



# Public Document Pack

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22 November 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 30 November 2022 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Edwards (Vice-Chair), Blanchard-Cooper, Bower, Chace, Hamilton, Haywood, Kelly, Lury, Thurston and Warr

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. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms

For further information on the items to be discussed, please contact [Committees@arun.gov.uk](mailto: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 ON LINE AT [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)**

## A G E N D A

### OFFICER REPORT UPDATES

Six report updates for consideration.

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:** A/153/22/OUT  
**Page no:** 65  
**Location:** Broadlees Dappers Lane Angmering  
**Description:** Outline application for development of the site to provide up to 20 dwellings with all matters reserved (except for access).

### UPDATE DETAILS

Reason for Updates:

### REPORT CORRECTION:

Under 'Officer Comments on Cons' it is incorrectly stated that a condition is recommended to secure the pavement linking the site to Water Lane. This pavement is already secured by planning condition on the care home development (A/114/18/PL) which is currently under construction, and will be delivered as part of this scheme. Therefore, no condition is recommended to secure this pavement under the current application.

The applicants have submitted an Air Quality Assessment after the publication of the agenda.

The information contained in the Air Quality Assessment can be summarised as follows:

A case is made that the site is well served by public transport, with good local and regional connections via bus and train, and with local services within walking and cycling distance. It is noted that under other developments footways are to be provided along Dappers Lane. Electric charging points are to be provided as part of the proposed development.

An assessment of the likely trip generation associated with the proposed development is provided. It is concluded that this falls below the threshold which would require a modelled assessment of the impacts of the development on the local area, and that any impacts resulting from traffic generated by the proposed development would be insignificant.

**SOUTHERN WATER:** No objection. A formal application is required for connection to the water supply and to the public foul sewer.

A further representation has been received objecting to the application on the grounds of increased flood risk, increased traffic, doctors and school places.

Officers Comment:

The findings of the submitted air quality report are accepted. Electric vehicle charging points and cycle storage are recommended to be secured by conditions 8 and 9. Given the scale of the development, the accessibility of the site and the measures to be secured by condition, the proposed scheme is acceptable with regard to air quality.

The comments of Southern Water are noted. Conditions are recommended to secure full details of foul and surface water drainage.

The comments of the further representation are noted, these matters are addressed in the committee report.

## REPORT UPDATE

**Application no:** AL/96/22/RES  
**Page no:** 97  
**Location:** Land at Bayards Level Mare Lane Eastergate  
**Description:** Approval of reserved matters following outline consent AL/113/21/OUT for 67 No houses. 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:

Following the latest re-consultation, Aldingbourne Parish Council have written to state that they still object to the application. Furthermore, the council's environmental health officer has advised that they have no further comments.

In addition, WSCC Highways wrote on 23/11/22 to request certain changes to the highway layout but also advised that as the roads would not be adopted, the comments are given in an advisory capacity only. The applicant responded to these comments on 25/11/22 and has moved certain features (conservation setts & rumble strips) in line with the WSCC comments. Amended plans have been received and so it has been necessary to update condition 1.

The applicant also wrote on 24/11/22 to request changes to the officer report. Firstly, on page 97 of the agenda in the first paragraph, the last sentence currently states 56 dwellings to be served from Level Mare Lane. This is an error, and it should have read as "6 dwellings". Secondly, on page 110, under "(B) Housing for Older People", the applicant wishes to highlight that they are also providing 1 x M4(3) apartment and that 22 x M4(2) units represents 32.8% of all of the dwellings, which is above the 25% set out at Policy H2 of the ANDP.

#### Officers Comment:

Condition 1 has been altered to update the revision numbers of the following plans:

- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1001 (now Rev PL06).
- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1002 (now Rev PL06).
- Combined Hard & Soft General Arrangement Plan: Sheet 1 of 3 FAB-00-XX-DR-L-1003 (now Rev PL06).
- Colour Landscape Masterplan FAB-00-XX-DR-L-1004 (now Rev PL04).
- Illustrated Site Layout Plan (colour): 29662E\_100 (now Rev H); and
- Site Layout Plan (CAD and B & W) 29662E\_101 (now Rev A14).

The presentation has also been updated to include the latest version of the colour layout plan.

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## REPORT UPDATE

**Application no:** AL/135/22/RES  
**Page no:** 121  
**Location:** Land West of Hook Lane Aldingbourne  
**Description:** Approval of the Reserved Matters; Appearance, Landscaping, Layout and Scale for the construction of 10 No. dwellings following the permission of AL/79/20/OUT. This application is in CIL Zone 3 (CIL Liable) and is a Departure from the Development Plan.

### UPDATE DETAILS

#### Reason for Update/Changes

Comments Received from the agent as follows:

'As you will know, garages have been provided for the 4 bedroom properties which means that technically these properties have 2.5 spaces (and fall marginally under standards). WSCC has not objected on this basis despite there being a mismatch in spaces between the 3 bed properties (which each have 3 spaces) and 4 bed provision.'

'As such we were hoping we might agree a position whereby these could be delivered as car barns only if necessary (subject to a condition which requires submission of relevant information). This would overcome the issue associated with garages only counting for half a space if raised by Members. Our preference is garages however if Members would seek to refuse it on this matter then car barns can be provided.'

#### Officers Comment:

As mentioned in the officer report this marginal short fall is not seen as a reason to refuse this application and therefore the proposed offer of change to barn not necessary.

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## REPORT UPDATE

**Application no:** BN/65/22/PL

**Page no:** 137

**Location:** Land at rear of Cedar End Eastergate Lane

**Description:** Sever land and erection of 1 No bungalow with new vehicular access

### UPDATE DETAILS

Reason for Updates/Changes:

Clarification on issues surrounding policy W DM1 and Portsmouth Water comments..

Officer's Comments:

A Drainage Impact Assessment as required by the policy W DM1 was not submitted and that conflicts with this policy, however, it is material that the District Council's Drainage Engineers have not objected subject to pre-commencement condition and informatives which are imposed. No concerns regarding the impact of surface water discharge in the Lidsey area have been raised.

The applicant confirms no deep drainage solutions are proposed and piling is not expected to be required based on sub-strata knowledge of the area. Conditions will be imposed to safeguard the public water supply.

There are no changes to recommendation or conditions

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## REPORT UPDATE

**Application no:** FG/155/22/PL  
**Page no:** 171  
**Location:** 7 Sea Lane Ferring  
**Description:** Variation of condition 4 following FG/12/16/PL to vary hours of operation to Monday-Sunday 12:00-22:30, Christmas Eve 102:00-23:00, New Year's Eve 12:00-00:30; late night refreshment on Christmas Eve 23:00-00:30, New Year's Eve 23:00-01:00; performance of live music on New Year's Eve 23:00-00:30 and performance of recorded music on New Year's Eve 23:00-00:30.

### UPDATE DETAILS

#### REASON FOR UPDATE/CHANGE:

Further comments received from Environmental Health dated 22nd November 2022.

- I have discussed the proposal with the acoustic consultant and I am satisfied that no new plant or kitchen is proposed. I have therefore recommended that a noise impact assessment be undertaken to assess potential noise impacts to residents arising from customers of the coffee shop and external area.

Further comments received from Agent appointed to deal with this application for the applicant dated 23rd November 2022:

- A noise assessment has been undertaken with the aim of satisfying the Council's Environmental Health officer.
- Contextual items to put forward in support of the application.
  1. A premises licence is already issued for the extended hours.
  2. There are no immediate neighbours, these are commercial either side and commercial vacant offices/storage above.
  3. The nearest residential window is some 20.5m away from the nearest table above the vet's surgery.
  4. Environmental Health are only concerned with the impact of external patrons.
  5. External patrons will be season specific and the premises licence has allowed 4 external tables.
  6. The use of the 4 tables is consented only for daytime use (i.e. 07:00-23:00 hours).
  7. The use of the 4 tables ceases at 21:00 hours at which point, the tenants bring them in.
  8. Reiterating the above, the applicant has already engaged an acoustic consultant to present data ASAP.

Further comments received from the Ferring Conservation Group.

- Description noted within Officer's Report does not align with the application description.
- Would be for extended hours at any time during the year and not confined to 'special holiday occasions'?

#### OFFICERS COMMENTS:

Environmental Health Officers comments noted.

update(ODB 57)

The acoustic report from the Agent was received on 29/11/22 and has been forwarded to Environmental Health for comment.

Additional comments from Ferring Conservation Group noted.

As mentioned in this report, the Applicant wishes to extend the opening hours of the business to increase the viability of the business. The wish to extend the hours was noted within the submitted application form. Therefore, the hours proposed within the description (which directly relate to the licensed hours now agreed) are an extension to the existing hours (as specified in Condition 4). The full hours are noted within the Officer's Report.

In the Officer's Report in the Application Description, it is stated that-  
'The Applicant now wishes to permanently extend the opening hours into the evening so that they may lawfully operate on special holiday occasions.'

For the avoidance of doubt the word 'AND' will be inserted into the sentence to now read:

'The Applicant now wishes to permanently extend the opening hours into the evening AND so that they may lawfully operate on special holiday occasions.'

## REPORT UPDATE

**Application no:** WA/86/22/RES  
**Page no:** 211  
**Location:** Land west of Tye Lane Walberton  
**Description:** Approval of reserved matters following outline consent WA/68/20/OUT for the construction of 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Village Conservation Area and is in CIL Zone 3 and is CIL Liable as new dwellings.

### UPDATE DETAILS

#### Reasons for Updates:

The applicants have submitted an updated parking layout after the publication of the agenda. The updated layout shows an additional 11 wheelchair accessible parking spaces.

At Members' Briefing further clarification was sought with regard to the relationship between the proposed bungalows and the proposed play areas to the southern boundary of the site. Clarification was also sought with regard to the highway improvements secured under the outline legal agreement, and in association with the Linden scheme to the eastern side of Tye Lane (WA/44/17/OUT and WA/95/18/RES).

WSSC EDUCATION have objected to the application on the basis that there is no secondary school expansion or identified site for a secondary school for which contributions can be sought, therefore a contribution towards secondary education cannot be secured.

#### Officers Comment:

#### UPDATED PARKING PROVISION:

The 11 further wheelchair accessible parking spaces, in addition to the 5 spaces proposed, results in a total of 16 spaces which represents 5% of the overall number of parking spaces proposed. This complies with the 5% standard which is set out in the Manual For Streets, as required by the Arun Parking Standards SPD. Recommended condition 1 (drawings condition) is updated to reflect the new parking layout drawings submitted.

#### PROPOSED BUNGALOWS AND PLAY SPACE:

The open spaces proposed are designed to provide landscaped buffers to the proposed development at the southern side and eastern side of the site as it was identified at the outline stage appeal that these areas were most sensitive in terms of views into the site. The proposed play areas are within these open spaces. It was also identified at the outline stage appeal that the

dwellings to the southern side of the development visible in the distinctive view from The Street / North Pound should be single storey and therefore bungalows are proposed in this location.

Of the 11 dwellings which face on to the open space at the southern side of the site, five are dwelling type 'Belbroughton' which is a two-bedroom bungalow design without rooms in the roof. The remaining six are dwelling type 'Bracebridge' which is a three-bedroom chalet bungalow design with a front gable and rear rooflights which serve two-bedrooms in the roof.

The proposed bungalows are set away from the proposed play areas with the proposed access road, areas of landscaping and tree planting in between. The nearest dwellings to the two play spaces are Plots 26 and 27 which are set 26 metres away from the proposed main play area with a road, an area of landscaping and tree planting in between, and Plot 20 which is set 19 metres away from the proposed smaller local play area (LAP) with a road, an area of landscaping and tree planting in between. These arrangements provide sufficient spacing to ensure that harmful noise and disturbance to the future occupiers of the proposed bungalows would not result.

It should be noted that whilst the proposed bungalows do provide accommodation suitable for occupation by the elderly, the occupation of these bungalows is not restricted, and these properties could be occupied by residents / families of any age.

Two further local play areas (LAP's) are proposed, one to the open space at the south-west corner of the site, and one to the open space at the north-east corner of the site. All the play spaces are set sufficiently away from the nearest dwellings to ensure that harmful disturbance would not result.

#### HIGHWAY IMPROVEMENTS:

Under the outline permission legal agreement, highway improvements are required to be carried out to Tye Lane and the junction with The Street. These comprise a pavement on the western side of Tye Lane running from the development entrance on Tye Lane down to the junction with The Street, pedestrian junction improvements, and a pedestrian crossing with tactile paving and dropped kerbs located to the east of the junction. Drawings showing these improvements have been added to the committee presentation.

In addition, a pedestrian link access on to the new pavement on Tye Lane is proposed in front of Plot 1 which would link to the Linden development on the eastern side of Tye Lane.

Under the Linden scheme, a pedestrian / cycle / emergency access is proposed on to Tye Lane (drawing of this access added to the committee presentation). In addition, the Linden legal agreement secures 'improvements to gateway features on Tye Lane'. In the committee report for WA/44/17/OUT these are clarified as follows:

'Tye Lane does not have any pedestrian facilities between the proposed emergency access, pedestrian access and junction with The Street and as such pedestrians are required to walk in the carriageway. Site observations show that vehicle flows and speeds are low. Measures should be introduced to improve the village gateway features and to enhance pedestrian conspicuity such

as pedestrian in road warning signs and removal of the centre line.'

Therefore, the pavement to be delivered on the western side of Tye Lane will add to these gateway improvements, and the proposed pedestrian / cycle access will link with the pedestrian / cycle access proposed as part of the Linden development.

#### WSSC EDUCATION OBJECTION:

The proposed development would be subject to a CIL payment which would contribute towards education provision. The objection based on the lack of a suitable secondary school to contribute towards is noted. This matter does not however warrant the refusal of planning permission.

Note: Recommended condition 1 (drawings condition) is updated to reflect the new parking layout drawings submitted. The changes to recommendation, these changes are shown on the attached replacement recommendation sheet.

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