when occupied, become a House in Multiple Occupation and will need to comply with the relevant fire safety and fitness for occupation standards under current Housing Acts. The premises will also require a HMO Licence. The applicant is advised to contact the Council's Environmental Health department for further information.

- 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.