

DEVELOPMENT CONTROL COMMITTEE

3 June 2020 at 1.00 pm

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

43. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Blanchard-Cooper and Mrs Warr.

44. DECLARATIONS OF INTEREST

Councillor Mrs Yeates declared a personal interest in Planning Application BE/109/19/OUT.

45. AW/237/19/PL THE FORMER SHIP INN, ALDWICK STREET, ALDWICK PO21 3AP

AW/237/19/PL – Variation of conditions imposed on planning reference AW/211/14/PL relating to condition 8 – delivery times & condition 10 – delivery of goods serving the store in accordance to the Delivery Management Schedule, The Former Ship Inn, Aldwick Street, Aldwick

This application had been deferred from the meeting held on 8 January 2020 to enable an independent Road Safety Audit (RSA) to be undertaken for tracking diagrams to be provided to illustrate the effect of two refuse collection vehicles were passing in opposite directions when a delivery was being made.

The report on the table presented the conclusions of the Independent RSA Highway Assessment & Road Safety Audit (RSA) which, in summary, concluded that the minor issues raised would all be resolved either through the discharge of condition 7 (Servicing Management Plan) or through the S.278 Agreement process. There were no objections to the tracking diagrams. There was therefore no change to the original officer recommendation to approve the proposal. It was highlighted that, should the Committee refuse the application then the Council's position at appeal would be substantially weaker given the requested additional highway work that had been undertaken did not differ from the advice received from the Highway Authority. The potential for an award of costs would therefore be substantially increased.

An officer report update had been provided which set out the detail of two additional objections, together with the applicant's and the officer's response.

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Members participated in a full debate and continued to express serious concerns around the proposal which centred on the potential for a significant increase to the impact on the highway and the safety of road users and pedestrians. Advice was received from WSCC officers that the proposals were for a minor amendment to previously agreed delivery arrangements and these were not considered significant or would result in any severe risk to highway safety. It was confirmed at the January 2020 meeting that the view of WSCC was that it was unlikely that two vehicles would be able to pass when a vehicle was servicing the premises but that this would result in minor additional delays and the proposals were for only two additional deliveries per day. Members were also advised that an increase in congestion did not automatically mean that there would be a resultant decrease in highway safety and, in order to sustain a reason for refusal, any impact on highway safety had to be severe.

The Committee did not support the officer's recommendation to approve and therefore

RESOLVED

That the application be refused for the following reason:-

The significant increase in the frequency of deliveries and the increase in the size of vehicles would give rise to an increased level of safety risk to motorists, pedestrians and cyclists travelling along Aldwick Street by virtue of increased congestion. The proposals would therefore conflict with Policy T SP1 of the Arun Local Plan and policies within the NPPF.

46. AW/26/20/HH 61 QUEENS FIELD WEST, ALDWICK PO21 5SH

AW/26/20/HH – Two storey front extension, 61 Queens Fields West, Aldwick

The Committee received a report and presentation from the Planning Team Leader on the detail of the proposal and, following consideration, Members

RESOLVED

That the application be approved as detailed in the report.

47. BE/89/19/PL BABSHAM BUSINESS CENTRE, BABSHAM LANE, BERSTED PO21 5EL

Public Speaker: Ms A. Van Koolbergen – Objector

BE/89/19/PL – The change of use of land for the storage of building materials, equipment & plant & for the parking for fixed body vehicles together with part boundary screen fence with a secure gated access point to the site, Babsham Business Centre, Babsham Lane, Bersted

Having received a report on the matter, together with the officer's written report update detailing an additional objection, Members received clarification on issues raised with the officers.

The Committee then

RESOLVED

That the application be approved as detailed in the report subject to the following additional conditions: -

A scheme to show improvements to, and a management plan for, the access road between the site and the adopted highway boundary shall be submitted to the Local Planning Authority within 3 months of the date of the permission. The approved details shall be implemented within 3 months of the approval by the Local Planning Authority. The access road shall be retained in perpetuity in accordance with the management plan.

Reason: In the interests of the amenities of neighbouring properties in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

Details of the provision for bat boxes shall be submitted to the Local Planning Authority within 3 months of the date of this permission. The boxes shall be erected on site within 3 months of the date of approval by the Local Planning Authority and retained in perpetuity.

Reason: In the interests of wildlife in accordance with policies ENV SP1 and ENV DM5 of the Arun Local Plan.

Within three months of the date of the permission a scheme shall be submitted to control dust from the site. The scheme as approved shall be implemented within 3 months of the date of the approval of the details and retained in perpetuity.

Reason: In the interests of the amenities of neighbouring residents in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

48. BE/109/19/OUT - LAND EAST OF SHRIPNEY ROAD AND SOUTH OF HADDEN HOUSE, SHRIPNEY ROAD, BERSTED PO22 9NW

Public Speakers: Ms J. Wyatt – Objector
Mr N, Jarvis – Agent

BE/109/19/OUT – Outline application with some matters reserved for up to 46 No. dwellings together with access. This application is a Departure from the Development Plan & may affect the character & appearance of the Shripney

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Conservation Area, Land east of Shripney Road & south of Haddan House, Shripney Road, Bersted

Having received a report on the matter, together with the officer's written report update detailing matters in respect of Policy SO DM1 and the loss of agricultural land; and a further letter of objection received, the Planning Team Leader presented the detail of the application.

Members participated in a comprehensive debate with some Members highlighting their concerns about flooding issues, sustainability and highway safety. The Committee was advised by the Group Head of Planning and the Principal Solicitor Planning that an appeal had been allowed for residential development on a site only a few metres away from this site. Officer advice was clear in that there would need to be demonstrable and exceptional evidence provided to demonstrate that those conclusions were fundamentally incorrect. A failure to do so would expose a significant risk of unreasonable behaviour at a future appeal. Further debate took place on whether to defer the application for a site visit and, on being put to the vote, was not supported.

The Committee did not support the officer's recommendation to approve but were unable to formulate full reasons for refusal at the meeting. An extensive list of issues was raised and it was proposed that the application be deferred in order to allow officers time to draft some reasons for the Committee to consider. The Committee therefore

RESOLVED

That the application be deferred for reasons for refusal to be drafted.

49. FG/8/20/PL EASTLANDS, LITTLEHAMPTON ROAD, FERRING BN12 6PB

Public Speakers: Cllr S. Abbott – Ferring Parish Council
Mr E. Miller – Objector

FG/8/20/PL – Erection of 1 No. equestrian dwelling & retention of 1 No. gazebo & 2 No. carports. This application is a Departure from the Development Plan & may affect a Public Right of Way, Eastlands, Littlehampton Road, Ferring

Having received a report on the matter, together with the officer's written report update detailing amendment to Condition 2 to include wording relating to the site plan as that had been omitted, the Committee

RESOLVED

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

50. FG/152/19/PL 40 LITTLE PADDOCKS, LITTLE PADDOCKS, FERRING BN12 5NJ

Public Speakers: Cllr S. Abbott – Ferring Parish Council
Mr E. Miller – Objector

FG/152/19/PL – Erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage, 40 Little Paddocks, Little Paddocks, Ferring

In presenting this report, the Planning Team Leader highlighted the officer's written report update which detailed the Environment Officer's consultation response that there was scope for roosting bats on the site and an additional condition and informative was therefore included in the amended recommendation sheet.

Following consideration, the Committee

RESOLVED

That the application be approved as detailed in the report and the officer's written report update and subject to the following additional condition: -

The windows at first floor level in the Eastern elevation of the building '40 Little Paddocks', as well as the Eastern and Western elevations of the building '39 Little Paddocks' shall at all times be and remain glazed entirely with obscure glass, and fixed to be non-opening, below 1.7m from internal floor level.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

51. LU/51/20/PL THE LOOK AND SEA CENTRE, SURREY STREET, LITTLEHAMPTON BN17 5AW

LU/51/20/PL – Change of use of upper 2 floors from the existing mixed use to 6 No. suites for tourist accommodation (C1 Hotels). This application may affect the setting of a listed building & may affect the character & appearance of the Littlehampton (River Road) Conservation Area, The Look & Sea Centre, Surrey Street, Littlehampton

Having received a report on the matter, together with the officer's written report update detailing that the Environment Agency had no objection to the proposal, the Committee participated in some discussion on the proposal.

The Committee

RESOLVED

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That the application be approved as detailed in the report.

52. APPEALS

The Committee received and noted the appeals that had been received.

(The meeting concluded at 6.27 p.m.)