



# Public Document Pack

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7 June 2023

## PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF** on **Wednesday 7 June 2023 at 2.00 pm** and you are requested to attend.

Members: Councillors Hamilton (Chair), Wallsgrove (Vice-Chair), Bower, Kelly, Long, Lury, McDougall, Northeast, Partridge, Patel and Woodman

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

Report and condition updates for applications FG/28/23/PL, BE/21/23/RES and A/71/23/PL.

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:** FG/28/23/PL  
**Page no:** 19  
**Location:** 61 Sea Lane Gardens Ferring  
**Description:** 1 No dwelling (resubmission following FG/37/22/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

### UPDATE DETAILS

#### Reason for Update/Changes:

The Tree Officer was able to provide comments on this application after the report had been written up for committee. The Tree Officer objected to the works on the grounds that the applicant had not submitted an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) during the application process. The Tree Officer went on to note that if the Local Planning Authority were to recommend approval, that a pre-commencement condition regarding the provision and approval of a Tree Protection Plan and Method Statement would need to be attached.

#### Officer comment:

Following the Tree Officer's comments, agreement from the agent to a condition regarding the provision and approval of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prior to the development commencing has been received. It is noted that an Arboricultural Impact Assessment (AIA) was referred to as missing within the Tree Officer's comments however, following discussions, it was concluded that the requested AMS and TPP would be sufficient and the submission of an AIA was not necessary in this instance.

Condition 8 is new to the decision and can be found on the attached amended replacement recommendation sheet.

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1 No dwelling (resubmission following FG/37/22/PL).  
This application is in CIL Zone 4 and is CIL Liable as a  
new dwelling.

61 Sea Lane Gardens  
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:
  - Proposed Street Elevations (Dwg No. 06 A).
  - Proposed Site Plan (Dwg No. 01 C).
  - Proposed Floor Plans (Dwg No. 04 A).
  - Proposed Elevations (Dwg No. 05 A).
  - Location Plan (Dwg No. 01).
 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 damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building has been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.  
  
Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, character, and appearance of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.
- 4 The proposed first-floor window to the South elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently non-opening to a minimum height of 1.7m from the finished floor level of the room that it serves. This window shall remain as such in perpetuity.  
  
Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until covered and secure cycle parking provision has been provided in accordance with the Proposed Site Plan (Dwg No. 01 C) details of which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall thereafter be retained.  
  
Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.
- 6 Prior to occupation of the approved dwelling, the applicant or developer shall provide the dwelling with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires all dwellings with a garage or driveway to have EV charging points in 100% of parking spaces with electric ducting provided to all other spaces where appropriate to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and

maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 7 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 on Sunday or Bank/Public Holidays.

Reason: to protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 - 2031.

- 8 Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be undertaken in accordance with the provisions of the approved AMS and TPP.

Reason: To comply with BS5837:2012 and ensure the retention and protection of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 & ENV DM4 of the Arun Local Plan. This is required to be pre-commencement condition as it goes to the heart of the permission.

- 9 No development above damp proof course (DPC) level shall take place until a Biodiversity Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:  
a) Purpose and conservation objectives for the proposed enhancement measures;  
b) detailed designs to achieve stated objectives;  
c) locations of proposed enhancement measures by appropriate maps and plans;  
d) persons responsible for implementing the enhancement measures;  
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance biodiversity on the site and within the vicinity in accordance with Policy ENV DM5 of the Arun Local Plan.

- 10 The dwelling shall not be occupied unless and until 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.

- 11 INFORMATIVE: Any access works proposed will require formal approval from the proprietor of the privately maintained road.

- 12 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on 01903 737555.

- 13 INFORMATIVE: This development is CIL liable.

- 14 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:** BE/21/23/RES  
**Page no:** 39  
**Location:** The Cottage Shripney Road Bognor Regis  
**Description:** Approval of reserved matters following outline consent BE/69/19/OUT relating to the layout, scale, appearance and landscaping for the erection of 20 dwellings at The Cottage, Shripney Road, Bognor. This application is not CIL Liable.

### UPDATE DETAILS

Reason for Update/Changes:

The council's environmental health officer has advised "no comment".

The recommendation must be amended to reflect the fact that the consultation period now ends on the 12th of June not the 9th of June as stated in the report. This was due to the re-consultation notices being posted a day later than planned.

Officers Comment:

The amended recommendation is therefore, that the Committee give the Group Head of Planning, in consultation with the Chair or Vice Chair of the Planning Committee, delegated authority to issue a decision once the consultation period ends.

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## REPORT UPDATE

**Application no:** A/71/23/PL  
**Page no:** 71  
**Location:** Land adjacent to Crete House The Beeches Dappers Lane Angmering  
**Description:** Erection of detached dwelling, together with access, car parking and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwelling.

### UPDATE DETAILS

#### Reason for Update/Changes:

The Tree Officer was able to provide comments on this application after the report was written up. The Tree Officer initially had an objection to the proposal owed to the lack of extensive arboricultural information but noted if the application were to be approved that a pre-commencement condition should be attached to address his concerns. Following subsequent verbal correspondence with Tree Officer, the Tree Officer provided further comments that revoked his objection to the proposal provided that a pre-commencement condition for the submission and approval of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), and that the fencing used for Construction Exclusions Zones (CEZ) are to the British Standard (BS5837:2012).

The Ecologist was also able to provide comments on this application after the report was written up. These comments noted they had No Objection to the proposal subject to securing biodiversity mitigation and enhancement measures. They requested 2 no. conditions, one requiring the provision of all mitigation and enhancement measures identified within the submitted Ecological Survey, and one requesting a submission of a strategy for the implementation of enhancement measures.

A section regarding the revisions that have been made during the applications lifetime was not included within this report. For clarity, the revisions made to this proposal during the applications lifetime include the removal of second floor rear windows in favour of a frosted rooflight, the siting of the dwelling 1.5m further away from the rear boundaries, amended red edge of the site and location plans, reduction in width of the highways access, addition of CEZ and annotation to note permeable/porous materials for hardstanding to North of dwelling, and amended the annotation regarding the ground floor level of the dwelling to accurately reflect the Flood Risk Assessments recommendation.

#### Officers Comments:

Following written and verbal correspondence with the Tree Officer, it is agreed that a pre-commencement condition requiring the submission and approval of an Arboricultural Method Statement (AMS), Tree Protection Plan (TPP), and details of the Construction Exclusions Zone (CEZ) fencing is necessary to protect trees during the construction process and has been attached to this decision.

Condition 4 is new to the decision and can be found on the attached amended replacement

recommendation sheet.

Following consideration of the Ecologists comments, it is agreed that a condition requiring the provision of the biodiversity mitigation and enhancement measures identified within the Ecological Survey is necessary and has already been attached to this decision. The pre-commencement condition requiring the submission of a biodiversity enhancement strategy however, is not necessary as sufficient information regarding the enhancement measures proposed has been provided within the submitted Ecological Survey and these are already secured by the condition that requires these enhancement measures to be implemented.

Erection of detached dwelling, together with access, car parking and landscaping. This application is in CIL Zone 2 and is CIL liable as new dwelling.

Land adjacent to Crete House  
The Beeches  
Dappers Lane  
Angmering

**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 & documents:  
  
- Site Plans Proposed (Dwg No. 21182-02 E).  
- Proposed Dwelling (Dwg No. 21182-003 C).  
- Flood Risk Assessment (Dated: May 2023).  
  
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 damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the building have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building.  
  
Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and appearance by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.
- 4        Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), Tree Protection Plan (TPP), and details of the fencing for the Construction Exclusion Zone (CEZ) around the TPO tree to the North shall be submitted to and approved in writing by the Local Planning Authority. The CEZ fencing around the TPO tree to the North should be to the British Standard (BS5837:2012). The development shall, thereafter, be undertaken in accordance with the provisions of the approved AMS, TPP, and CEZ fencing details.  
  
Reason: To comply with BS5837:2012 and ensure the retention and protection of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 & ENV DM4 of the Arun Local Plan. This condition is required to be a pre-commencement as it goes to the heart of the application.
- 5        The first-floor window to the South elevation, 2 no. first-floor windows to the North elevation, and second-floor rooflight to the East elevation of the building, shall at all times be glazed with obscured glass and fixed to be permanently non-opening to a minimum height of 1.7m from the finished floor level of the rooms that they serve. These openings shall remain as such in perpetuity.  
  
Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.
- 6        Prior to occupation of the dwelling the applicant or developer shall provide the dwelling with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires all dwellings with a garage or driveway to have EV charging points in 100% of

parking spaces with electric ducting provided to all other spaces where appropriate to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 7 No part of the development shall be first occupied until details of covered and secure cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The cycle parking provision so approved shall be retained thereafter.

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

- 8 Ecological impact mitigation and enhancement measures must be implemented in accordance with the provided Ecological Survey (Dated: 05/05/23).

Reason: To ensure adequate protection of protected species throughout and following the development process in accordance with Policy ENV DM5 of the Arun Local Plan.

- 9 Prior to the commencement of the development, Construction Exclusion Zones will be erected and adhered throughout the development of the dwelling in accordance with the site plan on page 33 of the submitted Ecological Survey (Dated: 05/05/23). Works necessary for the section of hardstanding to the North of the dwelling and the section of land lowering illustrated in the submitted Flood Risk Assessment that intersect these Construction Exclusion Zones are exceptions to these Construction Exclusion Zones.

Reason: To ensure adequate protection of trees in accordance with Policy ENV DM4 of the Arun Local Plan.

- 10 Any digging necessary within Construction Exclusion Zones will be undertaken with hand tools, with no use of powered machinery.

Reason: To ensure adequate protection of trees in accordance with Policy ENV DM4 of the Arun Local Plan.

- 11 The area of hardstanding to the North of the dwelling shall be constructed of porous and/or permeable materials.

Reason: To aid in ensuring adequate protection of trees in accordance with Policy ENV DM4 of the Arun Local Plan.

- 12 The dwelling shall not be occupied unless and until 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.

- 13 Notwithstanding the provisions of Part 1 of Schedule 2 Class B of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions or alterations to the roof (including dormers) of the dwellinghouse shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers of the development in accordance with policy D DM1 of the Arun Local Plan.

- 14 **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.