



Public Document Pack

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8 March 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 March 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

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: P/141/22/RES
Page no: 7
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 recommended conditions have been updated to take into account the revised plans, including minor updates on the proposed landscaping. Condition 1 has been amended to reflect the updated drawing references.

Please see attached recommendation sheet.

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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:

4670-VST-XX-00-DR-A-0200-P07-Proposed Ground Floor Plan
 4670-VST-XX-01-DR-A-0201-P06-Proposed First Floor Plan
 4670-VST-XX-02-DR-A-0202-P07-Proposed Second Floor Plan
 4670-VST-XX-03-DR-A-0203-P06-Proposed GA Roof Plan
 4670-VST-XX-ZZ-DR-A-0300_P07 Proposed Elevations
 4670-VST-XX-ZZ-DR-A-0301_P07 Proposed Elevations
 4670-VST-XX-ZZ-DR-A-0400-P06 - Proposed GA Sections
 4670-VST-XX-ZZ-DR-A-0401-P05 - Proposed GA Sections Reference Plan
 4670-VST-XX-ZZ-DR-A-0500_P14 Proposed Site Plan
 B22062-401C - Detailed Planting Plans Sheet 1 of 4
 B22062-402C - Detailed Planting Plans Sheet 2 of 4
 B22062-403C - Detailed Planting Plans Sheet 3 of 4
 B22062-404C - Detailed Planting Plans Sheet 4 of 4
 B22062-102C - Landscape Proposals
 B22062-201C - External Works
 B22062-202C - Boundary Treatments
 B22062-203C - External Lighting
 B22062-204C - Garden Furniture
 Tree Survey Report Arboricultlural Impact Assessment and Method Statement July 2022 - Rev A - Drawing updated (By The Landscape Partnership) Dated 23.02.2023

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: WA/126/22/RES
Page no: 21
Location: Land West of Tye Lane and North of Field Close & North Road Walberton
Description: Approval of reserved matters following WA/68/20/OUT for construction of 131 No homes (30% affordable homes) and associated works. This application is a Departure from the Development Plan, 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

Changes from WA/60/22/RES:

Housing Mix

Members should note that of 131 dwellings proposed, 39 are proposed as affordable units which equates to 30%, comprising 3 shared ownership, 10 First Homes, and 26 affordable rent. This is the same proportion proposed within the last refused matters application on this site, WA/86/22/RES.

However, the accommodation mix for both the affordable and market units has been amended within the current application since the last refused matters application WA/60/22/RES, as summarised below:

Market

- Refused application - 4% 2-bedroom, 54% 3-bedroom, 36% 4+bedroom.
- Current application - 17% two-bedroom, 41.5% three-bedroom and 41.5% 4+bedroom

Intermediate / First Homes

- Refused application - 15% 2-bedroom, 85% 3-bedroom.
- Current application - 23% two-bedroom and 77% 3-bedroom

Affordable Rent

- Refused application - 42% 2-bedroom, 58% 3-bedroom.
- Current application - 42% 2-bedroom and 58% 3-bedroom.

Officer Comment

Whilst the unit mixes are lacking one-bedroom units, this is not objected to as the development is designed to provide family sized houses in an edge of settlement location. Furthermore, the current proposed mix provides a greater proportion of two-bedroom units and is therefore more closely aligned with the SHMA recommendations than the previous refused reserved matters application.

The completed legal agreement attached to the outline permission also requires an Affordable

Housing scheme to be submitted and approved prior to occupation of the first affordable unit, and requires that the affordable units be delivered prior to full occupation of the market units. The amendments set out above do not affect the requirements of the s106 agreement.

Adaptable Housing

Members should note that there is an error within the committee report regarding the provision of M4(2) units. All of the affordable units are M4(2), in addition to 29 of the market units, as opposed to 37 units set out within the committee report.

Officer Comment

This provision is acceptable with regards to ADC planning guidance on adaptable housing.

Parking Provision

Members should note that the proposed parking provision has been amended slightly since the last refused reserved matter application as set out below:

Refused Reserved Matters WA/86/22/RES Parking Provision

- 249 allocated spaces and 63 garages (equating to 280.5 spaces in total as each garage is counted as 0.5 spaces), and 44 visitor spaces.

Current Parking Provision

- 241 allocated spaces and 54 garages (equating to 268 spaces in total as each garage is counted as 0.5 spaces), and 42 visitor spaces.

Officer Comment

Although the parking provision has been reduced slightly, the proposed number of allocated and visitor spaces exceed the SPD requirements of 262 and 26 spaces respectively, in accordance with ALP policy T SP1 and ADC Parking Schedule.

Soft Landscaping

The soft Landscaping proposals have been amended slightly since the last refused reserved matters application to include additional hedgerows to the south-east corner of the site. The open space and play areas would remain the same and have not been amended.

Further comments received

Additional comments have been received from the Parks and Landscapes and Leisure and Greenspace officers, as set out below:

Leisure and Landscape

The proposed layout and landscaping scheme is supported. The pathway surfacing and POS furniture should be clarified. Future maintenance of the open space / play areas should be clarified. Pathways need to be all weather accessible, tarmac would be the preferred finish.

Materials

The applicant has submitted an updated schedule of materials, specifying that the windows and doors are to be timber along the Tye Lane and southern boundary frontages, and that the roof tiles are to be of natural slate along the southern boundary. This approach is welcomed and addresses the comments within the planning Inspectors report and the members reservations about house styles when refusing WA/60/22/RES. Nonetheless, condition number will allow detailed material details across the whole site to be dealt with under discharge of condition application.

The applicant has also submitted an additional character assessment document including detailed elevations of several of the proposed dwelling types, proposed material schedules and corresponding photograph studies of the existing surrounding vernacular and material finishes. These details are consistent with what is to be found in the area and will be included within the committee presentation for members to note/consider.

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Approval of reserved matters following WA/68/20/OUT for construction of 131 No homes (30% affordable homes) and associated works. This application is a Departure from the Development Plan, 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.

Land West of Tye Lane
and North of Field Close & North Road
Walberton

RECOMMENDATION

AC - Approve Conditonally

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

Location Plan - 210824/SL/LP A
 Site Layout - 210824/SL01/SL rev X
 Site Layout Parking Plan 210824/SL06/O rev K
 Colour Site Layout - 210824/SL02/CSL rev K
 Storey Heights Plan - 210824/SL03/SH rev J
 Dwelling Types Plan - 210824/SL04/DT rev K
 Tenure Plan - 210824/SL05/TP rev J
 Refuse Plan - 210824/SL07/RP rev J
 Boundary Treatment Plan - 210824/SL09/BT rev J
 Fire Strategy Plan - 210824/SL10/FS rev K
 M42(2)/M4(3) Plan - 210824/SL11/M4(2) rev L
 Site Layout Materials Plan 210824/SL08/MP rev L
 Coloured Street Scenes - Sheet 1 of 2 210824/CSS/01 rev E
 Coloured Street Scenes - Sheet 2 of 2 210824/CSS/02 rev D
 ALD Elevations and Floor plans - 210824/HT/ALD/EP rev C
 ALD (Render) Elevations and Floor plans - 210824/HT/ALD-R/EP rev B
 CON Elevations and Floor plans - 210824/HT/CON/EP rev C
 CON (Flint) Elevations and Floorplans 210824/HT/CON-F/EP rev B
 BEL (FLINT) FLOOR PLANS AND ELEVATIONS 210824/HT/BEL-F/EP
 BEL (Render) Elevations and Floor plans - 210824/HT/BEL/M4(3)-R/EP Rev B
 BUC (Flint) Elevations and Floorplans 210824/HT/BUC-F/EP rev B
 BUC Elevations and Floorplans 210824/HT/BUC/EP rev A
 House Type BUC (Render) Elevations and Floorplans 210824/HT/BUC-R/EP rev A
 PEN (Flint) Elevations and Floor plans - 210824/HT/PEN-F/EP Rev B
 FOX Elevations and Floor plans - 210824/HT/FOX/EP rev A
 FOX (Flint) Elevations and Floor plans - 210824/HT/FOX-E-F/EP Rev A
 House Type FOX (Flint) Elevations and Floorplans 210824/HT/FOX-F/EP rev C
 FAI Floor Plans and Elevations - 210824/HT/FAI/EP REVA
 HT FRE Floor Plans and Elevations - 210824/HT/FRE/EP
 HT HAZ Floor Plans and Elevations - 210824/HT/HAZ/EP REVA
 HT MAR Floor Plans and Elevations - 210824/HT/MAR/EP REVB
 FRA Floor Plans and Elevations - 210824/HT/FRA/EP REVB
 FRA (Render) Floor Plans and Elevations - 210824/HT/FRA-R/EP REVA
 HT PRI Floor Plans and Elevations 210824/HT/PRI/EP REVA
 HT SH51 Floor Plans and Elevations - 210824/HT/SH51/EP REVD
 HT SH52 Floor Plans and Elevations - 210824/HT/SH52/EP REVD
 HT SH55 FLOOR PLANS AND ELEVATIONS 210824/HT/SS55/EP REVD
 Single Garage Floor Plans and Elevations - 210824/AB/SG/EP
 Twin Garage Elevations & Plans - 210824/TG/EP
 Sub Station Floor Plans and Elevations 210824/AB/SUB/EP

Soft Landscaping sheet 1 - BDWS23688 11
 Soft Landscaping sheet 2 - BDWS23688 11
 Soft Landscaping sheet 3 - BDWS23688 11
 Soft Landscaping sheet 4 - BDWS23688 11
 Soft Landscaping sheet 5 - BDWS23688 11
 Soft Landscaping sheet 6 - BDWS23688 11
 Hard landscaping sheet 1 - BDWS23688 12
 Hard Landscaping sheet 2 - BDWS23688 12
 Hard Landscaping sheet 3 - BDWS23688 12
 Hard Landscaping sheet 4 - BDWS23688 12
 Hard Landscaping sheet 5 - BDWS23688 12
 Hard Landscaping sheet 6 - BDWS23688 12
 Hard Landscaping sheet 7 - BDWS23688 12
 Open Space sheet 1 - BDWS23688 20
 Open Space sheet 2 - BDWS23688 20
 Open Space sheet 3 - BDWS23688 20
 Open Space sheet 4 - BDWS23688 20
 Open space sheet 5 - BDWS23688 20
 Play area proposal BDWS23688 20 Sheet 1
 Drainage Strategy BSO/E5004/003 H
 Levels Strategy - BSO-E5004-008 H
 Typical SuDS Construction Details BSO/E5004/004 E
 Highway Layout Review BSO/E5004/005 F
 Refuse Vehicle Swept Path Analysis BSO/E5004/006 J
 Fire Tender Swept Path Analysis BSO/E5004/007 H
 Indicative Street Lighting Strategy BSO/E5004/012 C
 Arboriculture Implications Assessment RCo232 rev 02
 Tree Protection Drawing RCo232/02 rev 04

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 Notwithstanding the submitted drawings and details, no development above damp proof course (DPC) level shall take place unless and until a schedule of proposed materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwellings, and proposed boundary treatments have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the two Walberton conservation areas, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan.

- 3 Notwithstanding the submitted drawings and details, no development above damp proof course (DPC) level shall take place unless and until full details of the design, frame materials and finish of the proposed windows and doors of the dwellings have been submitted to and approved by the Local Planning Authority, and the windows and doors of the dwellings shall accord with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the two Walberton conservation areas, by endeavouring to achieve a building of visual quality in accordance with Policies D DM1, HER DM1 and HER DM3 of the Arun Local Plan.

- 4 No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking space for the use and in accordance with policy T SP1 of the Arun Local Plan, Policy GA3 of the Walberton Neighbourhood Development Plan, and the NPPF.

- 5 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with the approved details. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policy T DM1 of the Arun Local Plan.

- 6 All activity at the site is to be carried out in strict accordance with the "Arboriculture Implications Assessment" (Ref. RCo232 /Tye Lane / AIA / Rev00 / Planning / 12-05-22) and the Tree Protection Drawing (Ref. RCo232/02 Rev. 02). If there is deemed to be a need for any Utility Service Route

connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works within the root protection areas are commenced on site.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan, and Policy VE3 of the Walberton Neighbourhood Development Plan, to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 7 Landscaping shall be carried out in accordance with the approved landscaping drawings and details. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the first occupation of the dwellings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no additions to the roof (including dormer and hip to gable extensions) to plots 11, 12, 13, 22, 23, 24, 25, 26 and 27 shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To control the form of these dwellings and their impact on the character and appearance of the area in accordance with policies D SP1 and D DM1 of the Arun Local Plan.

- 9 No development above damp proof course (DPC) level shall take place unless and until details of the proposed location of the required fire hydrants have been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Prior to the first occupation of any dwelling forming part of the proposed development, the developer shall at their own expense install the required fire hydrants (or in a phased programme if a large development) in the approved locations to BS:750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrants shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner/occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with policy INF SP1 and T SP1 of the Arun Local Plan and in accordance with The Fire & Rescue Service Act 2004.

- 10 Prior to the commencement of development, details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall be designed to comply with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011). No external lighting shall be installed which does not accord with the approved details.

Reason: To protect the amenity of local residents in accordance with Policy QE DM2 of the Arun Local Plan and Policy VE8 of the Walberton Neighbourhood Development Plan.

- 11 No dwelling shall be first occupied until refuse and recycling storage serving the respective dwelling have been provided.

Reason: To ensure that each dwelling has satisfactory refuse and recycling storage in accordance with policy WM DM1 of the Arun Local Plan.

- 12 INFORMATIVE: With regard to the materials condition above, the applicant is advised that the agreement of external facing materials will require a further consideration of sympathetic roof materials and the consideration of appropriate window and door frame materials and finishes.

- 13 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.

REPORT UPDATE

Application no: LU/403/22/PL
Page no: 37
Location: Residential Accommodation 34 New Road Littlehampton
Description: Change of use from C3 Dwelling house to E(c) Commercial. This site is in CIL Zone 4 (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

The applicants agent has supplied further information.

To give a fuller explanation of how the Applicants business operates and explaining how the usage will be:

- Comings and goings will be relatively low level, and certainly less than was the case when the building was last in use as Offices.
- The impact will not be disruptive.

The Applicants have provided the following statement:

'Schlich Limited currently occupies a property that they own at 9 St Catherine's Road, this is the main head office. However, there is a need for expansion of the business and therefore it is intended that we revert what was our original office at 34 New Road into either fully occupied office space or part office and part residential space (please note that this is the subject of a separate application LU/409/22/PL), thus providing extra space. Due to the nature of the business and the layout of the property, if it were to become part residential it would be strictly for the use of an employee only, possibly a trainee attorney or legal secretary.

The business rarely holds meetings with clients because most of the clients are global based outside of the UK, predominantly in China and the USA, we therefore do not have a lot of footfall to the offices. Client meetings and European Patent Office hearings are generally held via Teams or Zoom.

The only usual visitors are deliveries of post or stationery (albeit that is limited because we are a paperless office), we do not stock tangible items that are to be processed and sold on, we only provide a legal service to our clients as Patent and Trade Mark Attorneys.

Since Covid, we have changed our working patterns and now operate a hybrid working environment, every member of staff is expected to be in the office just 2 days per week, other days they may work from home.

Due to of the nature of the business being in the legal sector, it is essential to be able to work

update(OUB 57)

quietly and concentrate, we therefore allocate one office room per person. It is likely that due to the work rota, in normal circumstances, the office will only have a maximum of 4 to 5 persons occupying it at any time if fully commercial and 3 to 4 if part residential, less than the size of the family that lived at the address when it was fully residential and all of whom had cars.

We also plan to add bicycle storage in the rear garden to help encourage people to cycle in to work where possible and are in the process of discussing schemes to encourage staff to cycle to work.

Parking is very restricted in the immediate area and those who do not travel in on public transport or cycle will likely be parking their cars either on the office driveway at 9 St Catherine's Road or in St Catherine's Road where they are already parking anyway, therefore we do not foresee any changes from what is already happening. The offices are open from 09:00 to 17:00 so parking in the area fits in nicely filling the spaces left by local residents who have gone to work for the day.'

Officers Comment:

This explanatory information is noted and is helpful in understanding the proposals.

REPORT UPDATE

Application no: LU/404/22/PL
Page no: 59
Location: The Promenade South of the Putting Green Littlehampton
Description: Application under Regulation 3 for 13no. proposed new beach huts and associated access arrangements. This application is in CIL Zone 5 (zero rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

Additional Information.

It has been confirmed by the Agent that the 3 accessible beach huts have been designed to mobility standards for wheelchair use and can be accessed from a raised platform / ramp, all to comply with Building Regulation Approved Document M. It has also been confirmed that although the exact gradient for the access ramp cannot be confirmed, a gradient no steeper than 1:20 will aim to be achieved.

Officers Comment.

This will ensure that these beach huts will be fit for their proposed purpose.

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REPORT UPDATE

Application no: FG/170/22/PL
Page no: 69
Location: 158 Littlehampton Road Ferring
Description: Erection of a new single storey building to the front of existing dwelling to be used as guest/visitor accommodation, with car parking and front boundary changes to include acoustic fencing and entrance gates. This site is in CIL Zone (Zero Rated) as other development.

UPDATE DETAILS

Reason for Update/Changes:

Revised plans have been submitted showing the following:

1. Retain existing front landscaping/hedge.
2. Move 3m high acoustic fence behind hedging.
3. Cabin moved, 5.5m setback from front boundary wall, was previously 2.8m.
4. Parking spaces moved back accordingly.

Officers Comment: The revisions now retain the front hedge at its full height and depth thereby protecting the streetscene.

These changes are currently undergoing a new round of publicity/consultation and the recommendation is now proposed to be that the Planning Committee delegate to the Group Head of Planning in consultation with the Chairman with authority to grant approval subject to conditions attached to this update once the new consultation period has expired.

Note: The plans listed in Condition 2 have been updated.

07.03.23

Further Objection from the Ferring Conservation Group

The revised plans deal with matters of detail. Ferring Conservation Group continues to object to the principle of siting of a commercial facility in a residential area.

Officer comment: The impact that this tourist accommodation cabin will have on the area is set out and assessed in the officer report.

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Erection of a new single storey building to the front of existing dwelling to be used as guest/visitor accommodation, with car parking and front boundary changes to include acoustic fencing and entrance gates. This site is in CIL Zone (Zero Rated) as other development.

158 Littlehampton Road
Ferring

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
 - Existing Site Plan
 - Proposed Floor Plan Ground Floor 01A
 - Proposed Elevations Proposals 02A
 - Proposed Site Plan Rev A
 - Boundary Proposals 03AReason: 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 part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use and in accordance with policy T DM1 of the Arun Local Plan.
- 4 Notwithstanding the provision of Part C, Class C3 Dwelling House to the Schedule of the Town and Country Planning (Use Classes) Order 1987, (or any order revoking or re-enacting that order), the annex hereby approved shall be used for the purpose of holiday accommodation only and for no other purpose, including any other purpose within Class C3 of the Order, without the prior permission of the Local Planning Authority. The property shall not be occupied by any persons for a total period exceeding 28 days. The owner shall maintain a register of occupiers for each calendar year which shall include:
 - 1) The full names, occupation, permanent address and contact telephone numbers of all of the person(s) occupying the premises; and
 - 2) The start and end date of the stay and the purpose of the stay. It shall be made available for inspection by the Local Planning Authority at any time, and a copy of the register shall be supplied to the Local Planning Authority at the end of each calendar year.Reason: To ensure satisfactory management of the accommodation in accordance with policy TOU DM1 of the Arun Local Plan.
- 5 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 6 No development above damp-proof course (DPC) level shall take place unless and until the applicant has submitted a scheme for approval in writing by the Local Planning Authority to demonstrate a Biodiversity Enhancement Layout, providing details and locations of the enhancement measures. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with the ALP policy ENV DM5 and relevant paragraph of the NPPF.

- 7 No development above damp-proof course (DPC) level shall take place unless and until the applicant has submitted a scheme for approval in writing by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of any part of the building and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 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 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.