



Public Document Pack

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8 February 2023

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 8 February 2023 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.

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

A G E N D A

OFFICER REPORT UPDATES

Officer report and condition updates for CM/46/22/PL, A/46/22/RES and P/141/22/RES.

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: CM/46/22/PL
Page no: 9
Location: Bairds Farm Shop Crookthorn Lane Climping
Description: Erection of a substation, eight ultra-rapid electric vehicle chargers and associated electrical equipment within the car parking area of Maidenhead Aquatics Littlehampton. This application is in CIL Zone 5 and is Zero Rated as other development.

UPDATE DETAILS

Reason for Update/Changes:

Further comments received from adjoining developer - Objection.

- Substation clashes with internal visibility splay of nursing home.
- Parking bay encroach on to others land.
- Parking bays appear too short.

Officers Comment:

A condition is recommended to overcome any concerns relating to the layout of the bays namely: 'No part of the development shall be first occupied until details of the proposed EV sub station and charging/parking bays layout have been submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times as per the details agreed and for their designated use.'

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

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Erection of a substation, eight ultra-rapid electric vehicle chargers and associated electrical equipment within the car parking area of Maidenhead Aquatics Littlehampton. This application is in CIL Zone 5 and is Zero Rated as other development.

Bairds Farm Shop
Crookthorn Lane
Climping

RECOMMENDATION

AC - Approve Conditionally

- 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;
 - Location Plan Rev V1
 - 8 Bay 8 Charger 1st Row Rev V1
 - 8 Bay 8 Charger 2nd Row Rev V1
 - Substation Detail Drawing V1
 - Site Plan V1
 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 No development above concrete bases level shall take place unless and until a schedule of finishes to be used for external faces of the proposed substation has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the substation.
Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and integrity of the settlement gap with policy D DM1 of the Arun Local Plan.
- 4 No external lighting shall be installed in connection with the proposed EV charging points, without details being submitted and agreed in writing with the Local Planning Authority.
Reason: To control the residential amenities of the local environment in accordance with Arun Local Plan policies QE SP1, QE DM2 and D DM1.
- 5 No part of the development shall be first occupied until details of the proposed EV sub station and charging/parking bays layout have been submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times as per the details agreed and for their designated use.
Reason: To ensure the safe use of the bays proposed in accordance with Policy T SP1 of the Arun Local Plan.
- 6 **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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL for the construction of 7 No dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is not CIL liable.

Phase 1 - Land off Arundel Road
Angmering

RECOMMENDATION

AC - Approve Conditionally

1 The development hereby approved shall be carried out in accordance with the following approved plans and documents:

- Drawing No. S401 Site Location Plan.
- Drawing No. 20232 C401 Rev E Coloured Site Layout.
- Drawing No. 20232 C402 Rev B Coloured Street Elevation.
- Drawing No. 20232 P401 Rev E Proposed Site Layout.
- Drawing No. 20232 P402 Rev E Building Materials.
- Drawing No. 20232 P403 Rev E Boundary Materials.
- Drawing No. 20232 P404 Rev E Surface Materials Layout.
- Drawing No. 20232 P405 Rev E Refuse Strategy Layout.
- Drawing No. 20232 P406 Rev E Car Parking Layout.
- Drawing No. 20232 P407 Rev E Storey Heights Plan.
- Drawing No. 20232 P408 Rev B Harrogate Plans and Elevations BRICK.
- Drawing No. 20232 P412 Richmond Floor Plans.
- Drawing No. 20232 P413 Richmond Elevations BRICK.
- Drawing No. 20232 P414 Rev A Shaftesbury Plans and Elevations BRICK.
- Drawing No. 20232 P415 Rev B Stratford Lifestyle Plans and Elevations BRICK.
- Drawing No. 20232 P416 Single Garage Plans and Elevations.
- Drawing No. 20232 P417 Rev A Oxford Lifestyle Plans and Elevations BRICK.
- Drawing No. 20232 P418 Rev A Harrogate Lifestyle Plans and Elevations BRICK.
- Drawing No. 20232 P420 Wider Site Layout.
- Drawing No. 1969-14672-004 Pumping Station Site Plan.
- Drawing No. 20232 P421 Pumping Station Plans.
- Drawing No. 20232 P422 Pumping Stations Elevations.
- Drawing No. 20232 P423 Rev B Interface Distances.
- Drawing No. 120 Rev E Landscape Strategy S401.
- Drawing No. 520 Rev D Planting Plan S401 1 of 4.
- Drawing No. 521 Rev C Planting Plan S401 2 of 4.
- Drawing No. 522 Rev C Planting Plan S401 3 of 4.
- Drawing No. 523 Rev D Planting Plan S401 4 of 4.
- Drawing No. JSL3924_500-506 Rev B Tree and Shrub Palette.
- Schedule of Accommodation Phase 1 (01/07/22); and
- Design Code Compliance Document (June 2022 Rev B).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, D SP1, QE SP1 and T SP1 of the Arun Local Plan.

2 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecology Survey Report (RPS, February 2022), Ecological Mitigation and Enhancement Strategy (RPS, August 2022) and in particular the Figure 2.4 Rev 01 Ecological Mitigation for Reserved Matters Application (within the Ecology Survey Report); as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an

ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species, in accordance with Arun Local Plan policy ENV DM5 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 3 Any works which will impact the breeding / resting place of Hazel Dormice, shall not in in any circumstances commence unless the local planning authority has been provided with either:

(a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

(b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species, in accordance with Arun Local Plan policy ENV DM5 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

- 4 No development above damp-proof course (DPC) level shall take place until a statement of architectural detail has been submitted to and approved in writing by the Local Planning Authority. The 'statement of detail' shall set out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall then be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 5 No development above damp-proof course (DPC) level shall take place until full details of the proposed screen walls and fences shown on drawing 20232 P403 Rev E Boundary Materials (including appearance, materials) have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected. The details to be provided shall also ensure that gaps are provided at the bottom of all boundary treatments to ensure that hedgehogs and other small mammals are able to move into/out of and around the development.

Reason: In the interests of amenity and of wildlife in accordance with policies D DM1 and ENV DM5 of the Arun Local Plan.

- 6 No development above damp-proof course (DPC) level shall take place until full details (including dimensions, cross sections) of the proposed earthworks along the northern and part western edge of the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the earthworks have been implemented and these shall thereafter be permanently retained.

Reason: In accordance with condition 6 of the outline permission and in the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan

- 7 No dwelling shall be first occupied until the car parking spaces, garage spaces, roads, footways and turning facilities serving the respective dwellings have been constructed in accordance with the approved site plan. Once provided, the parking spaces shall not be used for any purpose other than for the parking of vehicles and the garages shall not be used for any purpose other than the parking of vehicles and for domestic storage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of ensuring sufficient vehicle parking and highway safety within the development in accordance with policy T SP1 of the Arun Local Plan.

- 8 A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.

- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In accordance with Arun Local Plan policy ENV DM5 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- 9 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.
- 10 INFORMATIVE: The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.
- 11 INFORMATIVE: The applicant is advised that any proposed structures on, under, above or adjacent to any roads, watercourses etc, are required to be subject to the Technical Approval process as specified within BD 2/12 of the Design Manual for Roads and Bridges. The applicant should contact the WSCC Structures Team to commence this process. The applicant should note that the failure to obtain technical approval may prevent the future adoption of the structure as part of the public highway or otherwise and as a consequence may incur additional works to bring the works up to a suitable standard.
- 12 INFORMATIVE: The submitted plans show tree planting close to water distribution mains. Southern Water has restrictions on proposed tree planting adjacent to sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water mains and sewers" and the Sewerage Sector Guidance with regards to any landscaping proposals and Southern Water restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.
- 13 INFORMATIVE: The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
- 14 INFORMATIVE: The applicant is required to enter into a Section 59 Agreement under the 1980 Highways Act to cover the increase in extraordinary traffic that would result from construction vehicles and to enable the recovery of costs of any potential damage that may result to the public highway as a direct consequence of the construction traffic. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process. Note this is only required if HGV traffic exceeds 20 movements per working day.
- 15 INFORMATIVE: The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works if they affect the existing public highway. The applicant should contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 16 INFORMATIVE: The applicant is required to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant should to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

- 17 **INFORMATIVE:** This permission does not formally discharge any of the conditions that require the submission of details for approval in writing as imposed on the outline planning permission and separate applications will be required. Please also note that this layout has been approved without agreement of the council's drainage engineers and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new reserved matters application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non-Material Amendment process. Please also note that any future submission to seek a discharge of the drainage conditions must be accompanied by full details in accordance with the guidance and checklist here <https://www.arun.gov.uk/surfacewater>.

REPORT UPDATE

Application no: A/46/22/RES
Page no: 21
Location: Phase 1 - Land off Arundel Road Angmering
Description: Approval of reserved matters following outline consent A/122/19/OUT and varied by A/207/21/PL for the construction of 7 No dwellings with associated public open space, landscaping, parking, ecological mitigation, infrastructure and earthworks. This application is a Departure from the Development Plan and is in CIL Zone 3 and is not CIL liable.

UPDATE DETAILS

Reason for Update/Changes:

This report states that this application represents a phase 1 of the wider development scheme however it should be noted that the two other reserved matters applications (A/48/22/RES & A/282/22/RES) also include these 7 dwellings within them so neither of those applications represent a phase 2 as is inferred by the report.

The council's ecologist commented after the report had been drafted and they raise no objections subject to four conditions. One of these refers to lighting but there is already a lighting condition on the outline permission so this cannot be duplicated. The other three have been incorporated into the recommendation. The applicant has been approached to agree the pre-commencement condition regarding Dormice and any response will be reported at the meeting.

Officers Comment:

The requested ecology conditions necessitate changes to the existing recommendation and so these changes are shown on the amended replacement recommendation sheet as provided with this update.

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Reserved matters application following P/30/19/OUT (providing details of layout, scale, appearance and landscaping) in relation to the provision of an 80-bed care home.

Land north of Hook Lane
Pagham

RECOMMENDATION

AC - Approve Conditonally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 4670-WRD-XX-ZZ-DR-A-0080 Rev P03
 Proposed Ground Floor Plan 4670-WRD-XX-00-DR-A-0200 Rev P06
 Proposed First Floor Plan 4670-WRD-XX-00-DR-A-0201 Rev P05
 Proposed Second Floor Plan 4670-WRD-XX-00-DR-A-0202 Rev P06
 Proposed GA Roof Plan 4670-WRD-XX-00-DR-A-0203 Rev P05
 Proposed GA Elevations Sheet 1 of 2 4670-WRD-XX-00-DR-A-0300 Rev P06
 Proposed GA Elevations Sheet 2 of 2 4670-WRD-XX-00-DR-A-0301 Rev P06
 Proposed GA Sections 4670-WRD-XX-00-DR-A-0400 Rev P01
 Proposed Site Plan 4670-WRD-XX-00-DR-A-0500 Rev P012
 Landscape proposals B22062-102B
 External Works Plan B22062-201B
 Boundary Treatments B22062-202B
 External Lighting B22062-203B
 Garden Furniture Plan B22062-204B
 Detailed Planting Plan Sheet 1 of 4 B22062-401B
 Detailed Planting Plan Sheet 2 of 4 B22062-402B
 Detailed Planting Plan Sheet 3 of 4 B22062-403B
 Detailed Planting Plan Sheet 4 of 4 B22062-404B

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Prior to the commencement of the development, details relating to the proposed substation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure the design of the substation in line with policy D DM1.

- 3 The development shall provide external lighting strictly in accordance with the lighting shown on plan reference B22062-203B Rev B.

Reason: To control the residential amenities of the local environment in accordance with Policies D DM1 and QE DM2 of the Arun Local Plan and protection of bats.

- 4 The use hereby permitted shall not be commenced until full details of the kitchen equipment required to discharge odours and fumes from the cooking process and mitigate noise impacts on residents, shall be submitted to and approved in writing by the Local Planning Authority. The details shall adhere to EMAQ Control of Odour and Noise from Commercial Kitchen Extract Systems 6/5/22.

Reason: To ensure that unsatisfactory odours and noise are controlled in the interests of the amenity of future occupiers and existing neighbours in accordance with Arun Local Plan policy QE SP1.

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REPORT UPDATE

Application no: P/141/22/RES
Page no: 47
Location: Land north of Hook Lane Pagham
Description: Reserved matters application following P/30/19/OUT (providing details of layout, scale, appearance and landscaping) in relation to the provision of an 80-bed care home.

UPDATE DETAILS

The following condition has been added to ensure satisfactory amenity of resident both within the care home and neighbouring residents.

"The use hereby permitted shall not be commenced until full details of the kitchen equipment required to discharge odours and fumes from the cooking process and mitigate noise impacts on residents, shall be submitted to and approved in writing by the Local Planning Authority. The details shall adhere to EMAQ Control of Odour and Noise from Commercial Kitchen Extract Systems 6/5/22.

Reason: To ensure that unsatisfactory odours and noise are controlled in the interests of the amenity of future occupiers and existing neighbours in accordance with Arun Local Plan policy QE SP1."

NOTE: The replacement recommendation sheet has been updated to include the above condition (condition number 4).

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