



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 Jane Fulton (Ext 37611)

25 May 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 25 May 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

(Note Membership of this Committee is subject to what is confirmed at the Annual Meeting of the Council on 18 May 2022)

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Speaking physically at the Planning Committee, they are to enter the Civic Centre via the front reception and then make their way up to the Council Chamber on the second floor and take a seat in the Public Gallery [the Blue Room].
2. Although Covid-19 restrictions have now eased, it is still *recommended* that all those attending take a lateral flow test prior to the meeting.
3. Those attending the meeting will *not* be required to wear a face covering. Masks will be made available at the meeting for those who may wish to wear one.
4. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms.

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

AGENDA

OFFICER REPORT UPDATES

Report Updates.

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: Y/3/22/OUT
Page no: 177
Location: Land West of Bilsham Road Yapton
Description: Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

On the 23rd of May National Highways submitted a new 3 month holding objection to the application with a request for additional information on top of what had already been requested (and provided). On this basis it is recommended that this application be deferred to a later meeting.

This page is intentionally left blank

REPORT UPDATE

Application no: BN/16/22/PL
Page no: 99
Location: Land to the rear of Clare Court 67 Barnham Road Eastergate
Description: Erection of 4 No dwellings with associated car parking. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

UPDATE DETAILS

Reason for Update/Changes:

Additional comments received from WSCC Highways following submission of extra information as previously requested.

The latest plans detail that the access will be improved with a widened dropped crossing access point. The access way itself will measure circa 4.8 metres in width with the dropped crossing splaying to circa 6.75 metres in width. Vehicle tracking for a refuse vehicle demonstrates that this geometry vehicle crossover would work.

Within the site tracking has been provided to demonstrate that a refuse vehicle can turn within the confines of the site. This is acceptable.

Visibility splays of 2.4 x 43 metres have been demonstrated at the site access point. To the south the splay is contained within the extent of the public highway or under land under control of the applicant. To the north (trailing direction) it has been identified that the splay crosses 3rd party land.

Investigation has taken place with regard to providing a central access point within the wider site frontage. However, in order to gain better access to the rear of the site the applicants wish to improve upon the existing access arrangement. On balance it would be difficult to substantiate that the described limitations with vehicle visibility at the site access would create an unacceptable highway safety concern.

The Local Highways Authority feel that the application does provide the opportunity to provide wider pedestrian access improvements, namely formalising the existing pedestrian access point with tactile paving and dropped crossings either side of Barnham Road. Please raise these comments regarding pedestrian access with the applicant for further consideration.

Two additional letters of objection from 1 nearby occupier:

- We should build more houses until infrastructure is in place.
- With regards to the conditions on the application, it would appear that ADC do not have the power to enforce conditions or do not want to.

A site for the relocation of any slow worms that are found on the site has been agreed with Arun

update(SDB 57)

Ecologist to be relocated to Bersted Brooks Wildlife Site.

Comments from officer:

The WSCC consultee response was sent to the applicant but there has been insufficient time for a response and re-consultation.

It is requested that members include the following additional condition in the resolution in order to ensure the safe relocation of slow worms found on site to the agreed location:

(9) Prior to commencement, any slow worms identified at the site shall be relocated to the agreed location at Bersted Brooks shown on the approved Map. The following measure shall be implemented at the site prior to relocation:

- Log piles shall be constructed in the area identified as agreed via email 13th May 2022.

Reason: Slow worms have been recorded in the local area, in the interests of biodiversity as per the requirements of Arun Local Plan policy ENV DM5 and the NPPF.

REPORT UPDATE

Application no: BR/29/22/PL
Page no: 119
Location: Selwood Lodge 93 Victoria Drive Bognor Regis
Description: Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

UPDATE DETAILS

Reason for Update:

Omission of plans 1212 RevA & 1300 RevA.

Additional Information:

- The Proposed Site and Location Plan (1100B) indicates the realignment of the fourth car parking space at the front for easy of manoeuvring.

- There are 16 other HMO's in close proximity to the application site. These are located in:

Annandale Avenue:

5,9,38,44,73,86.

Victoria Drive:

99,123,114,4,29,32,23,26,120.

Hillsboro Road:

17.

Amended recommendation sheet attached.

This page is intentionally left blank

Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

Selwood Lodge
93 Victoria Drive
Bognor Regis

RECOMMENDATION

ACS - App Cond sub to S106

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans - 1210RevA, 1211 RevB and 1212 RevA, 1100 RevB, 1212 RevA, 1300 RevA.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.
- 4 No demolition/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 Policy QE SP1 of the Arun Local Plan.
- 5 Prior to first occupation the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun.
- 6 Prior to the occupation of the premises details of Biodiversity Net Gain shall be submitted to and approved by the Local Planning Authority. The details so approved shall be implemented no later than 6 months following the occupation of the dwelling and permanently retained thereafter.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.
- 7 The development shall not be occupied until the proposed cycle storage shown on the approved plans has been provided. The facilities shall thereafter be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.
- 8 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.

- 9 INFORMATIVE: This decision has been granted subject to the preparation and completion of a s106 legal agreement relating to a financial contribution being made for the protection of Pagham Harbour Special Protection Area.

REPORT UPDATE

Application no: LU/53/22/PL
Page no: 131
Location: 215 & 215A Timberleys Littlehampton
Description: Single storey rear extension to 215 Timberleys and single storey rear extension to proposed new dwelling at 215A Timberleys (approved under application reference LU/350/20/PL). This site is in CIL Zone 4 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

Statement from Agent received as follows:

The application follows an approval of planning permission for the new dwelling adjoining 215 Timberleys at Planning Committee in March 2021.

The Officer Report sets out in detail the reasons why the revised proposals are acceptable in policy terms. However, we want to highlight that identical rear extensions could be added to both 215 Timberleys (at any time) and the new dwelling - following its completion - under existing permitted development rights.

The only purpose of this application is to enable these extensions to be built at the same time as the new dwelling and minimise disruption to neighbours by avoiding multiple stage development.

The application come to committee due to an objection from Littlehampton Town Council repeating their concerns from the original approval but has not been objected to by any other consultee or resident.

We therefore trust that Members will be able to approve the application in line with their officers' recommendation.

Officers Comment:

The additional statement received does not alter the officers recommendation for this application.

This page is intentionally left blank

REPORT UPDATE

Application no: LU/54/22/PL
Page no: 139
Location: The Flintstone Centre East Street Littlehampton
Description: Installation of 3000mm high welded mesh fencing and associated single leaf gate along a section of the northern boundary line and along the rear elevation, Ornamental fencing and associated gates to be installed, located adjacent to the existing southern side entrance to the building, as well as the installation of 3000mm high welded mesh fence encapsulating the existing boiler room to the rear of the building, demolition of existing side secondary entrance including existing ramped access and associated fittings. Repairs to the section of wall affected by the removal of the entrance. This application affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

9 additional letters of objection.

These re-iterate that the style of fence to the rear, which runs along the boundary with The Old Dairy Farm, is inappropriate in terms of outlook from neighbouring dwellings and its visual impact on the Conservation Area and the listed status of the Flintstone Centre.

Officers Comment

As covered by the officer's report higher fencing to the rear would not form a hard visual barrier and is minimally intrusive causing limited disruption to historic fabric. It would have a low impact and would not look out of place given the presence of similar existing fencing to the front of the site.

This page is intentionally left blank