



Public Document Pack

Arun District Council
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Littlehampton
West Sussex
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Committee Manager Jane Fulton (Ext 37611)

02 February 2022

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 2 February 2022 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Lury (Vice-Chair), Blanchard-Cooper, Bower, Chace, 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 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>>

A G E N D A

BACKGROUND PAPERS

Officer presentations.

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.

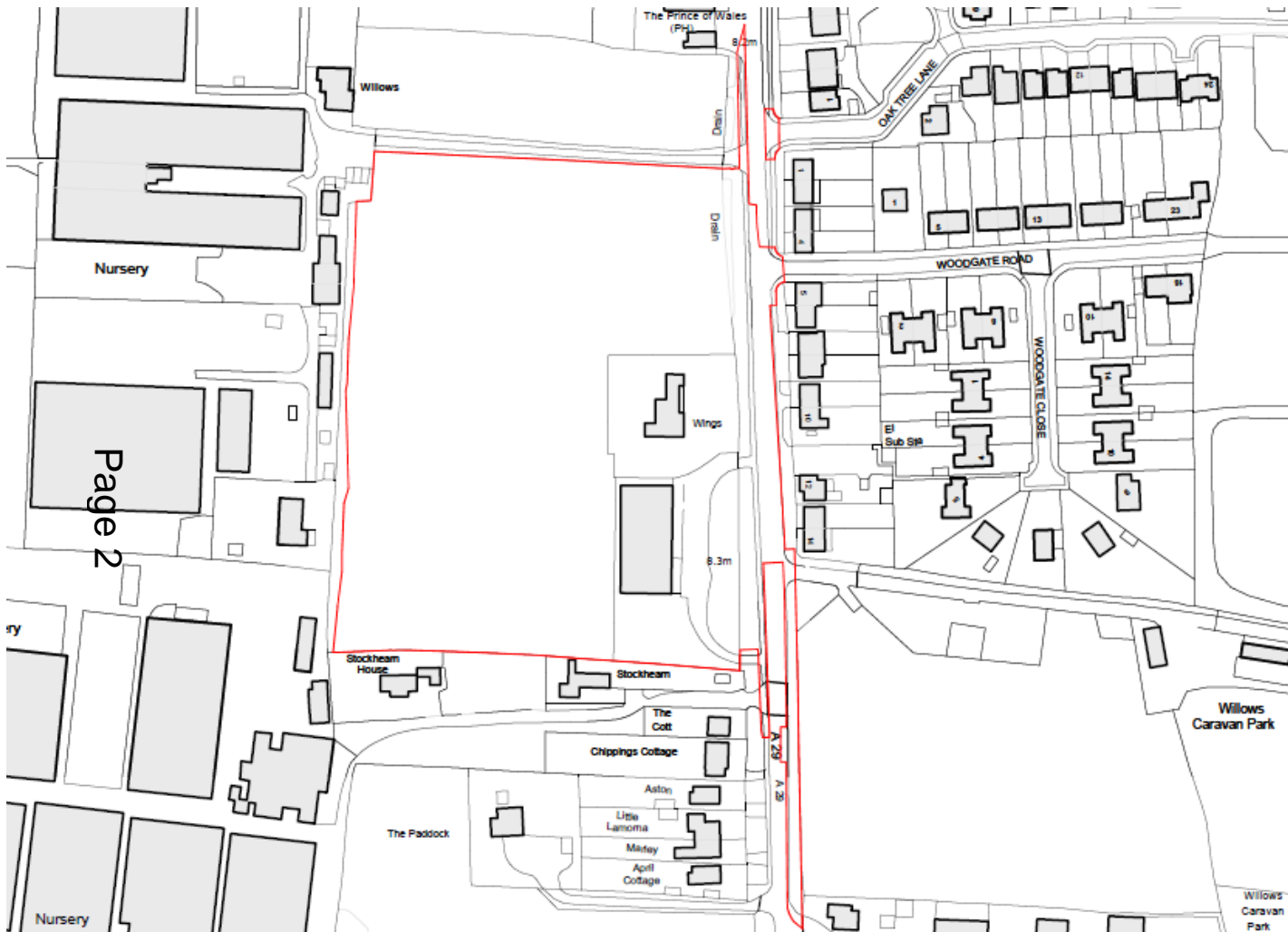
To watch recorded webcasts use the following link - Development Control [Webcast Page](#)

AL/20/21/PL

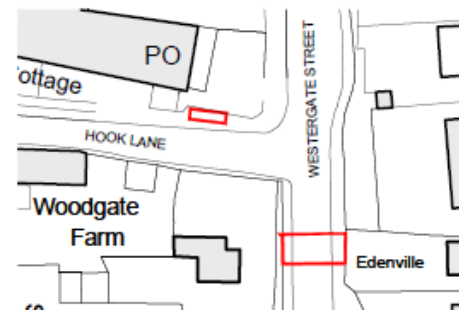
Land at Wings Nursery, Lidsey Road

Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL). This application is a Departure from the Development Plan.

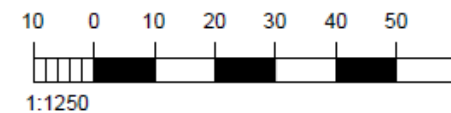
Location Plan



Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
------	--------------------------------	--------	------	--------	------



Location Plan 1:1250 @ A4

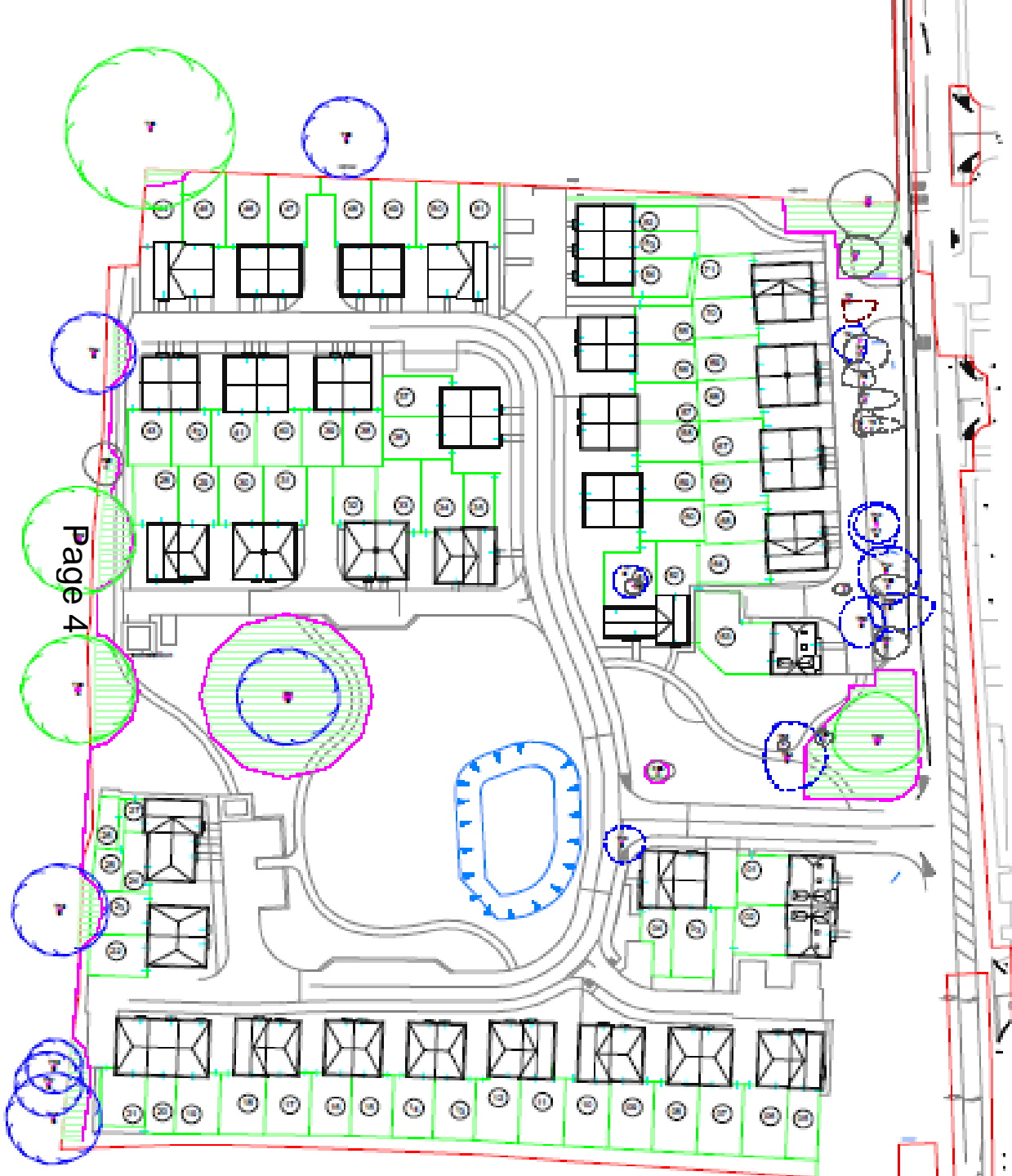


Proposed Site Plan

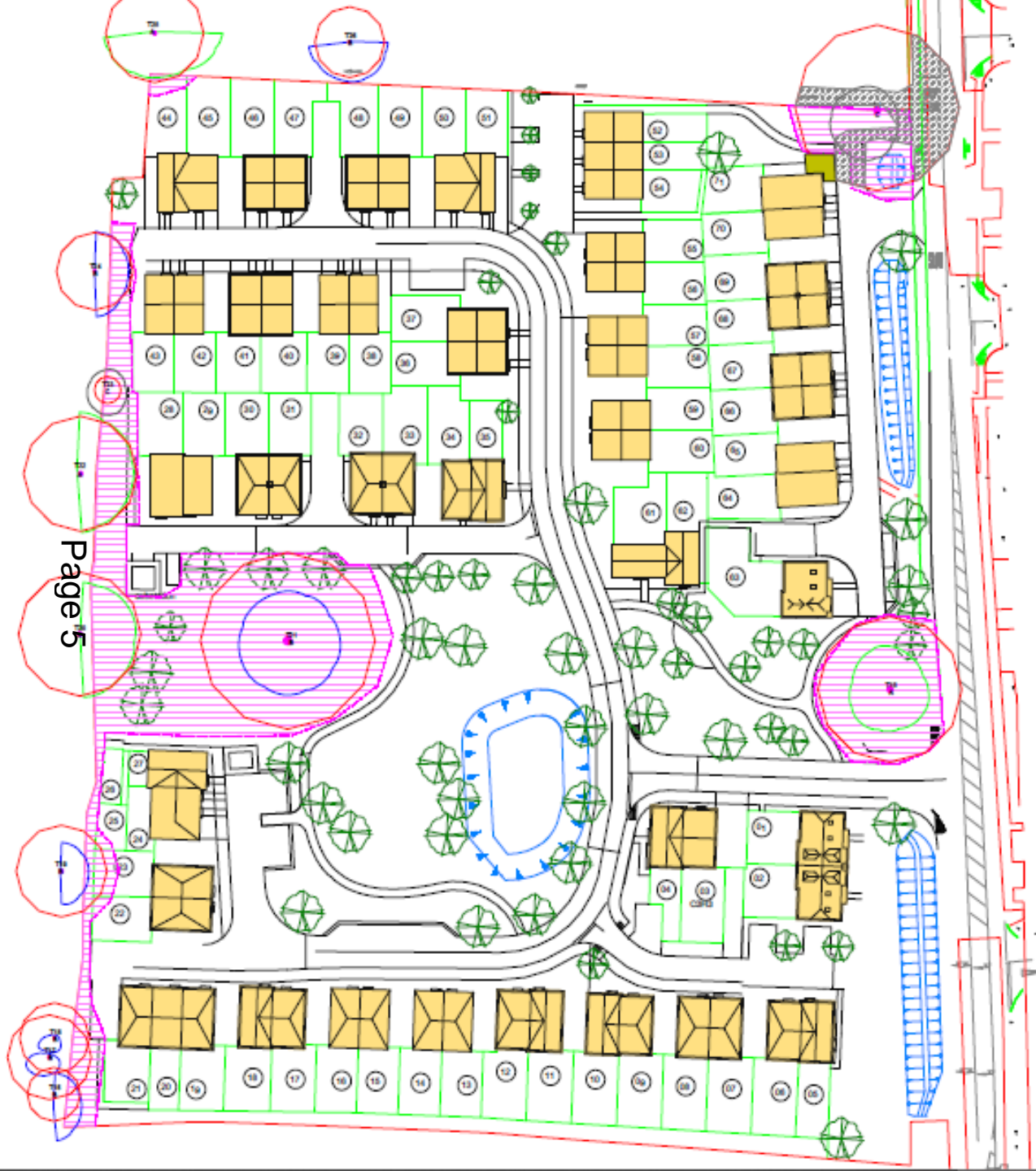


Tree Removals Plan with hashed lines indicating removals

- Category B removed
- Category C removed
- Category U removed



Tree Protection Plan



Key:

- Construction exclusion zone
- Ground protection
- Existing hard surface
- Proposed tree planting
- Protective barrier



Proposed Landscape Masterplan Drawing



① LOOKING SOUTH FROM WITHIN SITE AT LEAP
proposed street scene

Units 5/6 Units 7/8 Units 9/10 Units 11/12 Units 13/14 Units 15/16 Units 17/18 Units 19/21



② LOOKING NORTH FROM WITHIN SITE AT LEAP
proposed street scene

Units 28/29 Units 30/31 Unit 32/33 Units 34/35 Units 41/42 Unit 43



③ LOOKING NORTH FROM WITHIN SITE
proposed street scene

Units 44/45 Units 46/47 Units 48/49 Units 50/51 Units 52/53 Unit 70/71

Proposed Street Scenes 1-3





4 LOOKING WEST FROM WITHIN SITE AT LEAP
proposed street scene



5 LOOKING EAST FROM WITHIN SITE AT LEAP
proposed street scene



6 LOOKING WEST FROM LIDSEY ROAD
proposed street scene



Proposed Street Scenes 4-6



Semi-detached, brick and tile hanging with feature gable and bay window



Chalet bungalow with barn-hips, dormer windows and cat-slide roof forming porch



Semi-detached, flint feature detailing



Semi-detached, brick frontage



Semi-detached, brick and tile hanging



Semi-detached mixture of brick and tile hanging

Selection of House Front Elevations (from Design & Access Statement)



View of proposed dwellings from Lidsey Road

3D view from Lidsey Road



Proposed materials (left) and view from open green space within site (above)

3D view within site

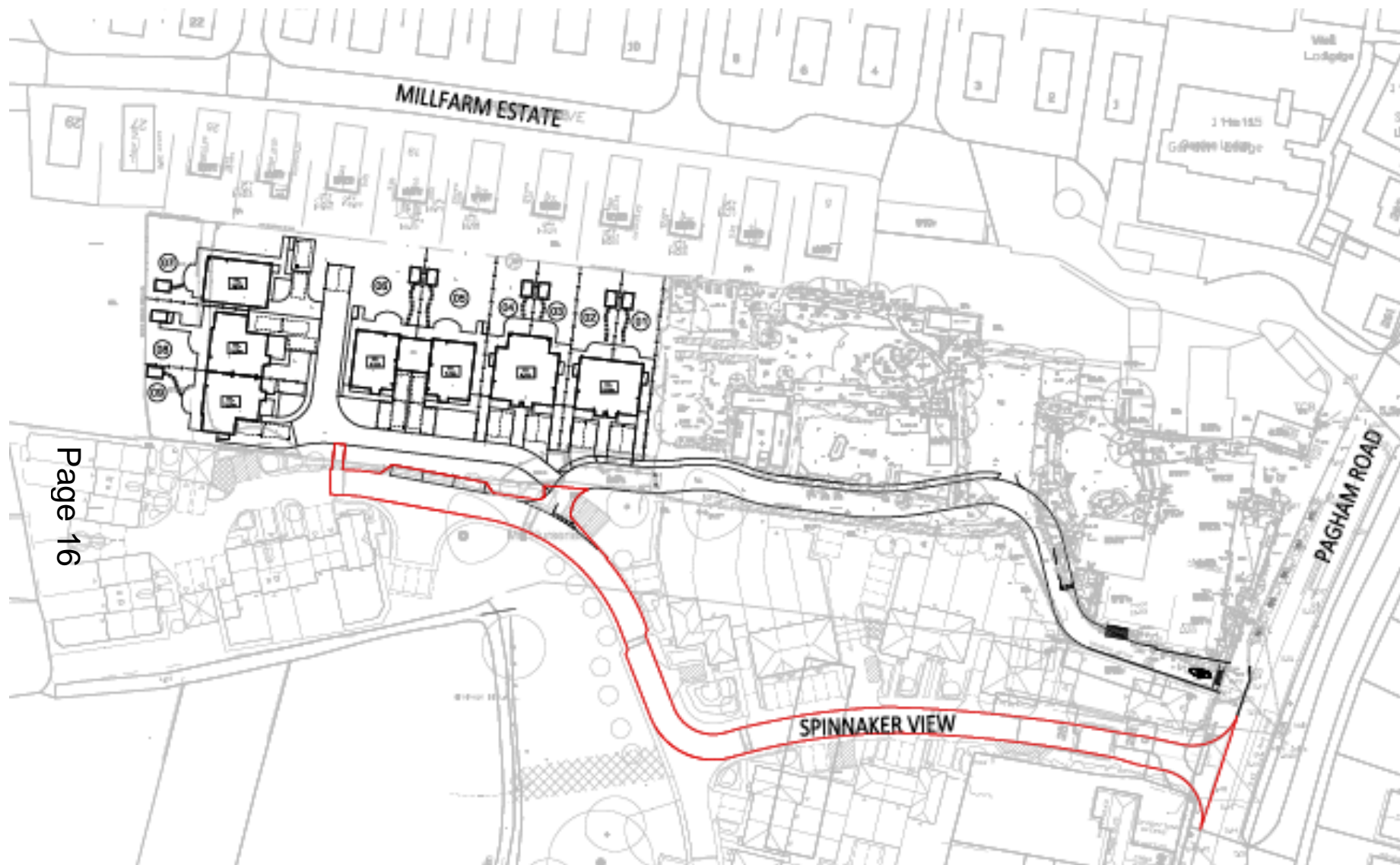




P/165/21/PL

New vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the rear of Inglenook Hotel as 9 No. dwellings. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the setting of a Grade II Listed Building.

Land at Spinnaker View, off Pagham Road



Page 16

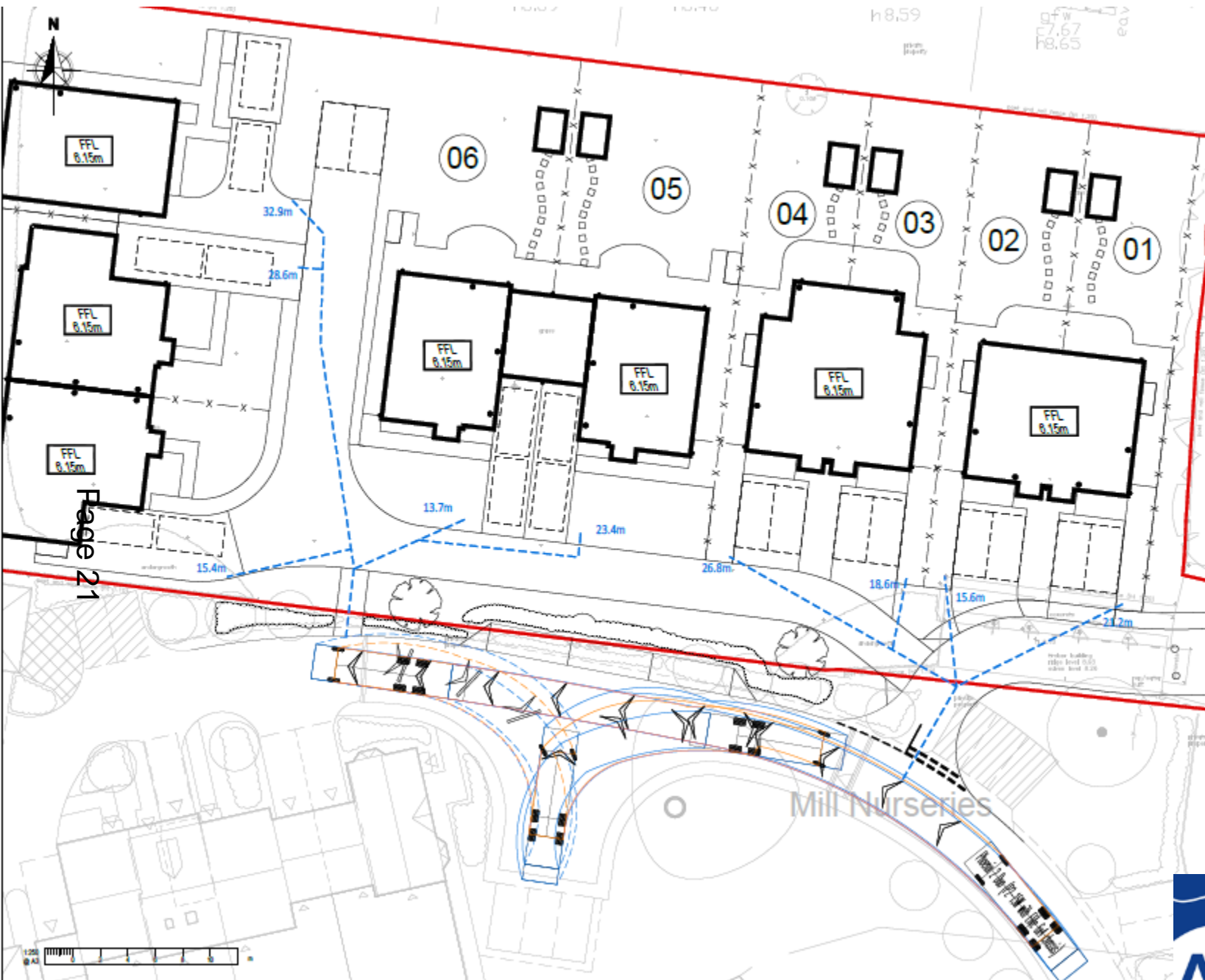




Extract of Approved Spinnaker View Layout (P/125/14/PL) where “29” is the affected TPO



Visibility Splays at Junction



NOTES

- This drawing is to be read in conjunction with all other Bright Plan drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
- Bright Plan accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- Do not scale, work to figured dimensions only. All dimensions are in millimetres unless noted otherwise and all levels are in metres from the topographic survey datum.
- Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.

-LEGEND-

- Site Boundary
- Existing Road Markings
- Bin Drag Distances
- Swept Path-
 - Wheel Track
 - Over Swing

Phoenix 2 Duo (P2-15W with tilt dirt chocks)

Overall Length	11.200m
Overall Width	2.500m
Overall Height	2.500m
Site Roadway Clearance	2.500m
Track Width	2.500m
Load to Lock Time	6.00s
Left to Right Turning Radius	9.000m

Revised Layout	10/06/2017
Revised Layout	24/06/2017
Original Issue	11/06/2017

Rev: _____ Approved: _____ Date: _____

BRIGHT PLAN
Transport Planning and Civil Engineering Consultants
2 Silver Birch, North Lane, Chesham, West Bucks HP8 3JF
Tel: 01494 314141 Email: enquiries@brightplan.co.uk
www.brightplan.co.uk

Drawing Status: **Draft**

Client: **ADM Architects**

Project: **Ingenlook Hotel, Pagham**

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Refuse Vehicle Swept Path Analysis



Page 22

NOTES

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-LEGEND-

- Site Boundary
- Existing Road
- Markings
- Distance to Building Entrance
- Swept Path
 - Wheel Track
 - Over Swing

Pumping Appliance Overall Length: 2.800m
 Overall Width: 2.400m
 Overall Body Height: 3.300m
 Max Body Clearance: 1.400m
 Track Width: 2.500m
 Max. Back Step: 1.500m
 Max. to 90° Turning Radius: 9.500m

B. Revised Layout	10/06/2021
A. Revised Layout	04/06/2021
Original Issue	11/05/2021
Rev	Approved
	Date

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 Tel: 01243 751418 Email: enquiries@brightplan.co.uk
 www.brightplan.co.uk

Drawing Status: Draft
 Client: ADM Architects
 Project: Inglenook Hotel, Pagham

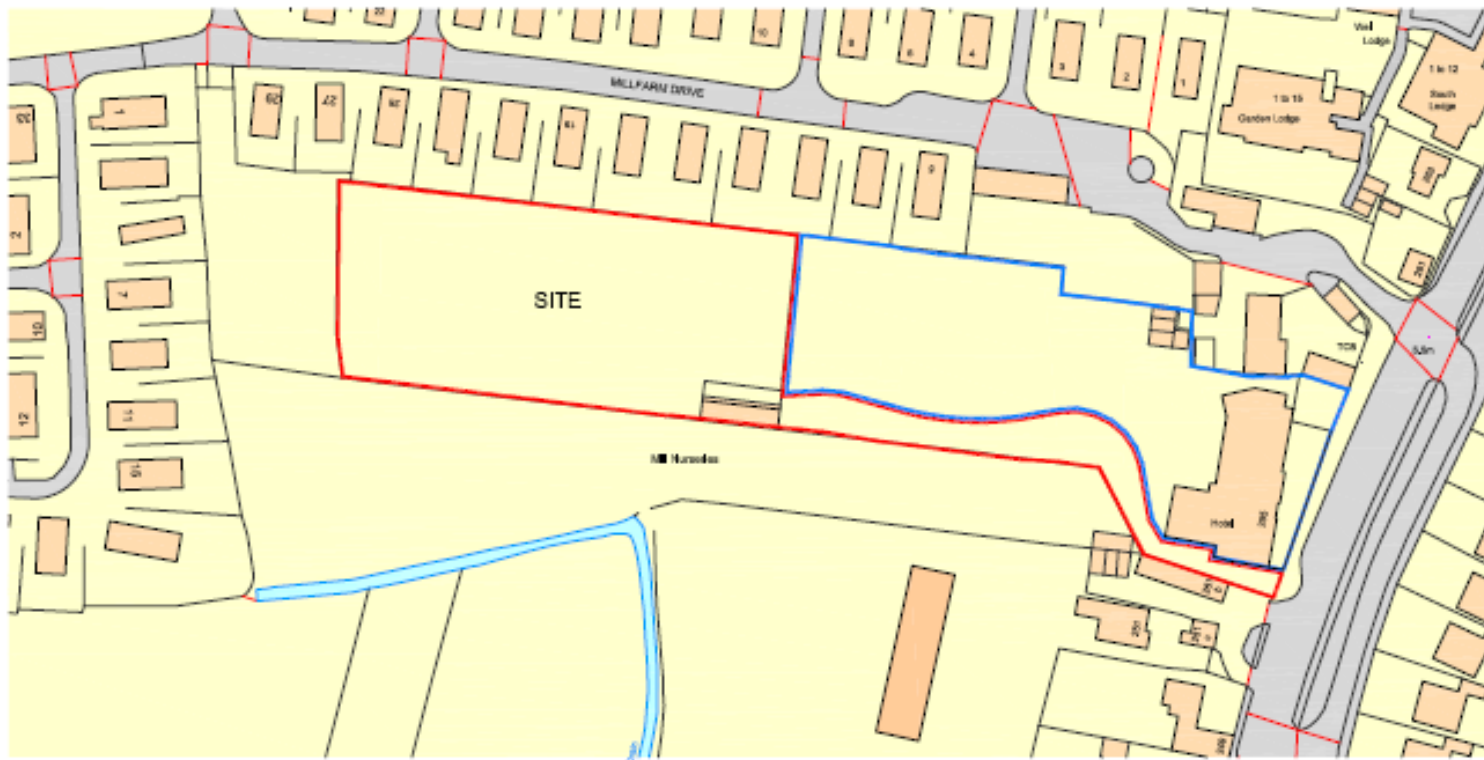
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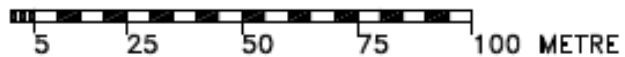
P/159/21/PL

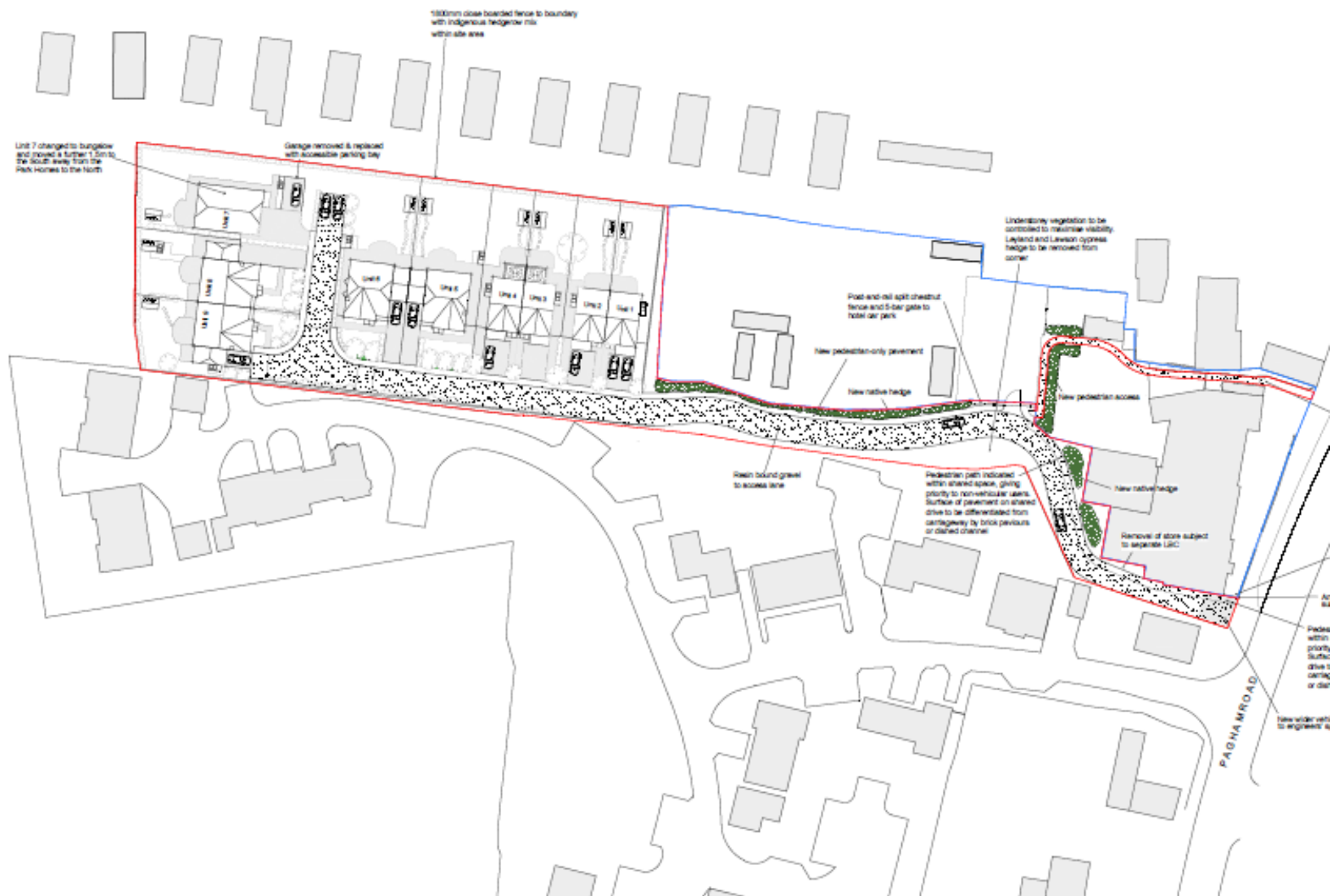
Variation and removal of conditions imposed under P/58/19/PL for the variation of condition 2-plans condition & 16-external lighting of roads & footpaths & removal of conditions 11-footpath access through Hotel site & 13-signage of vehicular access previously proposed.

Rear of Inglenook Hotel 253-255 Pagham Road



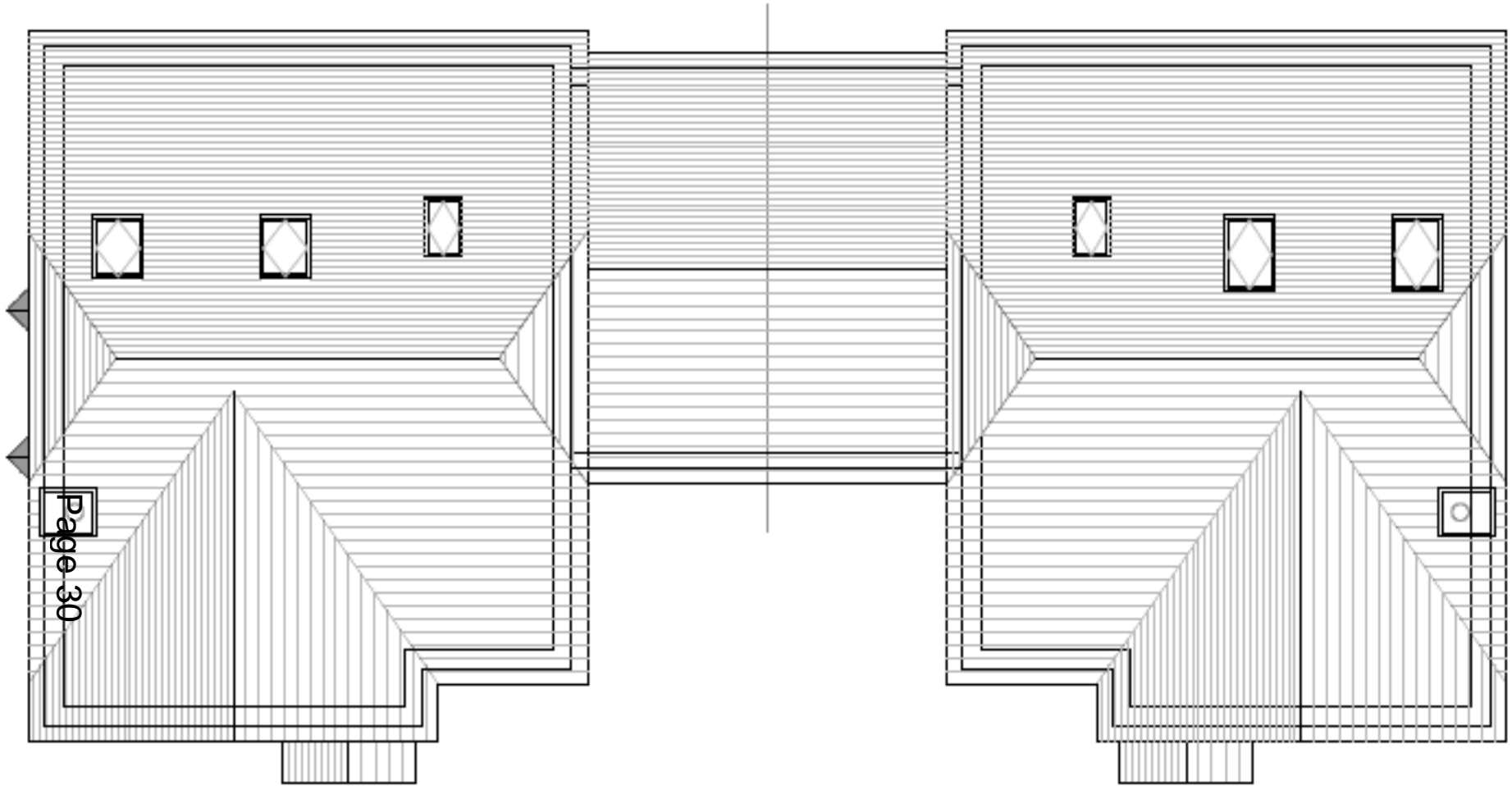
SCALE











Page 30

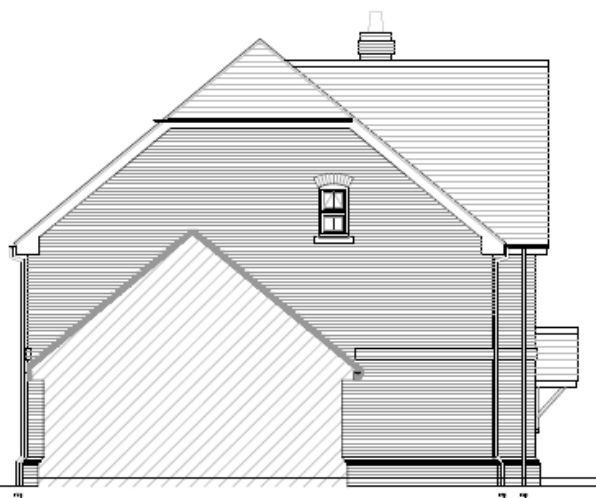


Front Elevation (Plots 5 & 6)

Page 31



Side Elevation (Plot 6)



Side Elevation (Plot 5)

Plots 5/6 Front & Side Elevations



Rear Elevation (Plots 5 & 6)



Side Elevation (Plot 5)



Side Elevation (Plot 6)

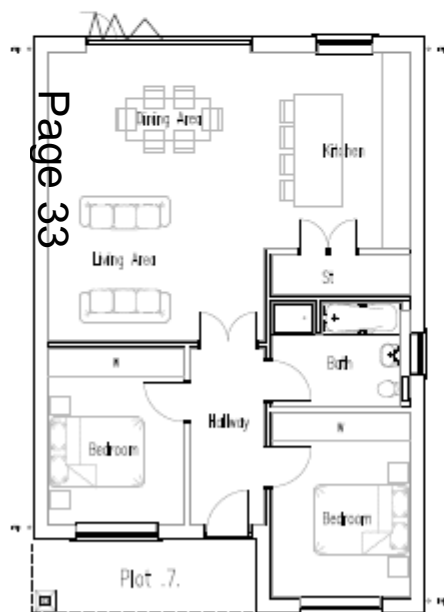
5/6 Rear & Side Elevations



Proposed - East Elevation
scale 1:100 @ A3



Proposed - South Elevation
scale 1:100 @ A3



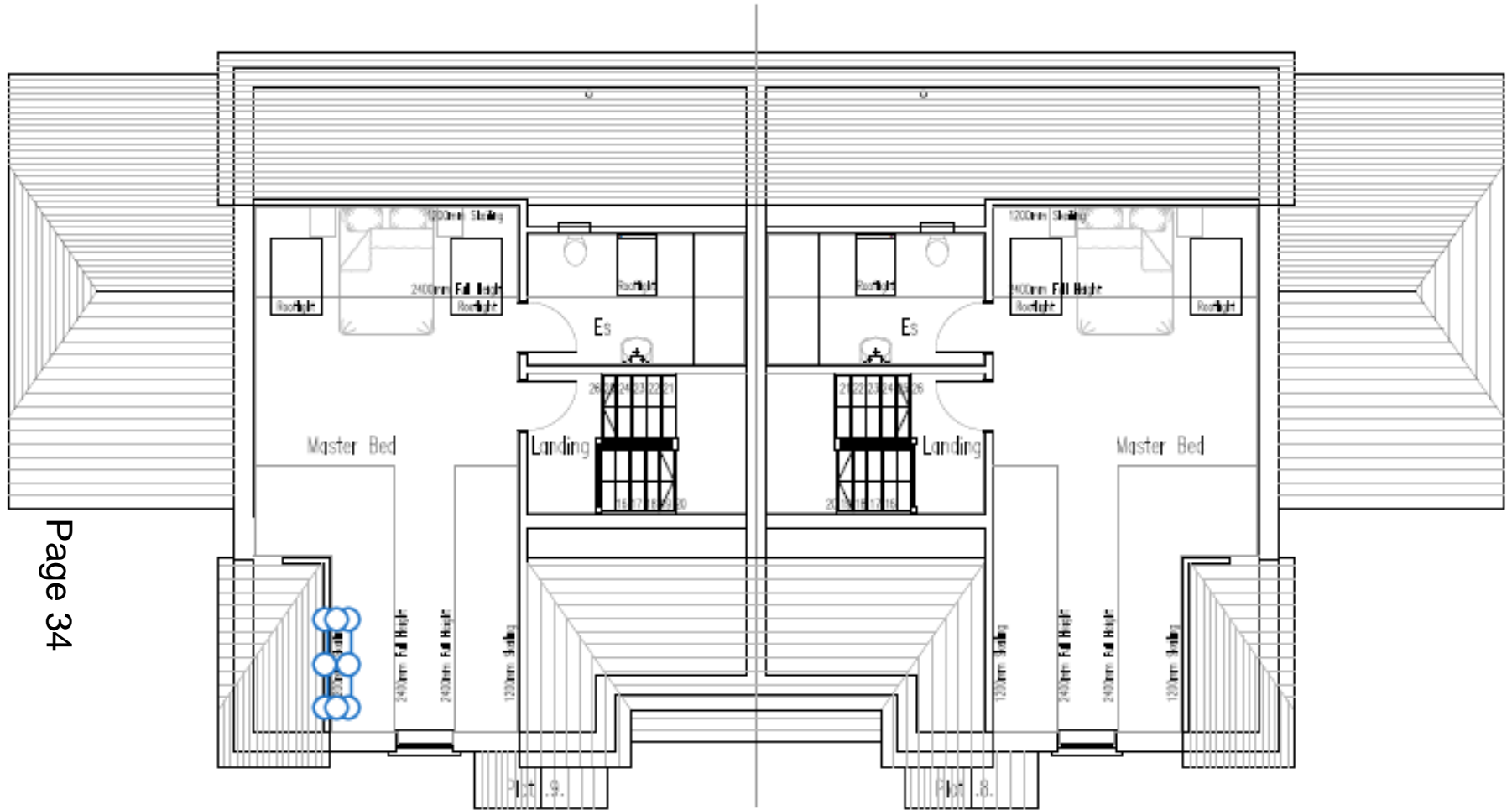
Proposed - Ground Floor Plan
scale 1:100 @ A3

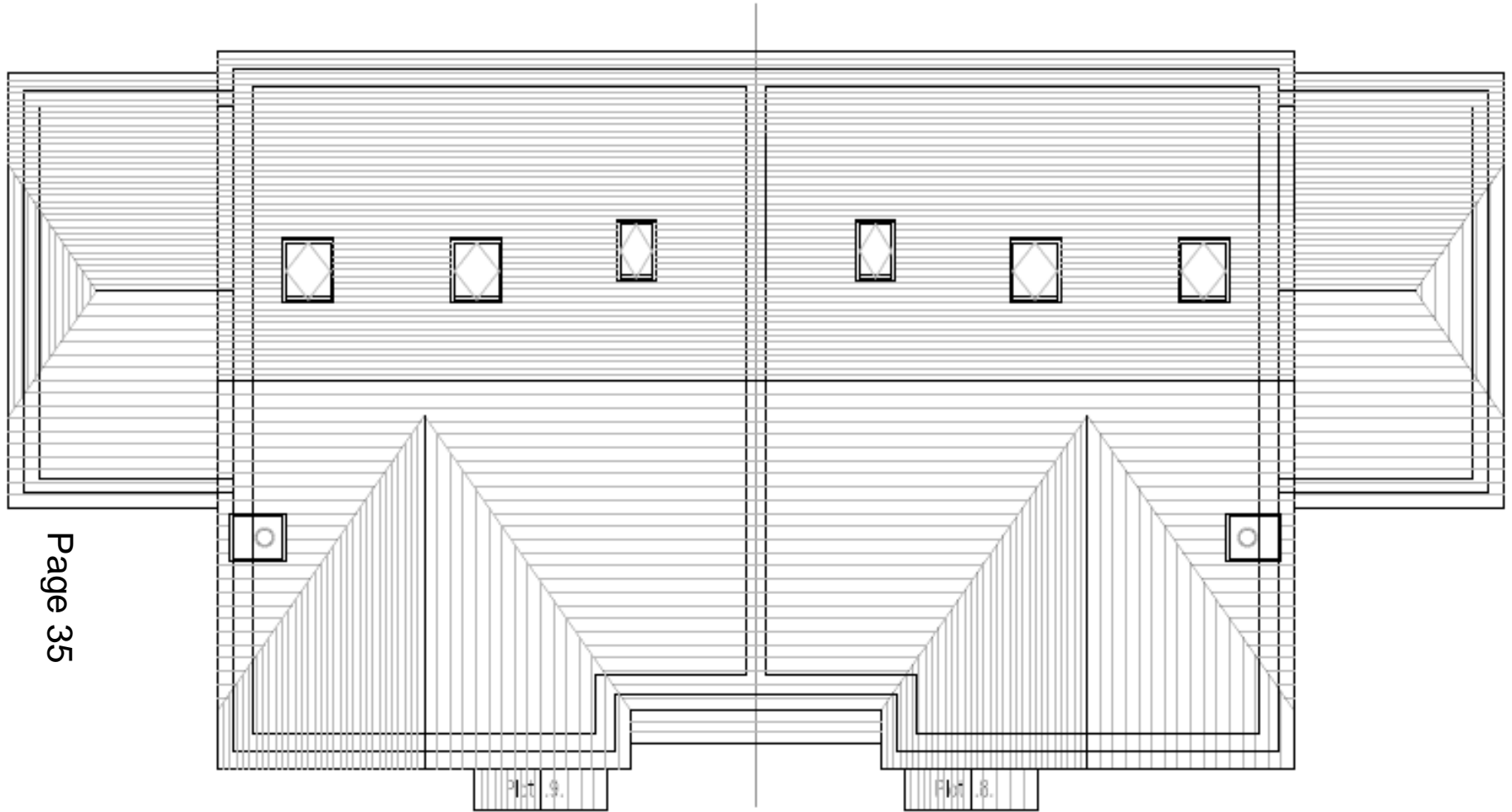


Proposed - North Elevation
scale 1:100 @ A3



Proposed - West Elevation





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Front Elevation (Plots 8 & 9)

Page 36



Side Elevation (Plot 8)



Side Elevation (Plot 9)

Plots 8/9 Front & Side Elevations

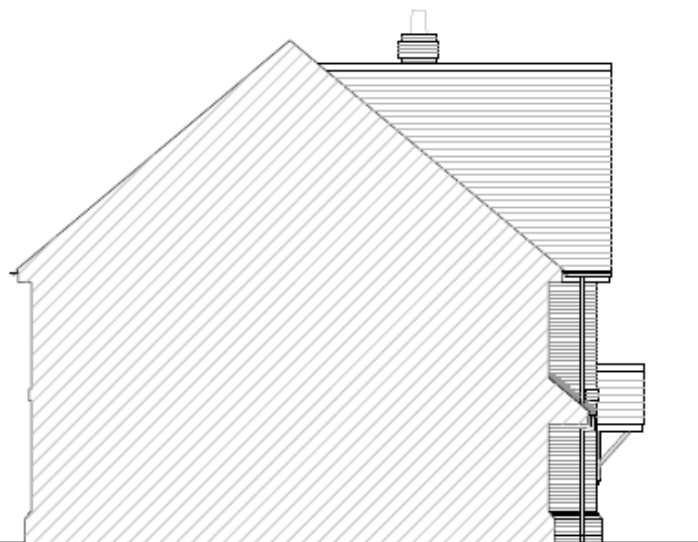


Rear Elevation (Plots 8 & 9)

Page 37



Side Elevation (Plot 9)



Side Elevation (Plot 8)

8/9 Rear & Side Elevations



NOTES

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-LEGEND-

- Site Boundary
- Existing Road Markings
- Distance to Building Entrance
- Swept Path
- Wheel Track
- Over Swing

Estate Car

Overall Length	4.845m
Overall Width	1.924m
Overall Body Height	1.424m
Min Body Ground Clearance	0.108m
Max Track Width	1.500m
Lock to Lock Time	4.03s
Kerb to Kerb Turning Radius	4.950m

#	Revised Layout	Date
1	Revised Layout	16/06/2020
2	Original Issue	11/06/2020

#	Amendment	Date
1		

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Drawing Status: Draft

Client: ADM Architects

Project: Indenook Hotel, Bognor



NOTES

A3

1. This drawing is to be read in conjunction with all other Bright Plan drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
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-LEGEND-

- Existing Road Markings
- Swept Path
- Wheel Track
- Over Swing



Vehicle	4.800m
Overall Length	1.750m
Overall Width	0.750m
Overall Body Height	0.150m
Overall Body Clearance	0.050m
Wheel Track Width	1.600m
Wheel to Wheel	0.050m
Kerb to Kerb Turning Radius	4.000m

-	Original Issue	03/12/2023
Rev	Amendments	Date



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Drawing Status	Final
Client	ADM Architects
Project	Ingenook Hotel, Pagham
Drawing Title	Car Parking



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NOTES

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-LEGEND-

- Site Boundary
- Existing Road Markings
- Bin Drag Distances
- Swept Path
- Wheel Track
- Over Swing

Phoenix 2 Duo (P2-15W with tilt deck chassis)

Overall Length	11.200m
Overall Width	2.500m
Overall Height	3.000m
Site Roadway Clearance	2.000m
Track Width	2.000m
Load to Lock Time	6.00s
Left to Right Turning Radius	9.000m

Revised Layout	10/06/2017
Revised Layout	24/06/2017
Original Issue	11/06/2017

Rev. Amendments Date

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Drawing Status: Draft

Client: ADM Architects

Project: Inglenook Hotel, Pagham

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Refuse Vehicle Swept Path Analysis



Photos from P/58/19/PL



Page 43

Photo taken by officer 09/12/21



Photo provided by a local
resident 16/12/21

LU-340-21-PL

Application for works to existing building including; Insertion of new windows and rooflights, infilling of windows, replacement of windows, addition of French doors and Juliette balcony, and replacement of roofs and new coping to flint wall. This application is in CIL Zone 4 and is zero rated as other development.

The Old Printworks, 7 Arundel Road, Littlehampton

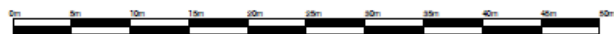


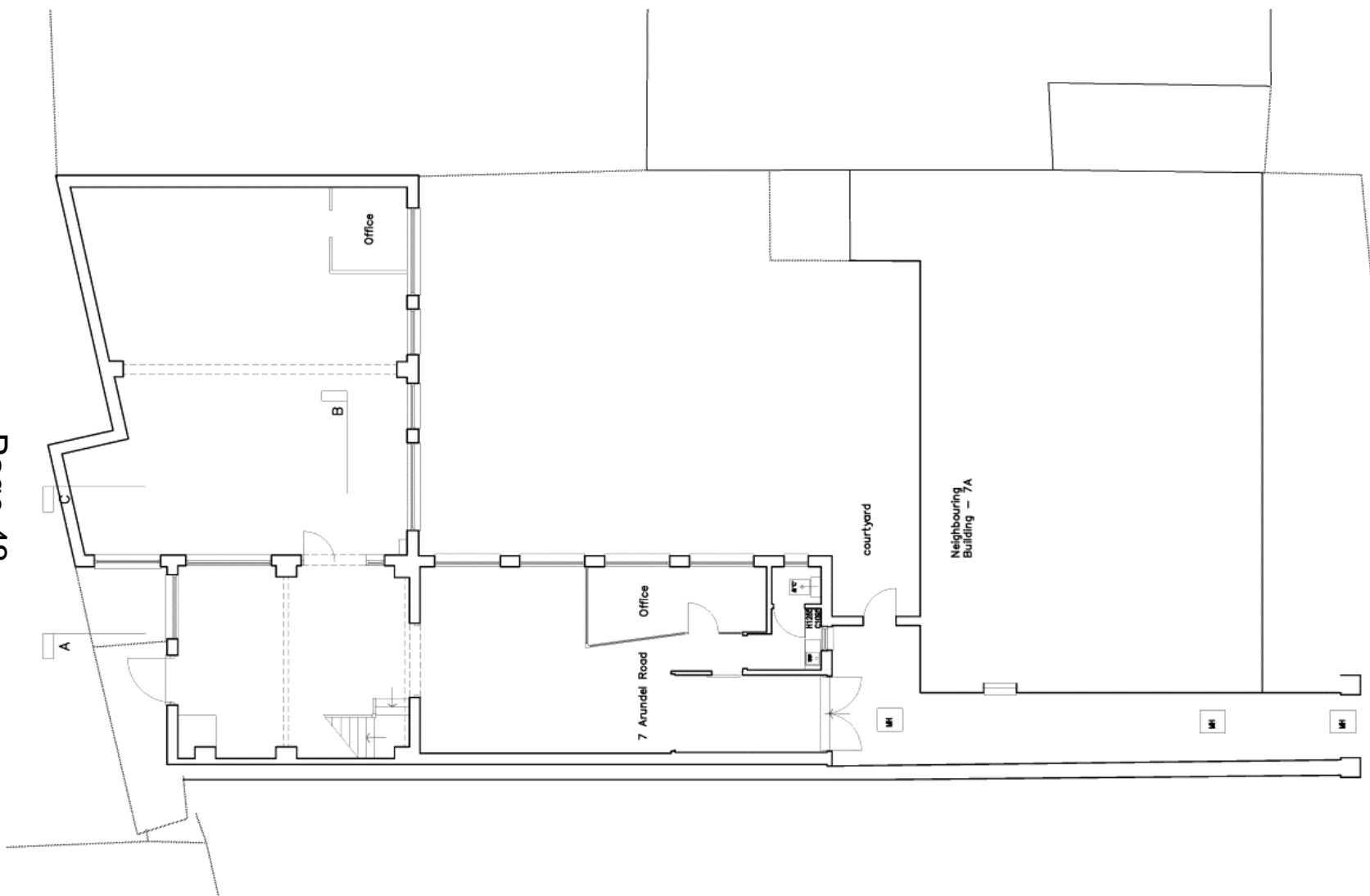
Existing Site Location Plan Scale 1:1250 @A3

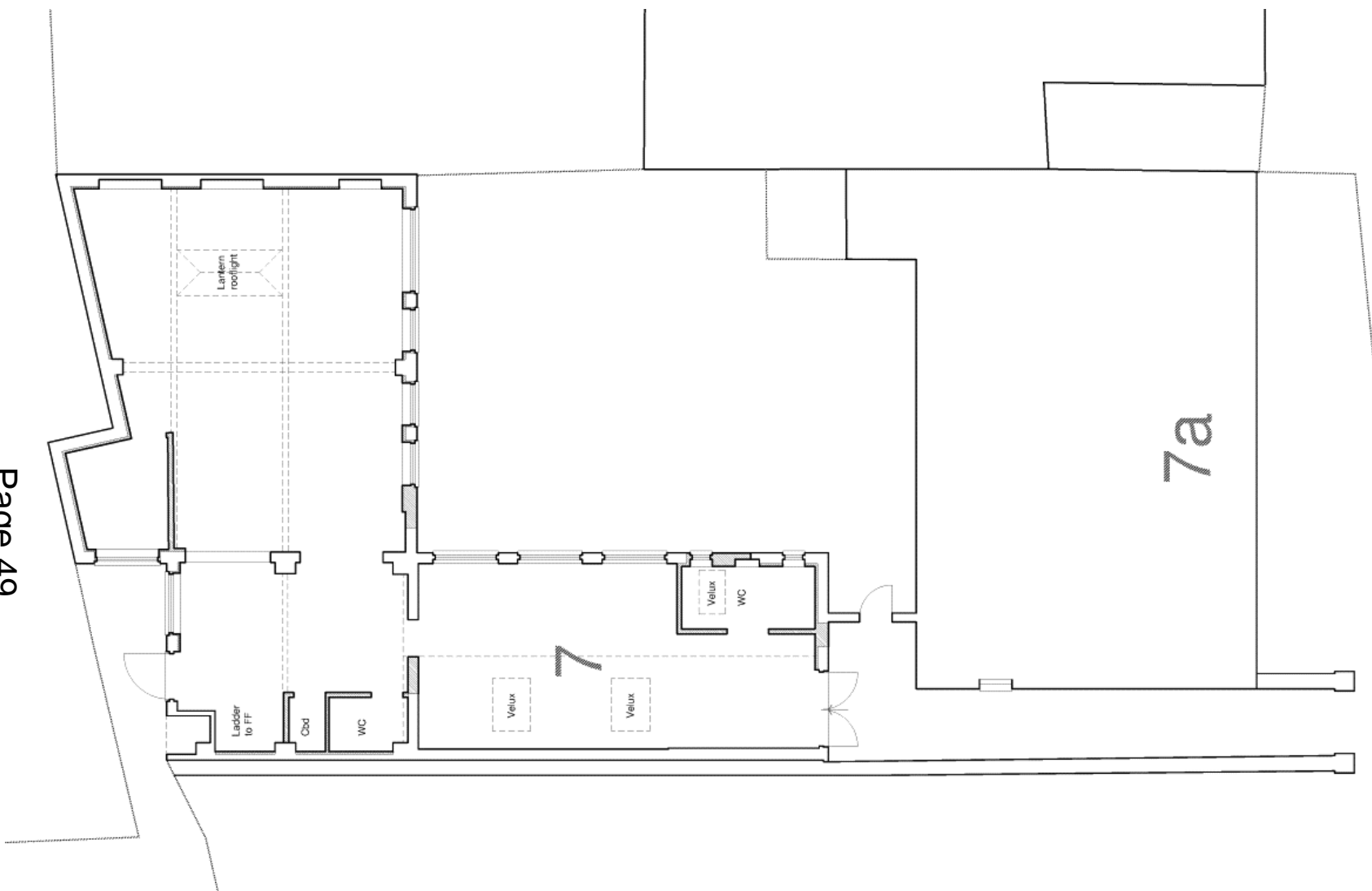


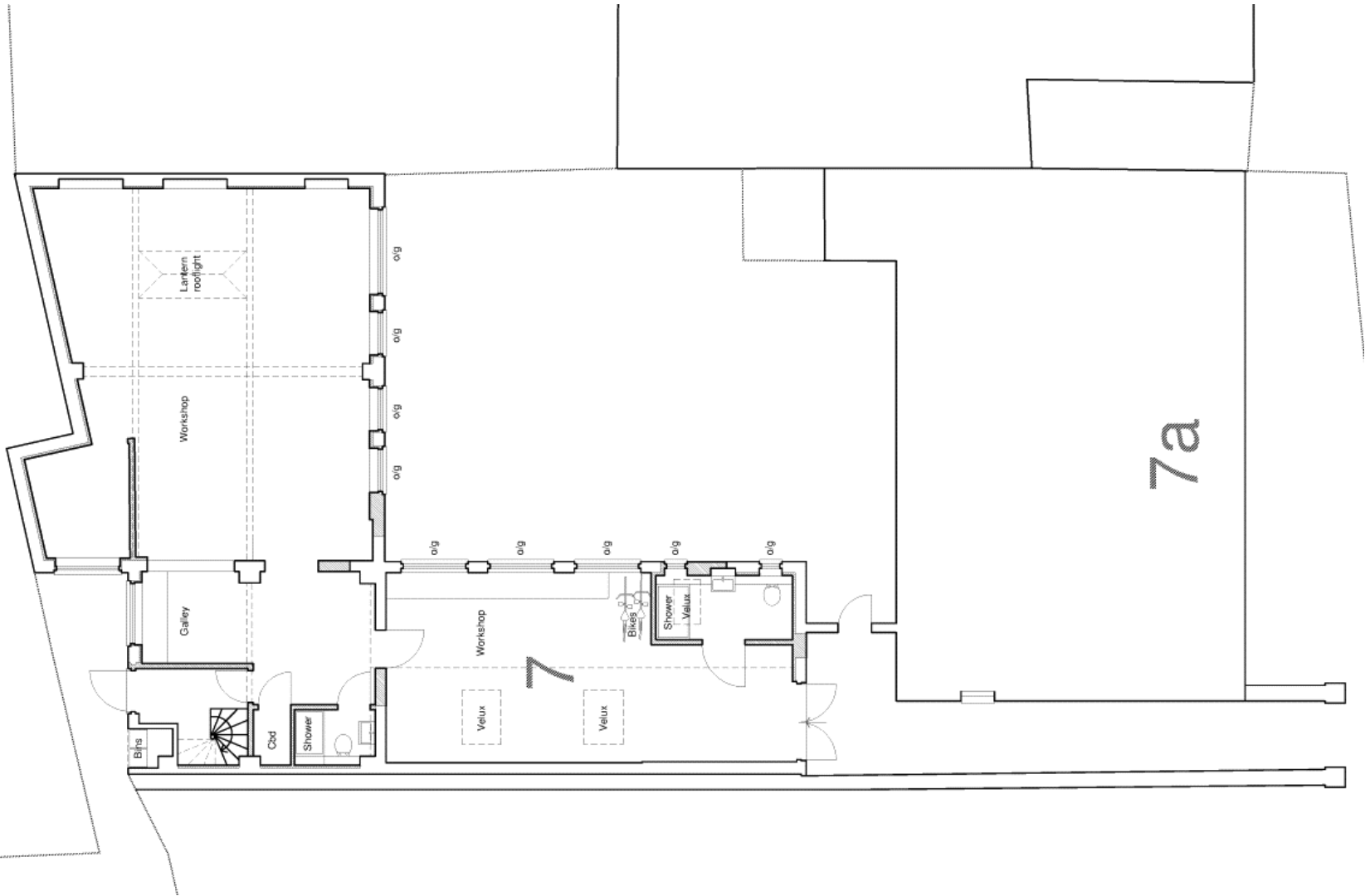


Proposed Block Plan Scale 1:500 @A3

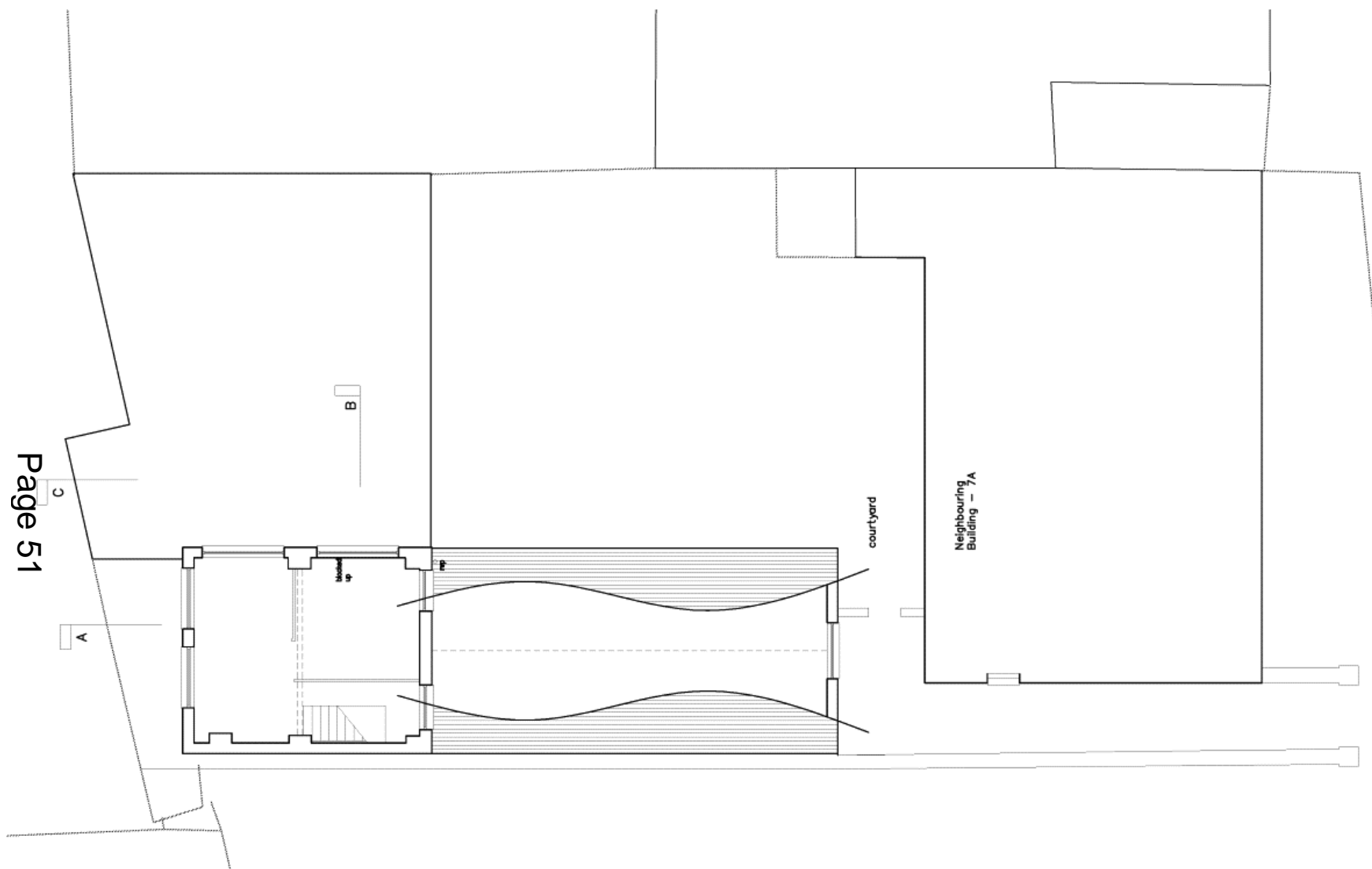




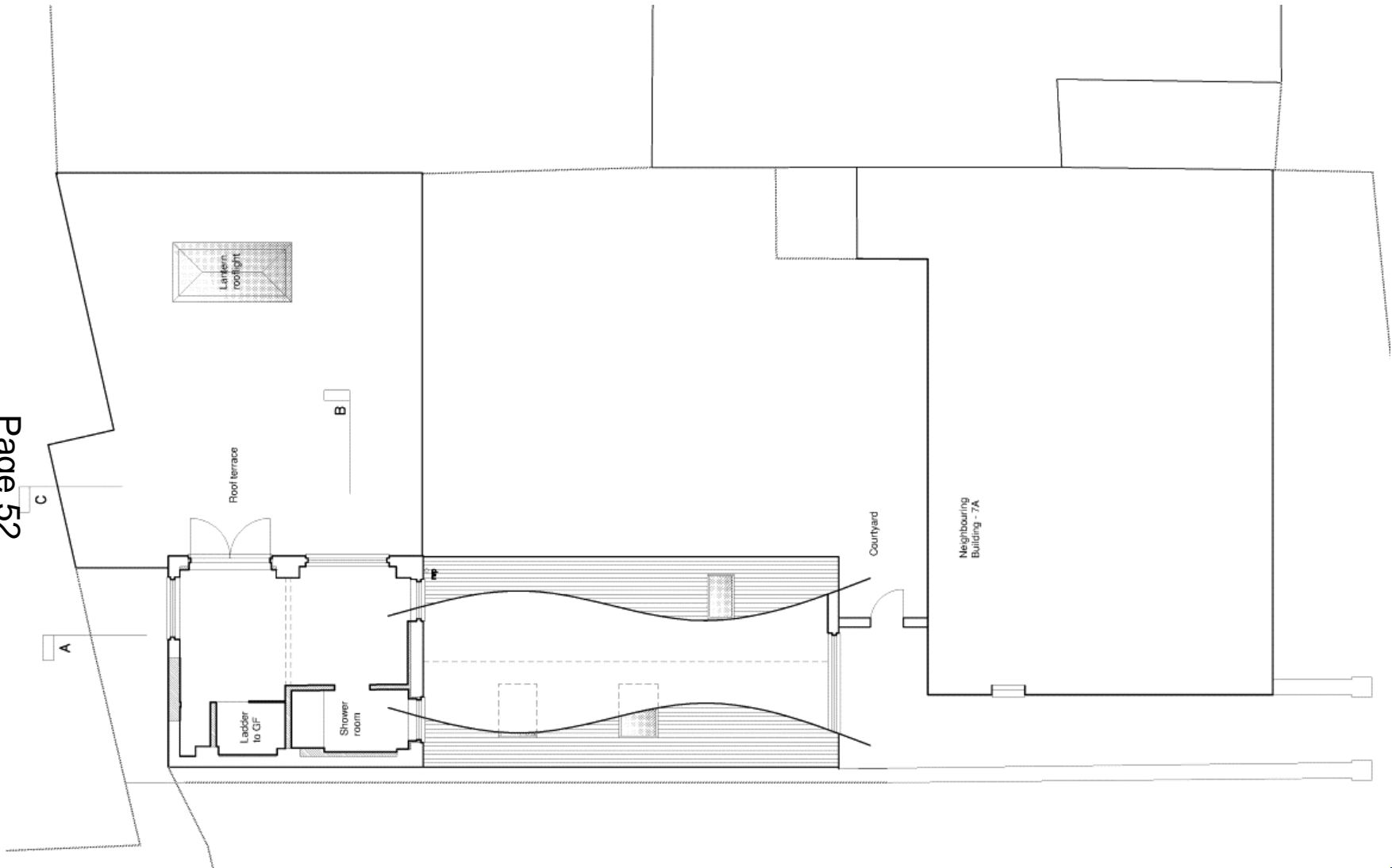




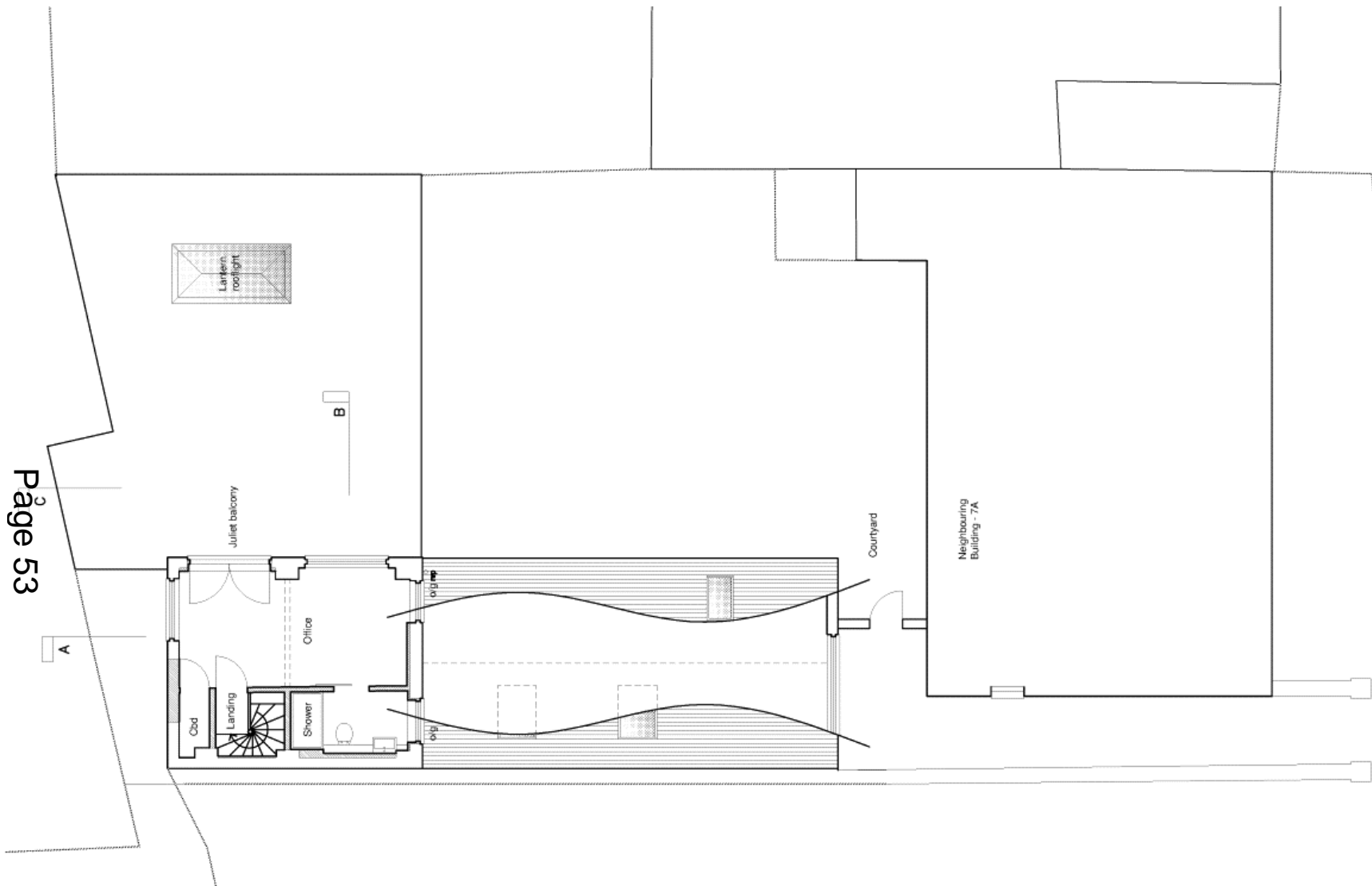
Ground Floor Plan (Proposed)



First Floor Plan (Pre-Existing)



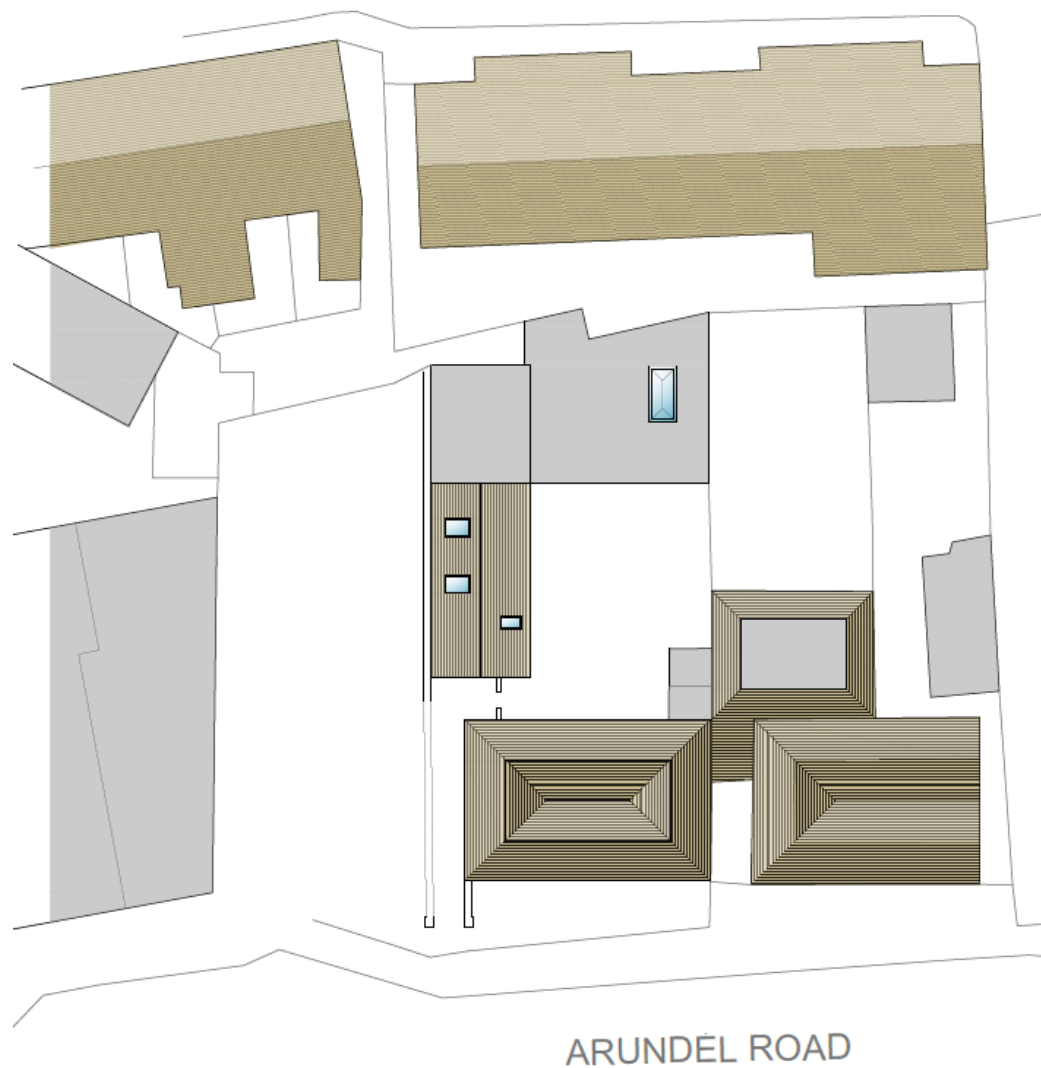
First Floor Plan (Existing)



First Floor Plan (Proposed)



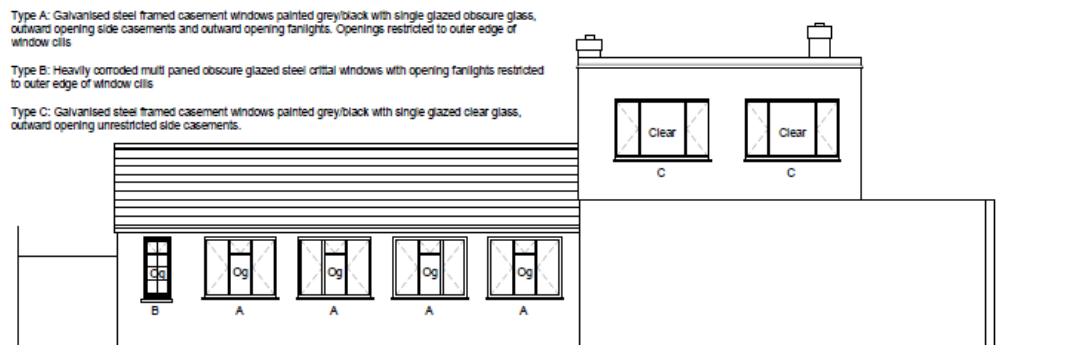
ARUNDEL ROAD



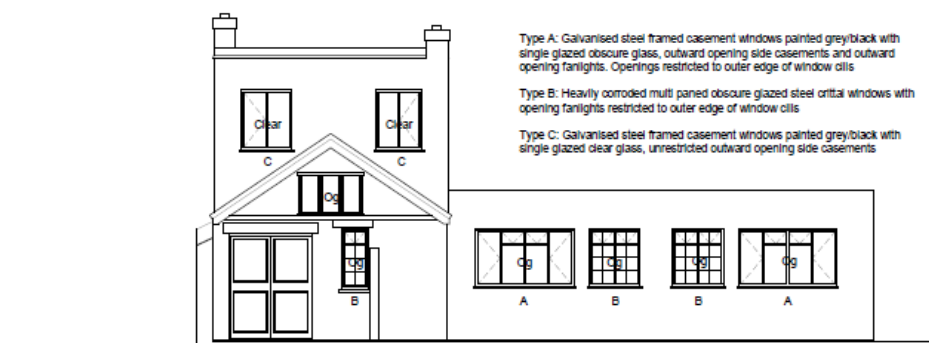
Roof Plan (Existing)



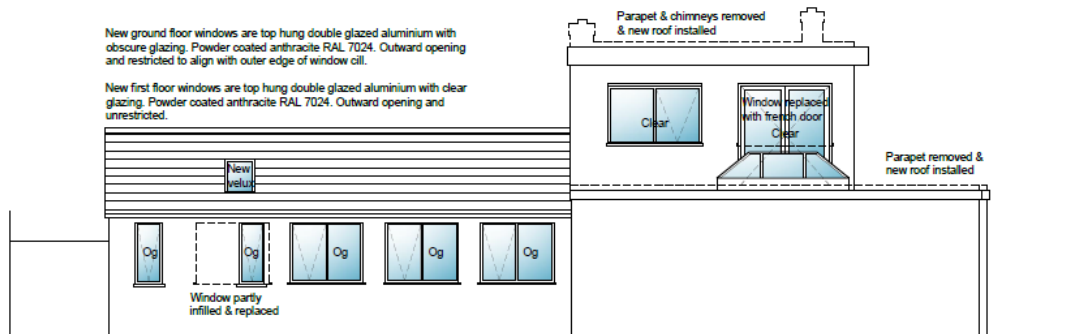
Roof Plan (Proposed)



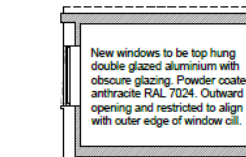
North elevation



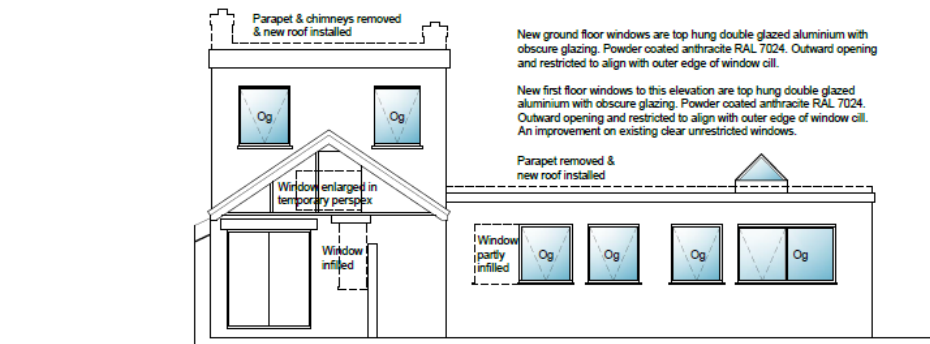
East elevation



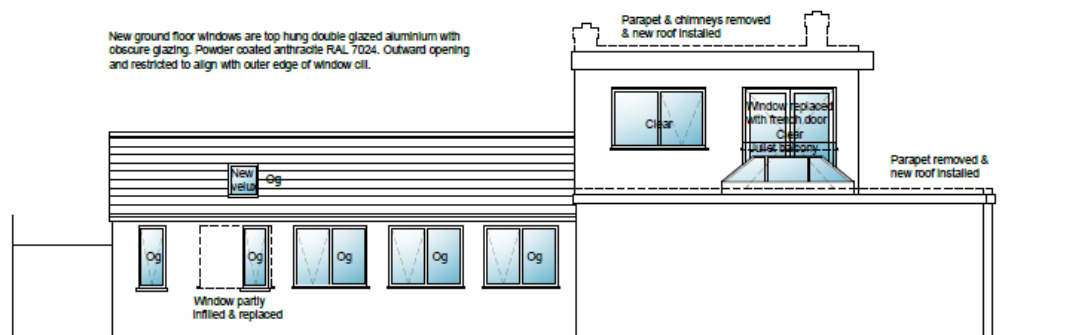
North elevation



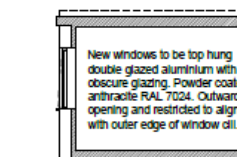
Sample section through window



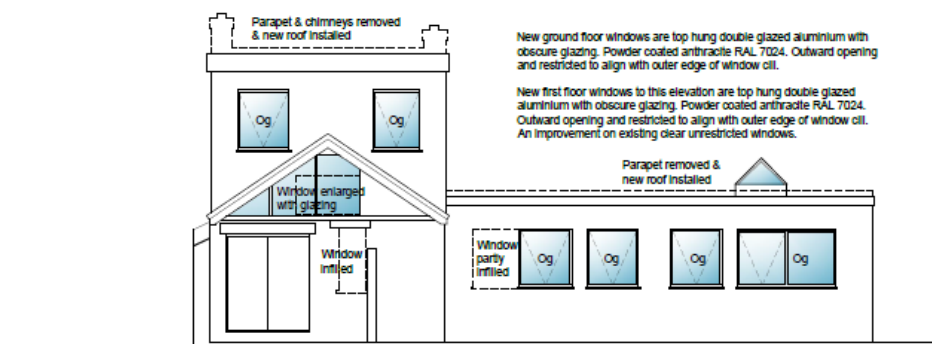
East elevation



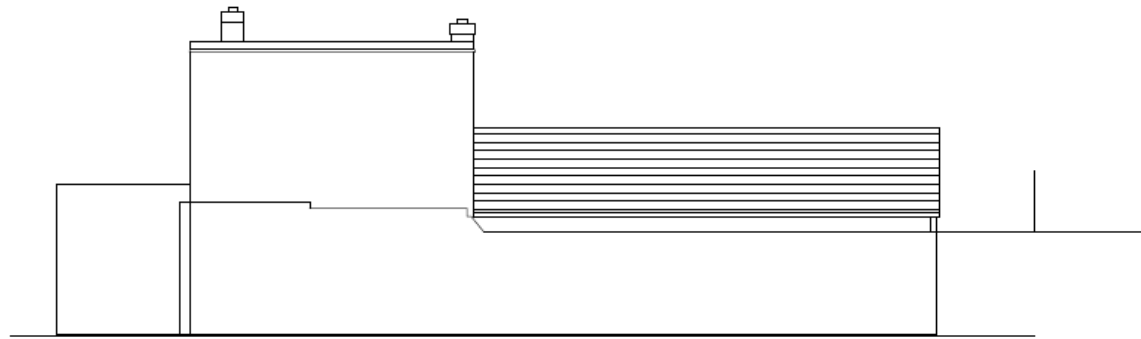
North elevation



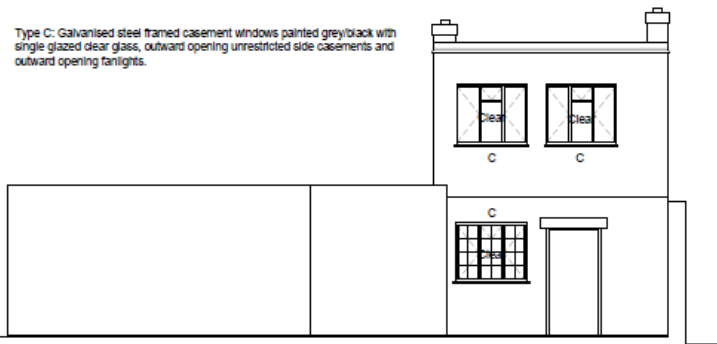
Sample section through window



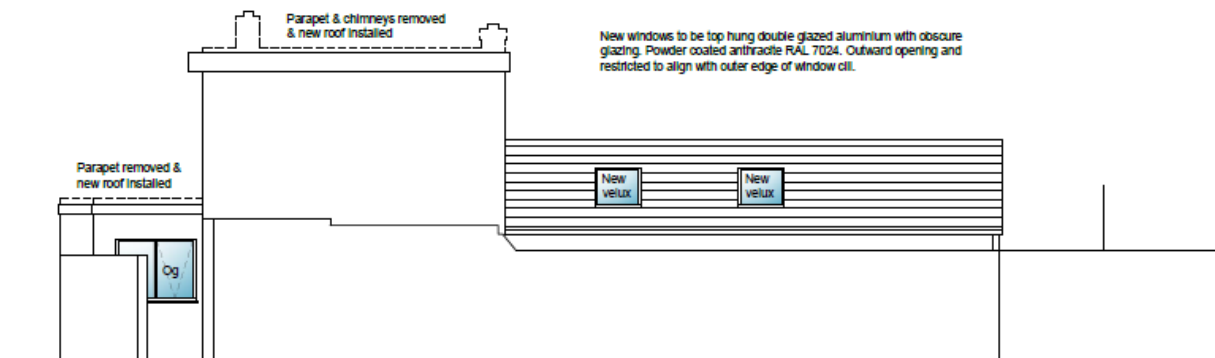
East elevation



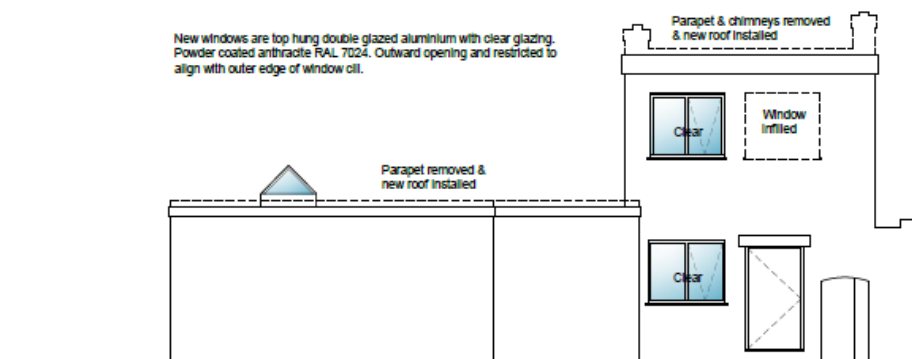
South elevation



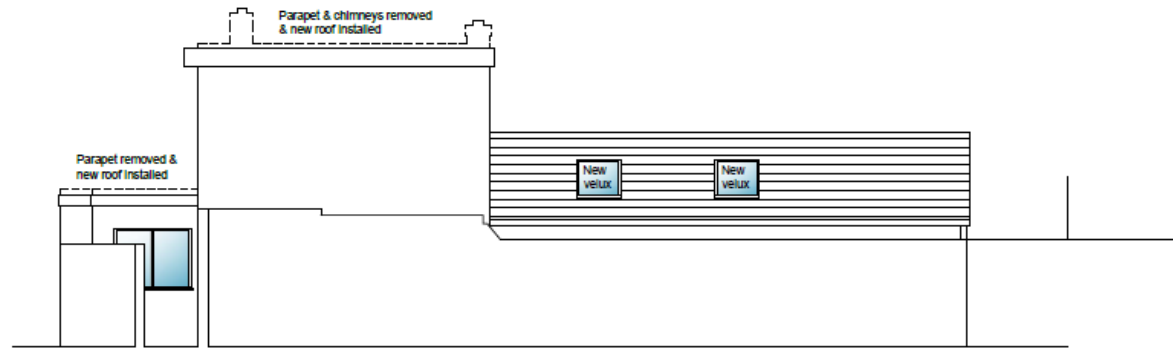
West elevation



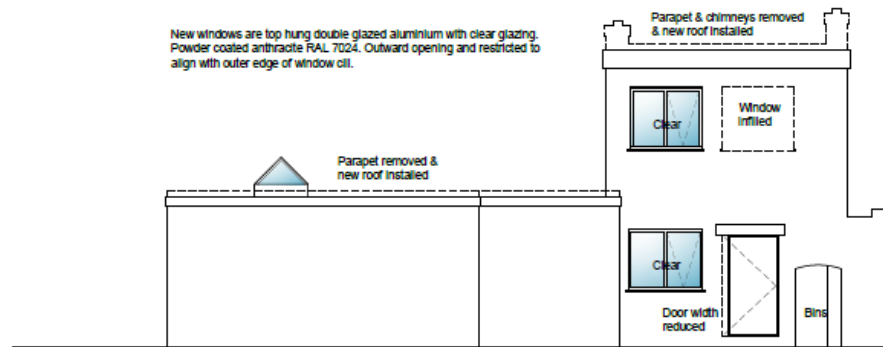
South elevation



West elevation



South elevation

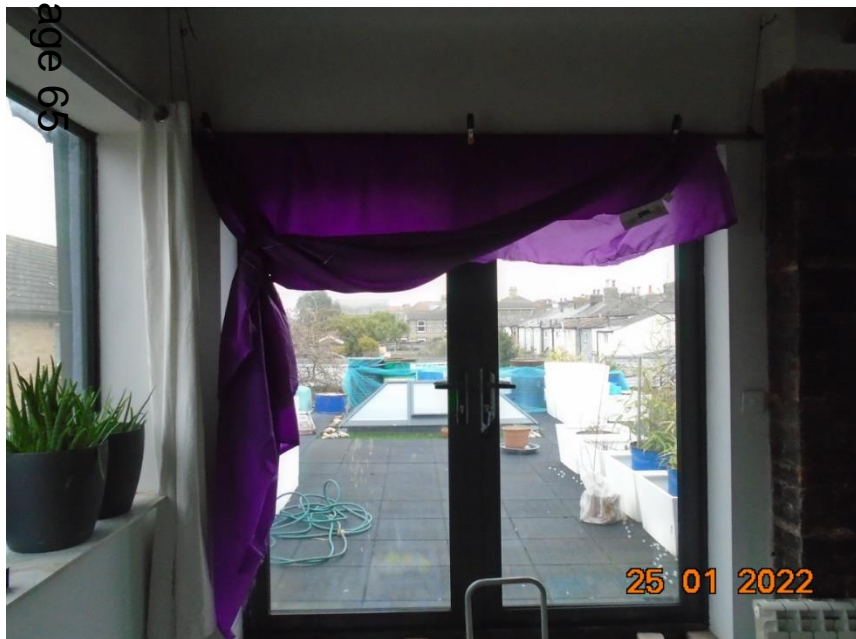
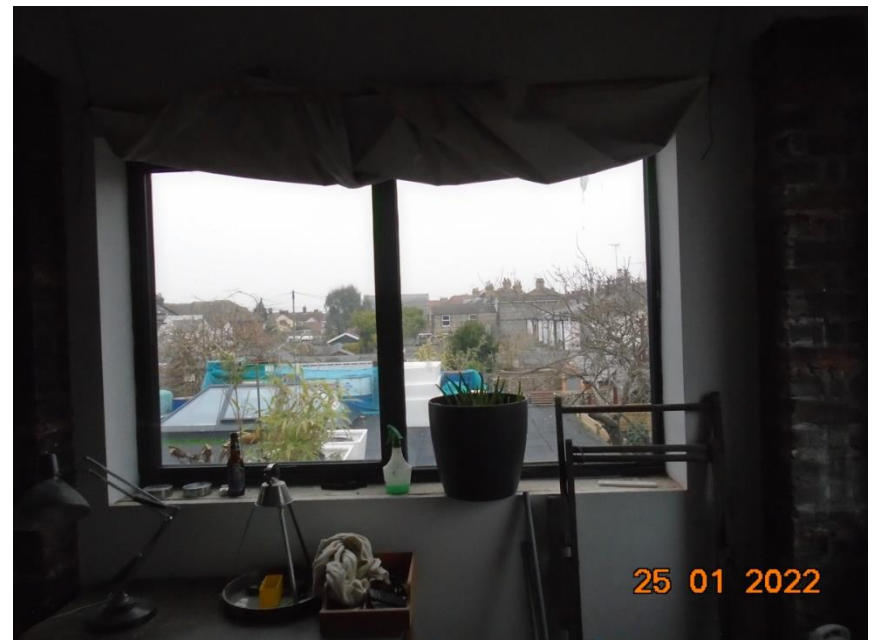


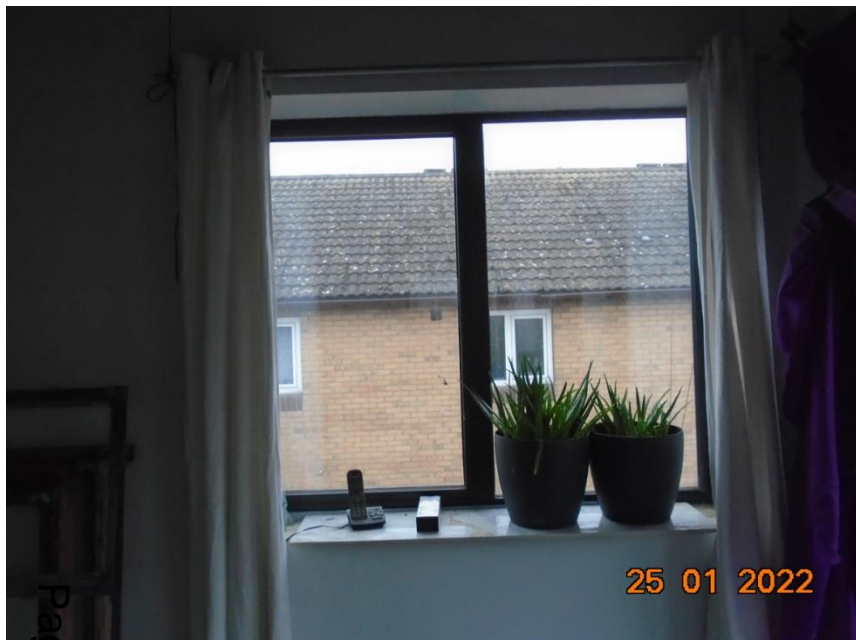
West elevation



Photos from LU/340/21/PL











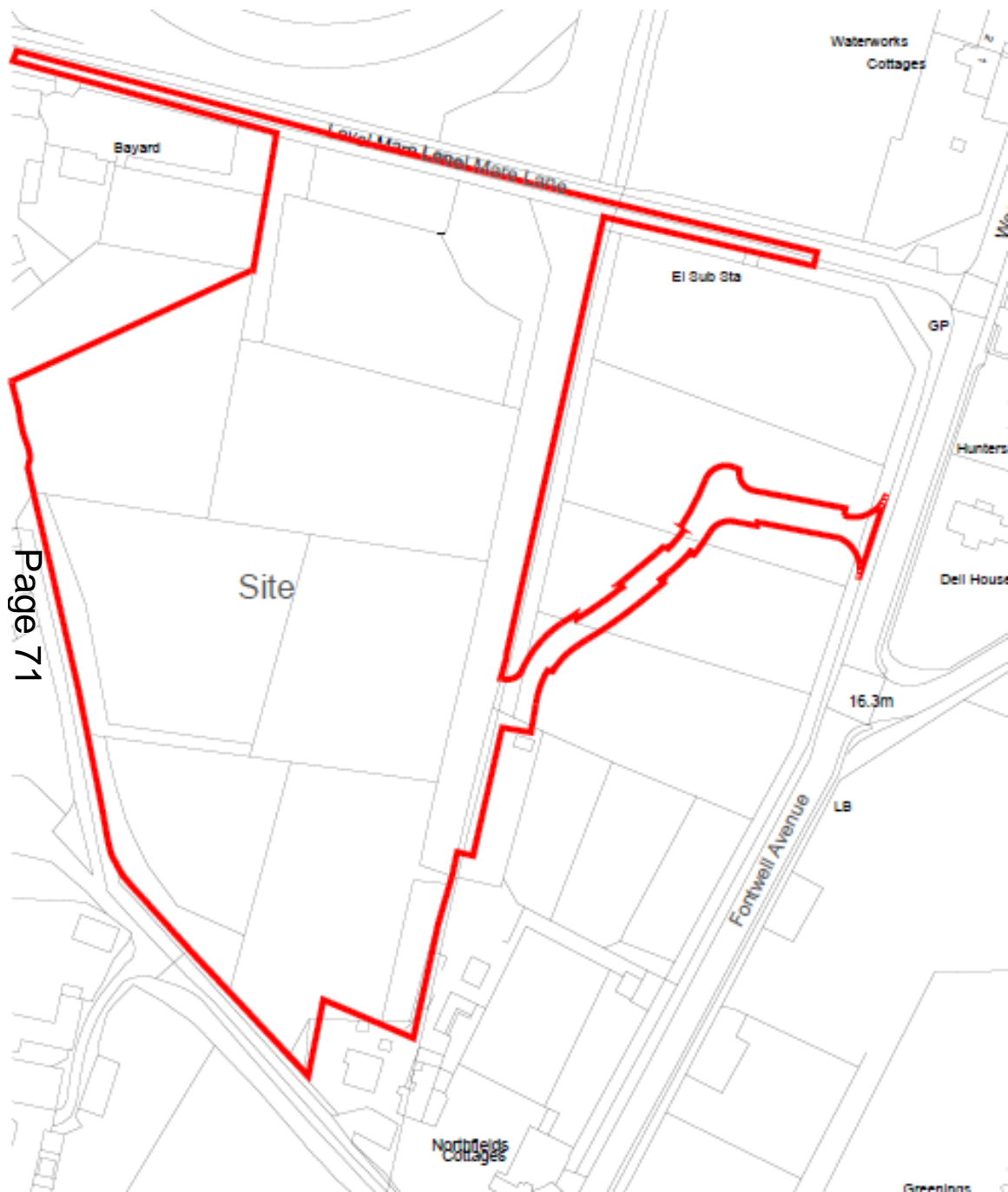
Streetview capture of southern elevation from September 2020.

Retrieved 01/02/22

AL/113/21/OUT

Land at Bayards, Level Mare Lane

Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.



Site location plan

Land Use Parameter Plan

Page 72



Illustrative Layout



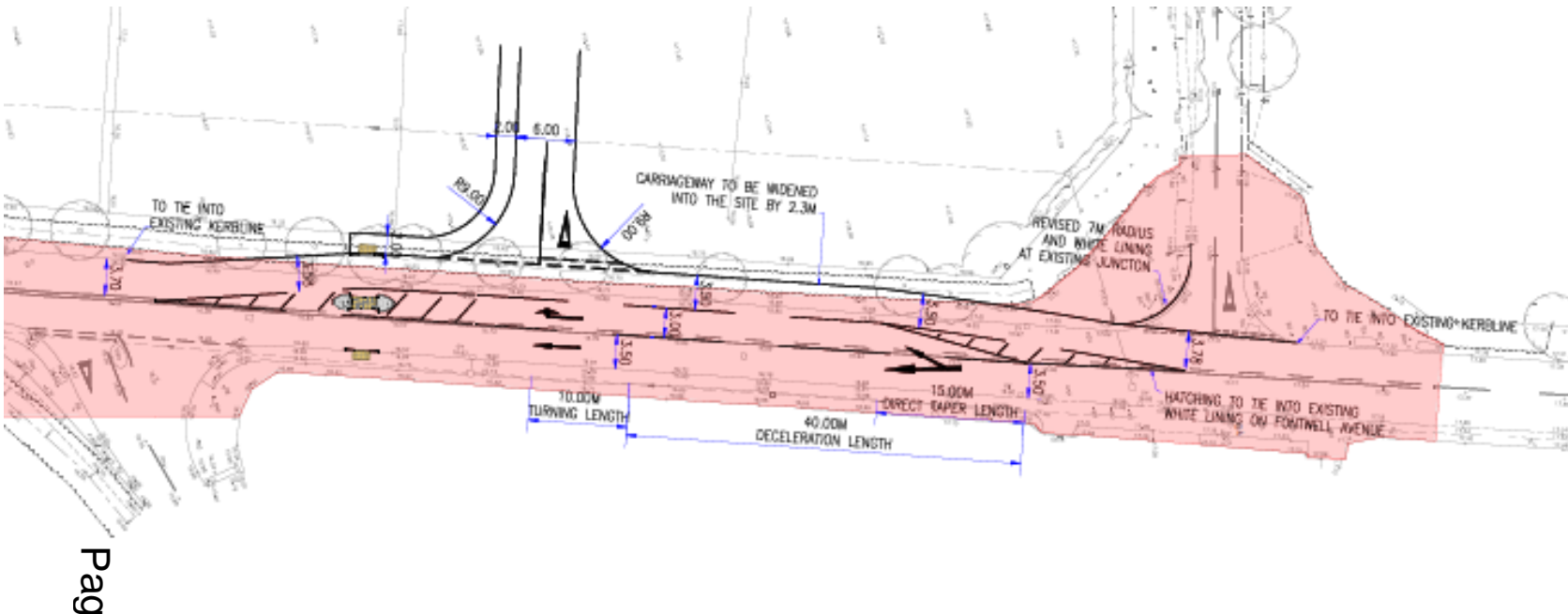
GENERAL NOTES

1. THIS DRAWING IS 1 WITH ALL RELEVANT SPECIALIST DRAWING
2. ANY VARIATIONS IN IN TERMS OF DIME THE ATTENTION OF CLARIFICATION.
3. PAUL BASHAM ASS THE ACCURACY OF THIRD PARTIES -
4. ALL DIMENSIONS A THIS DRAWING, PM
5. THIS DRAWING SHC THE PROJECT PHA AS "CONSTRUCTION RESPONSIBILITY FO DRAWINGS WHICH A
6. RIGHT TURN LANE SET OUT IN T042/ SPEED OF 40MPH.

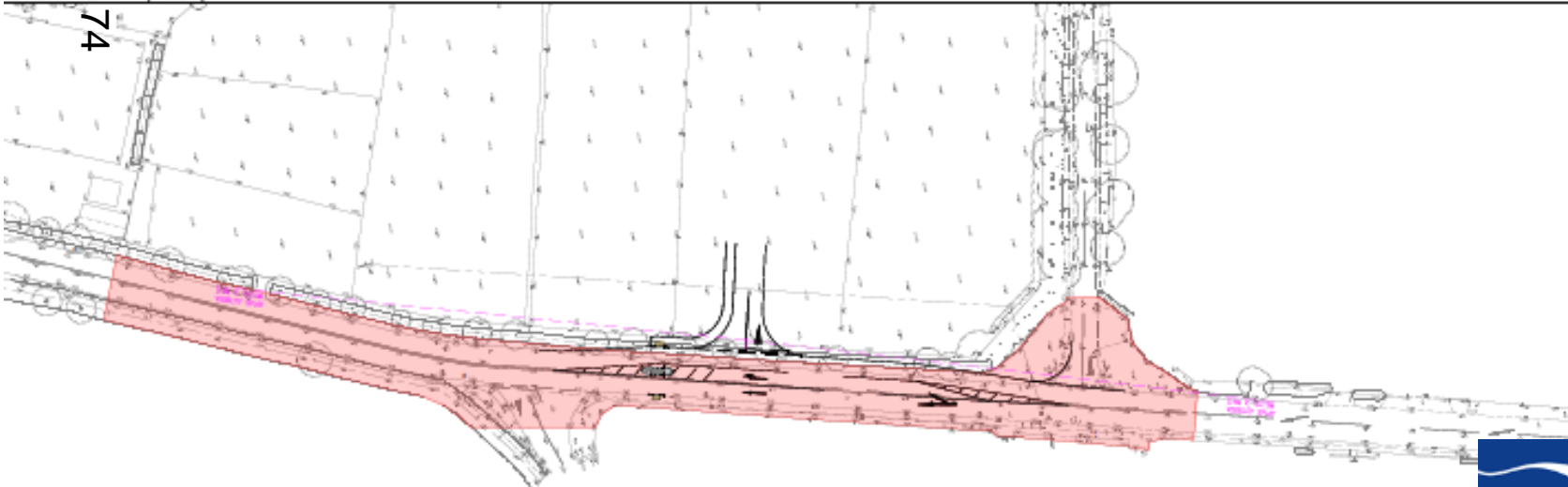
VISIBILITY SPLAYS

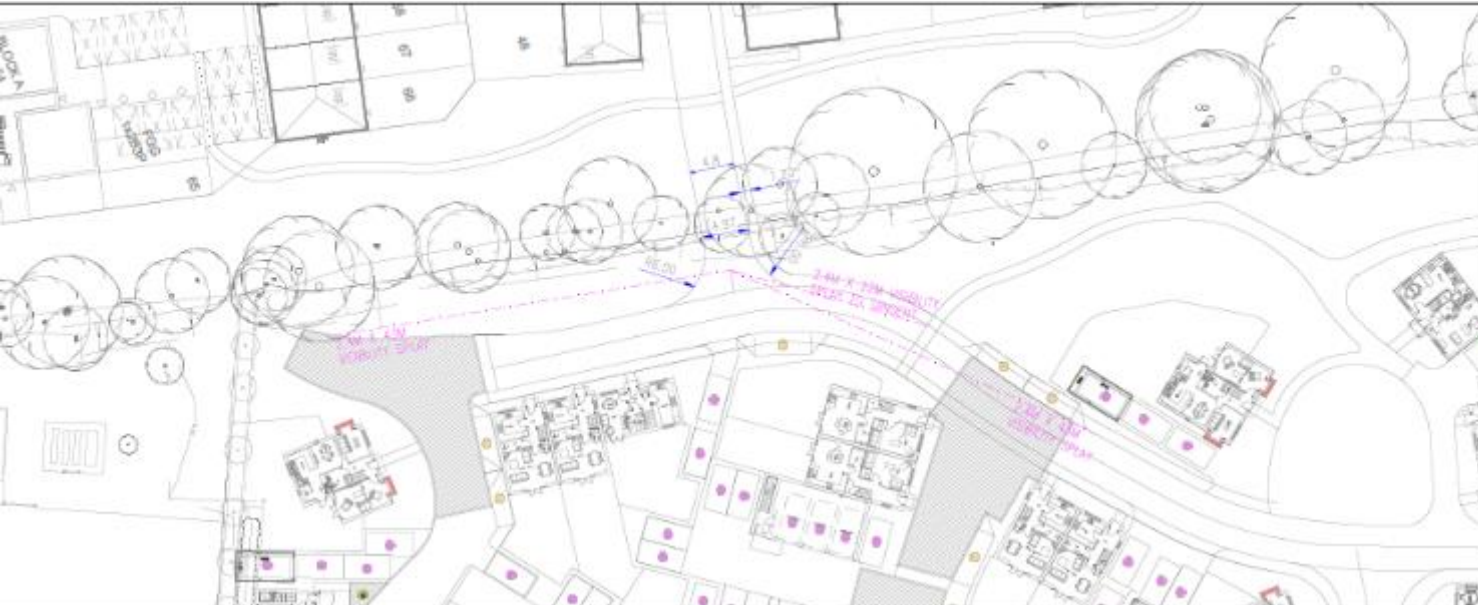
1. VISIBILITY SPLAYS PERCENTILE SPEED SOUTHBOUND ON

KEY



ACCESS DESIGN (1:500)





ACCESS DESIGN AND VISIBILITY SPLAYS



GENERAL NOTES

1. THIS DRAWING IS INTENDED TO BE VIEWED IN COMBINATION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS AND SPECIFICATION.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE BUILDER FOR CLARIFICATION.
3. PAUL BISHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PROVIDED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
4. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING, PRINT, PLOT OR DECK.
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BISHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.

VISIBILITY SPLAYS

1. VISIBILITY SPLAYS ARE BASED ON A 30M/H SPEED LIMIT.

VEHICLE PROFILE

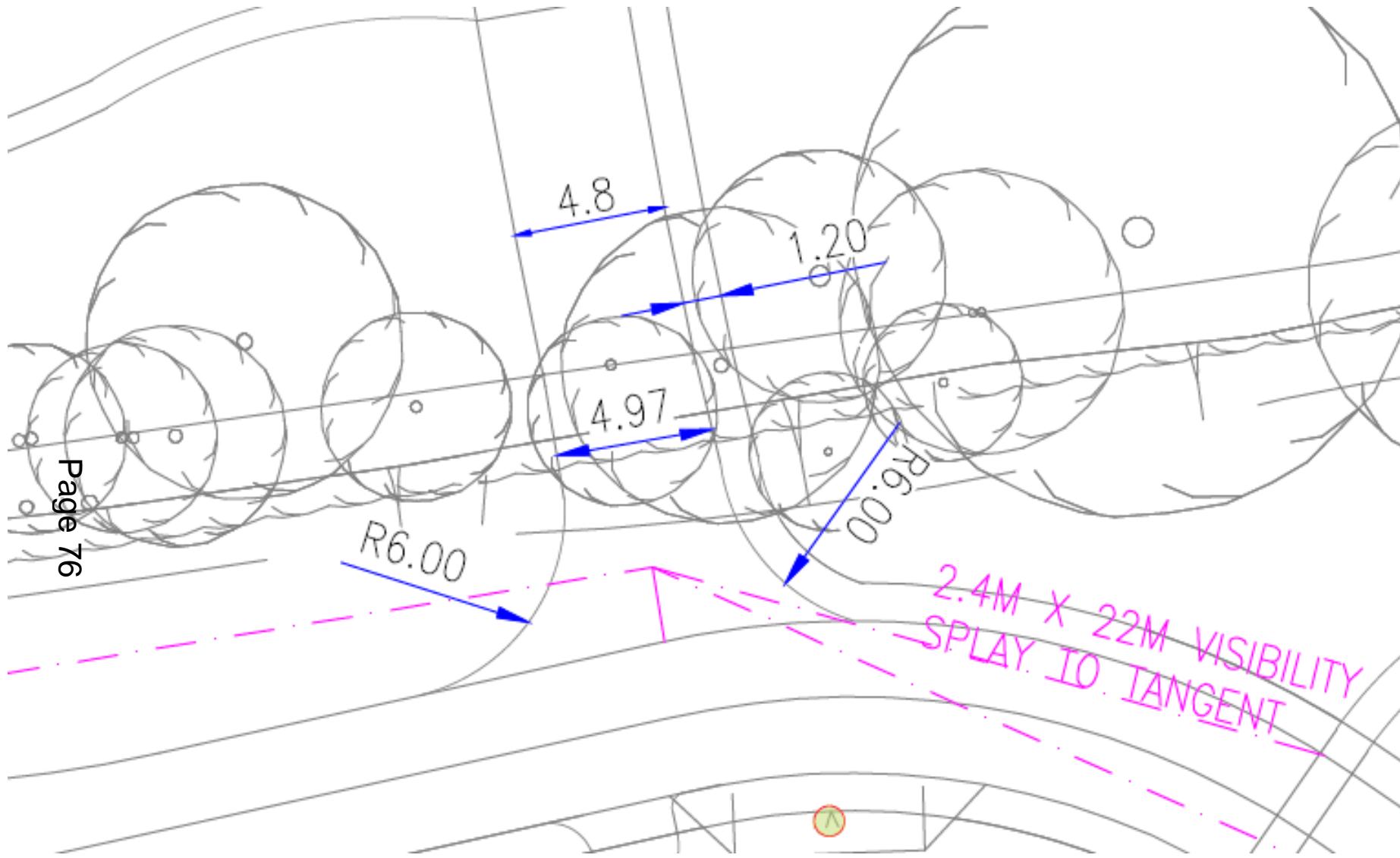
Large Refuse Vehicle (3 axle)

Overall Length	8.000m
Overall Width	2.400m
Overall Height	2.400m
Max Body Ground Clearance	0.450m
Max Track Width	1.700m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.500m

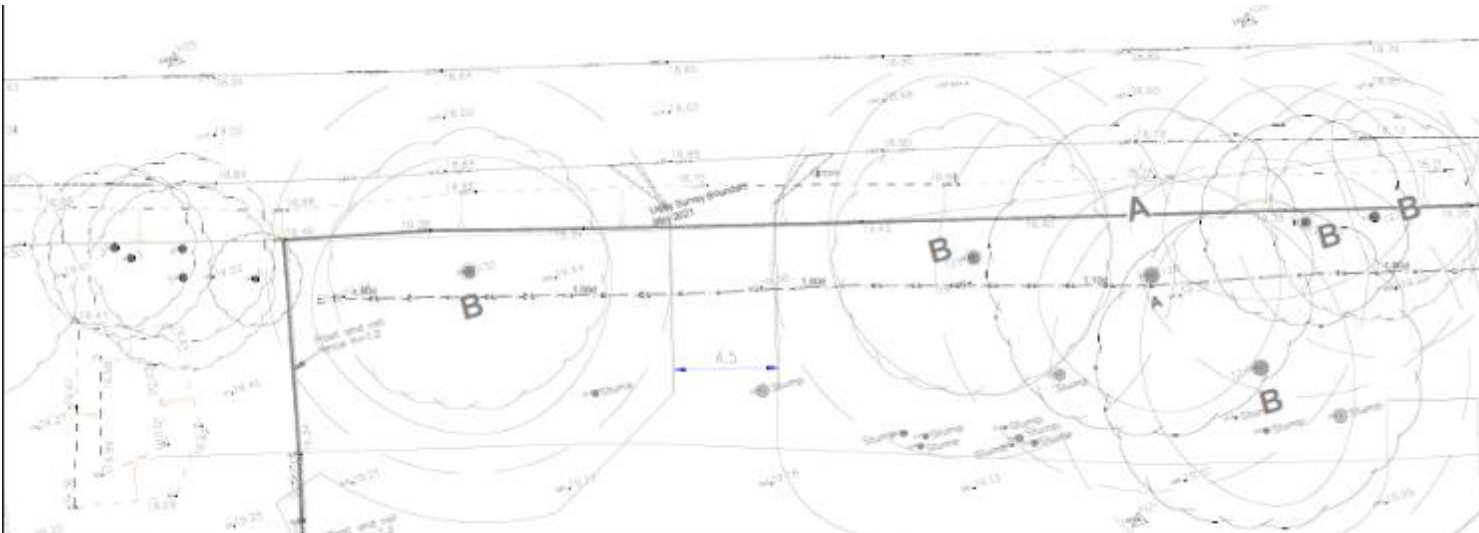
Small Refuse Vehicle (2 axle)

Overall Length	4.500m
Overall Width	1.700m
Overall Height	1.700m
Max Body Ground Clearance	0.450m
Max Track Width	1.700m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.500m

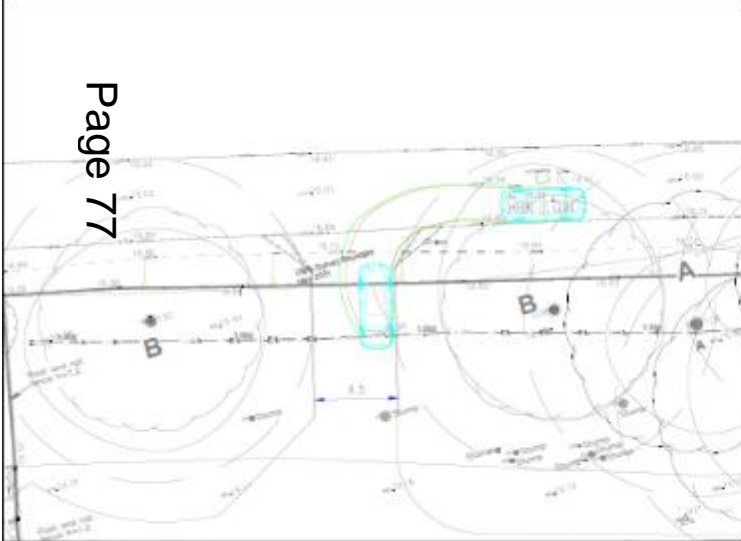
North Arrow



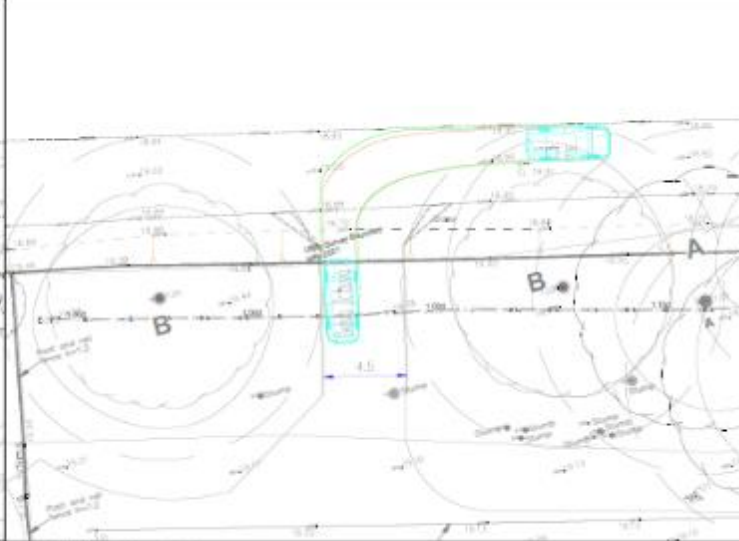
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ACCESS DESIGN (1 : 200)



CAR ACCESS (1 : 250)



CAR EXPRESS (1 : 250)

1. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING. PRINT, PLOT OR COPY.
2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
3. PAUL BATHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PROVIDED BY THIRD PARTIES - THIS MUST BE TREATED AS INFORMATION.
4. ALL DIMENSIONS AND LEVELS ARE IN METRES. DO NOT SCALE THIS DRAWING. PRINT, PLOT OR COPY.
5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION. THE PROJECT NAME IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BATHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PROJECT.

CHILE PROFILE

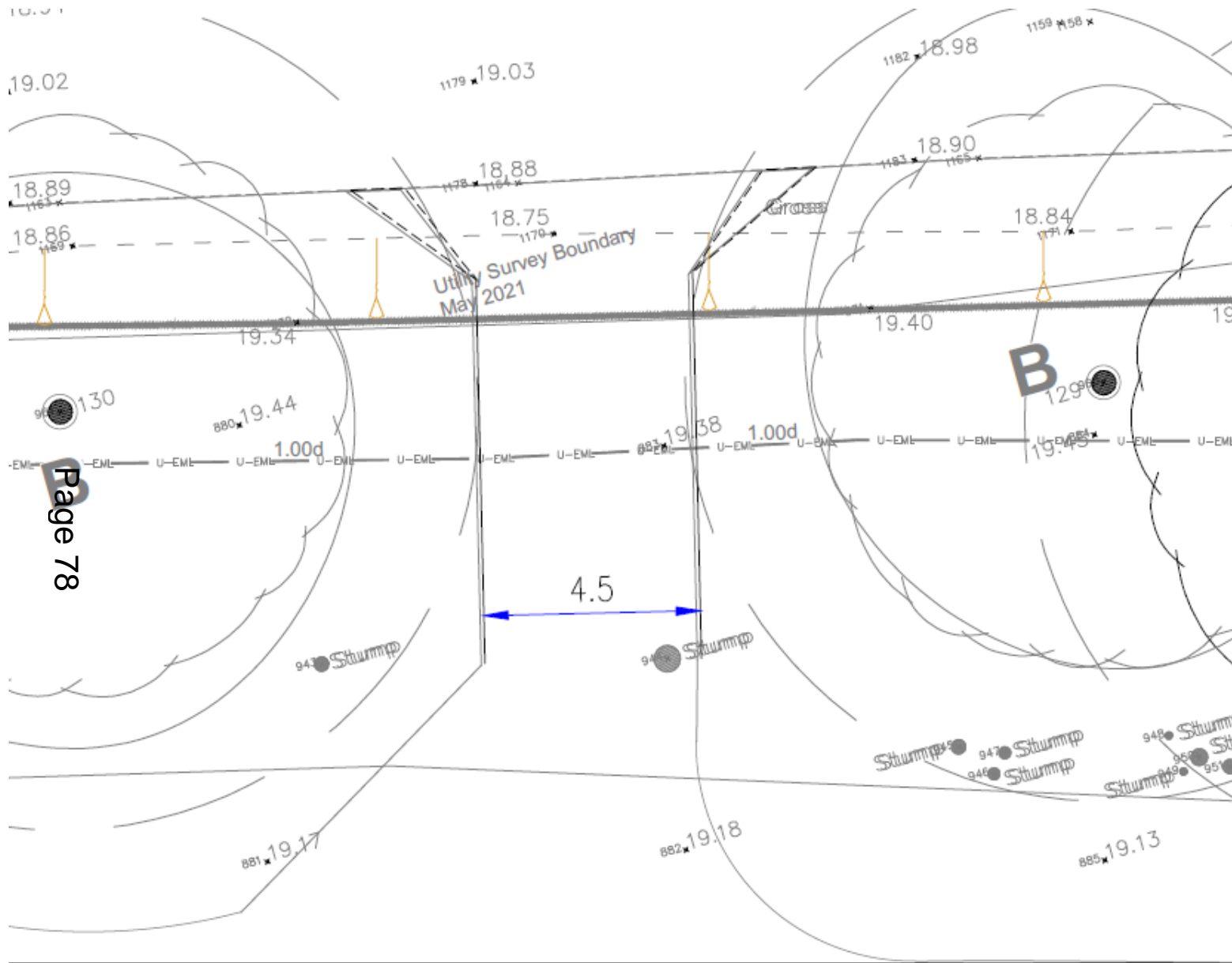


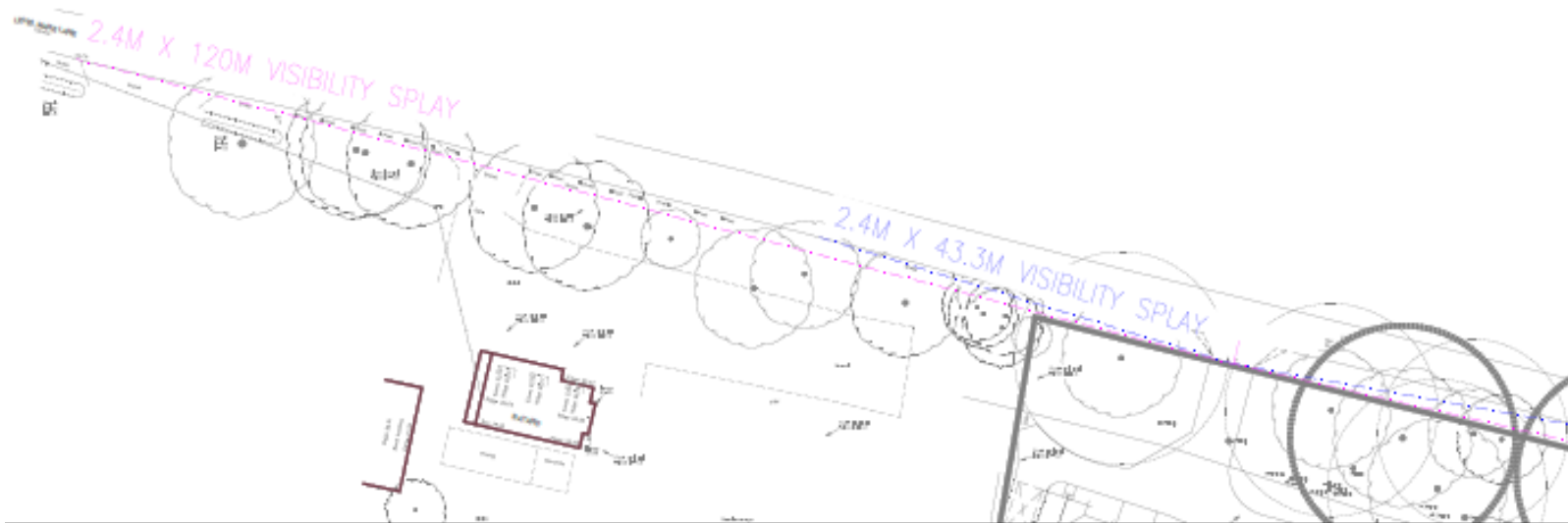
Vehicle Clearance	2.10m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m
Overhead Clearance	4.50m



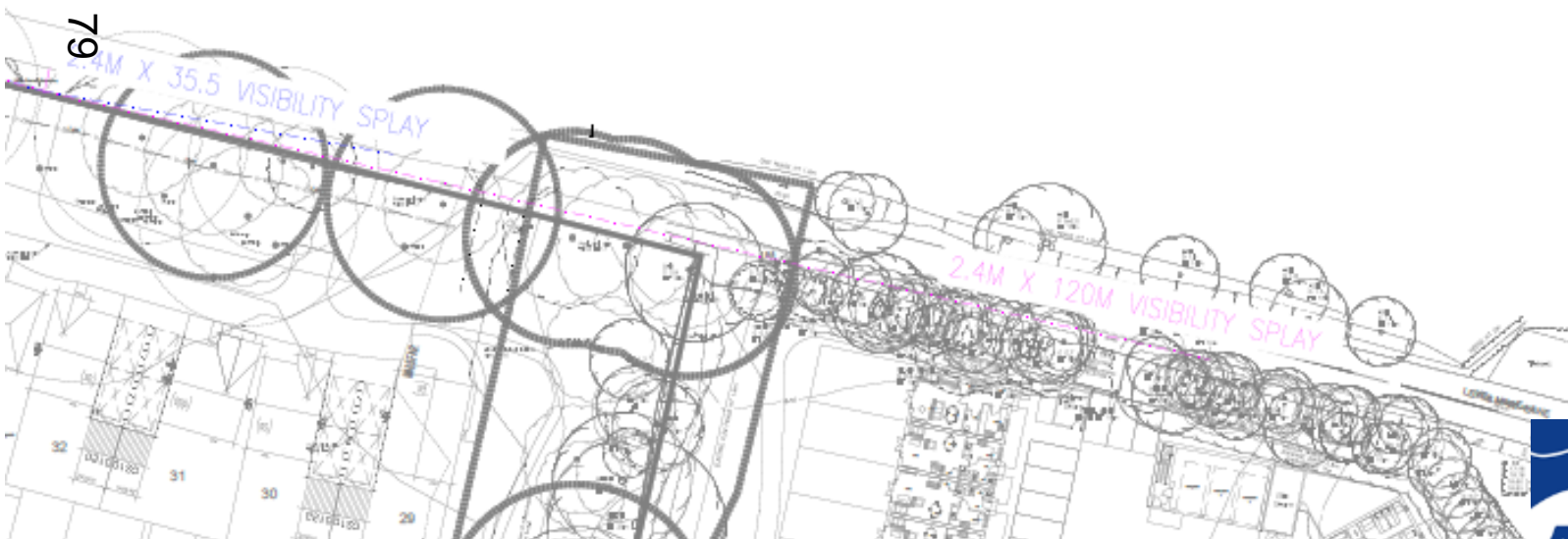
A	CLIENT COMMENTS	13.06.21	AP	1
Rev	Description	Date	By	IC







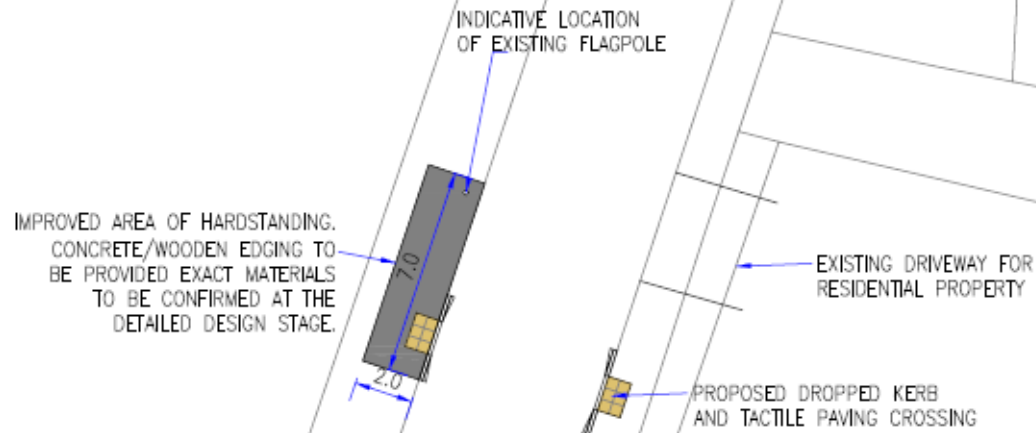
SECONDARY DIRECTION VISIBILITY SPLAYS



PRIMARY DIRECTION VISIBILITY SPLAYS



NORTH

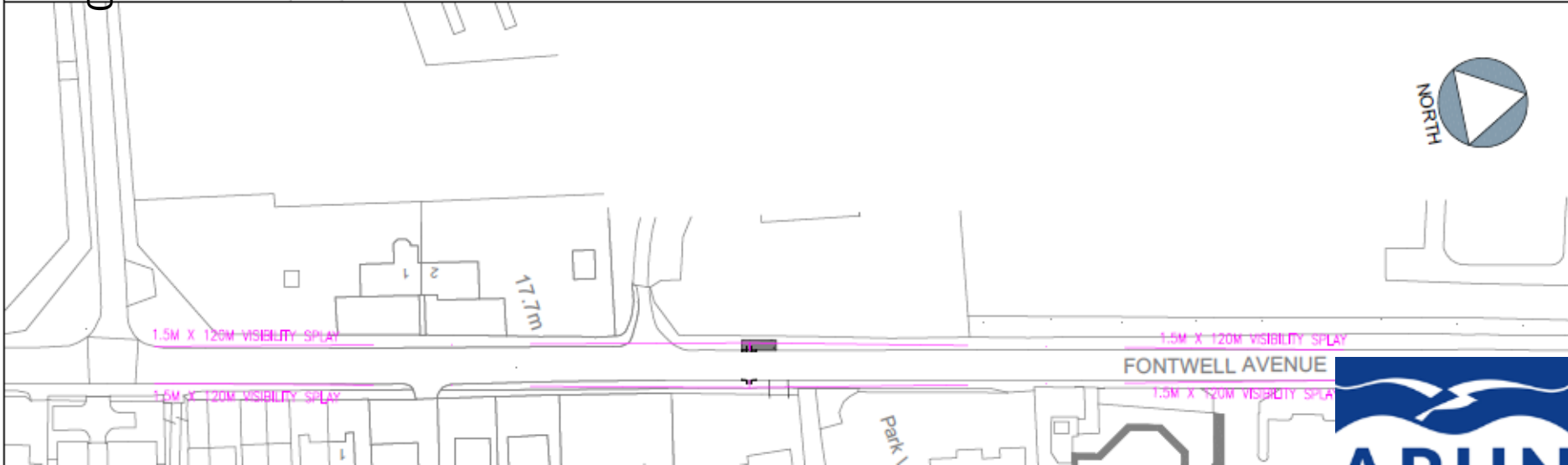


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PROPOSED BUS IMPROVEMENTS (1:200)



NORTH



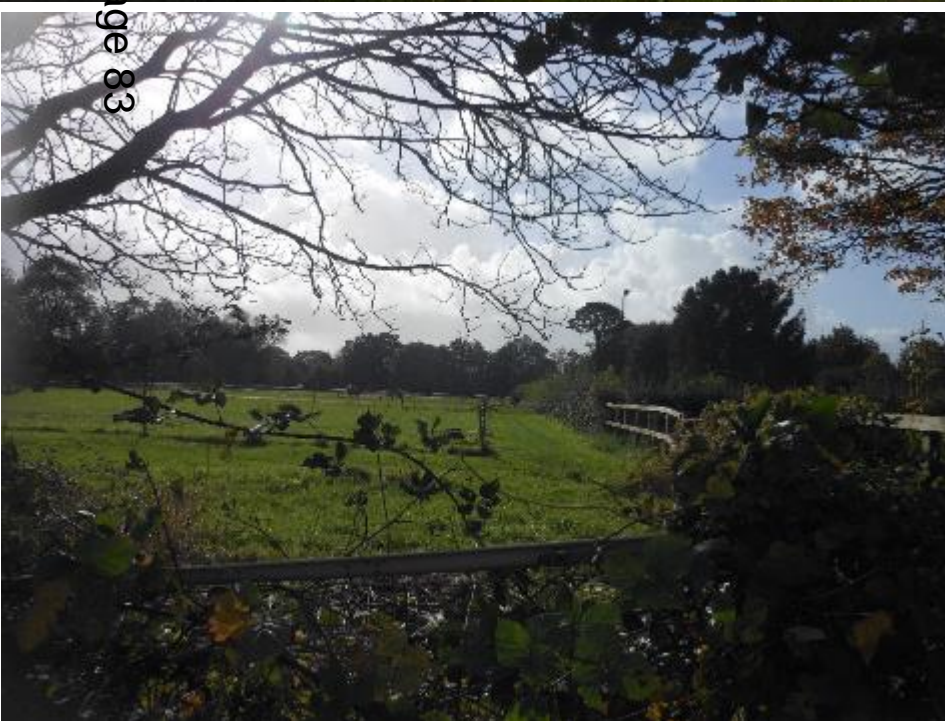
North Bound Bus Stop Improvements





Google Aerial Site View





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