

DEVELOPMENT CONTROL COMMITTEE

28 October 2020 at 2.30 pm

Present: Councillors Bennett (Chairman), Ms Thurston (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Mrs Hamilton, Kelly, Lury, Mrs Pendleton, Roberts, Tilbrook, Mrs Warr and Mrs Yeates.

[Note: Councillor Mrs Warr was absent from the meeting during consideration of the matters referred to in Minutes 264 to 267.]

Councillor Huntley was also in attendance at the meeting.

264. WITHDRAWN ITEMS

The Chairman advised the meeting that Planning Application BN/50/20/PL and Agenda Item 10, Options for Introducing Further Controls on the Definition, Number and Quality of Houses in Multiple Occupation, had been withdrawn from the agenda and would not be considered at the meeting.

265. DECLARATIONS OF INTEREST

Planning Application LU/91/19/PL – Councillor Blanchard-Cooper declared a prejudicial interest on the basis of pre-determination as a member of the Littlehampton Regeneration Subcommittee, which had considered the matter.

266. MINUTES

The Minutes of the meeting held on 30 September 2020 were approved by the Committee as a correct record and would be signed by the Chairman as soon as possible following the Council's resumption of normal working.

267. LU/91/19/PL VARIOUS SITES ALONG LITTLEHAMPTON PROMENADE BN17 5LF

(Prior to consideration of this application, Councillor Blanchard-Cooper had declared a prejudicial interest and was placed in the virtual waiting room and so took no part in the debate or vote.)

LU/91/19/PL – Change of use of parts of seafront for temporary food & drink outlets & other seaside uses together with associated temporary portable structures & equipment for use by businesses associated with those outlets, Various sites along Littlehampton Promenade, Littlehampton

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At its meeting on 26 May 2020, the Committee had considered this matter and, as a number of concerns had been raised, it had been deferred for the Littlehampton Regeneration Subcommittee to consider the proposals and indicate its preference as to a way forward. The Subcommittee had received a detailed report at its meeting on 7 October 2020 and had supported the proposals, with the proviso that restrictions be attached to the operational licenses for enforcement by the Property & Estates Department to ensure that the Riverside site only provided facilities relating to recreation and entertainment with no food or drink and that the Banjo Road site be permitted to sell food but no alcohol and to provide recreation and entertainment. The relevant minute and that report had been circulated to members of the Committee prior to this meeting to assist in its determination of the application.

The Planning Team Leader presented the application, together with the officer's written report update which set out the detail of a late representation from an objector and an additional informative relating to the Estates & Property Department restricting/managing the use of the concessions as detailed above. He then invited the Group Head of Economy to provide input from the Subcommittee's perspective. She advised that there had been a comprehensive debate on the matter at the Littlehampton Regeneration Subcommittee meeting and highlighted the units would be of a temporary nature, with the aim of bringing more flexibility and diversity to the seafront to improve the offer there and to encourage more visitors. Feedback would be very much welcomed and if something was not working there would always be the opportunity to adapt and change things.

Following comment from Members, the Group Head of Planning reminded the Committee that they had to treat the applicant, in this case Arun District Council, in the same way as it would any other applicant. The applicant was not a consideration in this application. Further, just because Arun, as the applicant, would be unlikely to appeal against the imposition of a planning condition, that would not make the imposition of said condition lawful. The same test would apply and the Committee should be acting lawfully at all times.

In the course of discussion, overall support for the proposals was indicated. However, some reservations were expressed with regard to inadequate toilet facilities in the area and the Group Head of Economy advised that that issue would be managed on a case by case basis with the provision of temporary units when necessary. It was recognised that there was a need to improve the facilities on the seafront but that would be part of a wider investment strategy for the future.

The Committee

RESOLVED

That the application be approved as detailed in the report and the officer report update.

268. AL/61/20/PL NYTON REST, NYTON FARM SHOP, NYTON ROAD, ALDINGBOURNE PO20 3TU

Public Speaker: Mr E. Prenter, Agent

AL/61/20/PL – Continued use of land for agricultural workers accommodation for a temporary period of 2 years comprising 14 No. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access and associated works. This application falls in CIL Zone 3 (Zero Rated) as ‘other development’. Nyton Rest, Nyton Farm Shop, Nyton Road, Aldingbourne

The Principal Planner presented the detail of the application, together with the officer’s written report update detailing:-

- County Highways consultation response of no objection and no requirement for conditions
- Information regarding parking within the site
- No requirement to consult with Chichester District Council
- The applicant’s agent had indicated that they would seek to discharge the outstanding landscaping condition as soon as possible and in close liaison with the Council’s Landscape Officers

The Principal Planner particularly highlighted that there was a slight conflict with the Arun Local Plan Policy H SP5 in that there would be a minor reduction in approved accommodation for travelling showpeople but, as the proposal was temporary for two years, it was not considered to be significant. It was also recognised that there was a pressing need for accommodation for agricultural workers at the present time.

Following responses from the Principal Planner relating to issues raised by Members in respect of the loss of a pitch for travelling showpeople and where workers would be bussed to, the Committee

RESOLVED

That the application be approved as detailed in the report.

269. BN/50/20/PL LAND WEST OF FONTWELL AVENUE, FONTWELL AVENUE, EASTERGATE PO20 3RX

BN/50/20/PL – Demolition of existing structures on-site & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan, Land west of Fontwell Avenue, Fontwell Avenue, Eastergate

This application had been withdrawn from the agenda and was not considered.

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270. LIST OF APPEALS

The Committee received a verbal update on 4 appeals from the Group Head of Planning and then noted the remainder of the report.

271. OPTIONS FOR INTRODUCING FURTHER CONTROLS ON THE DEFINITION, NUMBER AND QUALITY OF HOUSES IN MULTIPLE OCCUPATION

This matter had been withdrawn from the agenda and was not considered.

272. THANKS

The Chairman advised that the Committee Manager, Carrie O'Connor, was in attendance for her very last Committee meeting as she was retiring on 20 November 2020 after 34 years at the Council and 22 years servicing the Development Control Committee. On behalf of the Committee, he thanked her for her service and wished her well for the future and for a happy retirement.

(The meeting concluded at 3.20 pm)